

LIGER9592 PAGE378

Gordon D. FROM P.A. 19.00

**KNOX WOODS
AMENDMENT NUMBER ONE TO
DECLARATION OF EASEMENTS AND RESTRICTIONS**

D RC/F 17.00
DC IMP 2.00
AMEND
SM CLEW 19.00
#54388 C002 R02 T09:
02/08/

THIS AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS, made this 10th day of December, 1992, by **KNOX WOODS COMPANY, INC.**, a corporation existing under the laws of the State of Maryland (hereinafter referred to as the "Declarant").

R E C I T A L S

1. The Declarant is the owner, in fee simple, of, among others, Lots 4 and 5, as shown on the plat entitled "Final Subdivision Plat of Knox Woods" (hereinafter referred to as the "Knox Woods Plat"), lying in the Eighth Election District of Baltimore County, Maryland, which Plat is recorded among the Land Records of Baltimore County in Liber SM61, Folio 7, and as hereafter referred to as "Knox Woods."

2. Declarant, for the purposes of creating and maintaining a general scheme of development and for the protection of the economic interest of Declarant, created certain covenants and restrictions for the benefit of Declarant and the future owners of all Lots on the Knox Woods Plat, as contained in the Declaration of Easements and Restrictions, recorded among the Land Records of Baltimore County in Liber 8532, Page 822, et seq.

3. Declarant desires to amend the Declaration to rescind and delete all reference to Easement C affecting Lots 4 and 5.

4. Bradley G. Moore and Gail S. Allen Kimble, Trustees for the benefit of Sparks State Bank, are the holders of a Deed of Trust, dated January 15, 1990, and recorded among the Land Records of Baltimore County in Liber SM8402, folio 396, covering, among others, Lots 4 and 5. The said Trustees join in this Amendment, as their interests may appear.

5. Robert Pollock Enterprises, Ltd., formerly Richard G. Carter Enterprises, Ltd. is the holder of a mortgage, dated January 15, 1990, and recorded among the Land Records of Baltimore County in Liber SM8402, folio 412, covering, among others, Lots 4 and 5. The said Robert Pollock Enterprises, Ltd. joins in this Amendment, as its interest may appear.

NOW, THEREFORE, the Declarant hereby declares the Declaration to be amended to rescind Easement C and delete all reference to Easement C and in all respects eliminate any and all obligation on the part of the owner of each of Lots 4 and 5 to honor any provisions respecting Easement C, as if it had never existed.

✓
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RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
Signature
Date
Sec. 11-85 Easement

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE JR DATE 12-30-92

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
Signature JR DATE 12-30-92

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Gordon D. Fronk P.A.

Except as hereinabove amended, all other rights, duties and obligations contained in the Declaration remain in full force and effect and are binding on all parties having any right, title or interest in the described Lots, or any part thereof, their heirs, administrators, successors and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the Declarant has caused this Amendment Number One to Declaration to be executed on the day and year first above written.

ATTEST:

KNOX WOODS COMPANY, INC.

Judith L. Early

By: *Gordon D. Fronk* (SEAL)
Gordon D. Fronk, President

STATE OF MARYLAND

COUNTY OF BALTIMORE

} to wit:
}

I HEREBY CERTIFY that on this 10th day of December, 1992, before me, the Subscriber, a Notary Public of the state and county aforesaid, duly commissioned and qualified, personally appeared GORDON D. FRONK, the President of Knox Woods Company, Inc., who, upon oath, being authorized to do so, acknowledged and executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself, as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Judith L. Early
JUDITH L. EARLY, NOTARY PUBLIC
MY COMMISSION EXPIRES 7/1/96.

CONSENT TO DECLARATION

Bradley G. Moore and Gail S. Allen Kimble, Trustees, holders of a Deed of Trust for the Benefit of Sparks State Bank, dated January 15, 1990, and recorded among the Land Records of Baltimore County in Liber SM8402, folio 396, covering Lots 1 through 5 of

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GORDON D. FROM P.A.

Knox Woods, hereby consent to the recordation of the foregoing Amendment Number One to Declaration of Easements Restrictions.

Bradley G. Moore
Bradley G. Moore, Trustee

Gail S. Allen Kimble
Gail S. Allen Kimble, Trustee

STATE OF MARYLAND)
) to wit:
~~STATE~~/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 15th day of December, 1992, personally appeared BRADLEY G. MOORE, Trustee, and made oath in due form of law that he executed the foregoing instrument in his capacity as Trustee to evidence consent as the holder of a deed of trust.

AS WITNESS, my hand and seal.

Janet M. Miller
Notary Public
My Commission expires 11/12/94

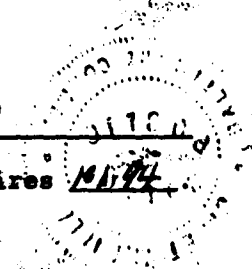


STATE OF MARYLAND)
) to wit:
~~STATE~~/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 15th day of December, 1992, personally appeared GAIL S. ALLEN KIMBLE, Trustee, and made oath in due form of law that she executed the foregoing instrument in her capacity as Trustee to evidence consent as the holder of a deed of trust.

AS WITNESS, my hand and seal.

Janet M. Miller
Notary Public
My Commission expires 11/12/94



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GORDON D. FROST P.A.

CONSENT TO DECLARATION

Robert Pollock Enterprises, Ltd., holder of a Mortgage, dated January 15, 1990, and recorded among the Land Records of Baltimore County in Liber SM8402, folio 412, covering Lots 1 through 5 of Knox Woods, hereby consents to the recordation of the Amendment Number One to Declaration of Easements and Restrictions.

ROBERT POLLOCK ENTERPRISES, LTD.

By: [Signature]
Robert Pollock, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) to wit:

I HEREBY CERTIFY that on this 10th day of December, 1992, before me, the Subscriber, a Notary Public of the state and county aforesaid, duly commissioned and qualified, personally appeared ROBERT POLLOCK, who acknowledged himself to be the President of ROBERT POLLOCK ENTERPRISES, LTD., and that he, as such President, being authorized to do so, acknowledged and executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself, as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature] JUDITH L. EARLY
My Commission expires 4-1-96

FOUNTAINHEAD TITLE GROUP
2200 WEST JOPPA RD. SUITE 102
LUTHERVILLE, MD. 21093
FILE NO. [Signature]