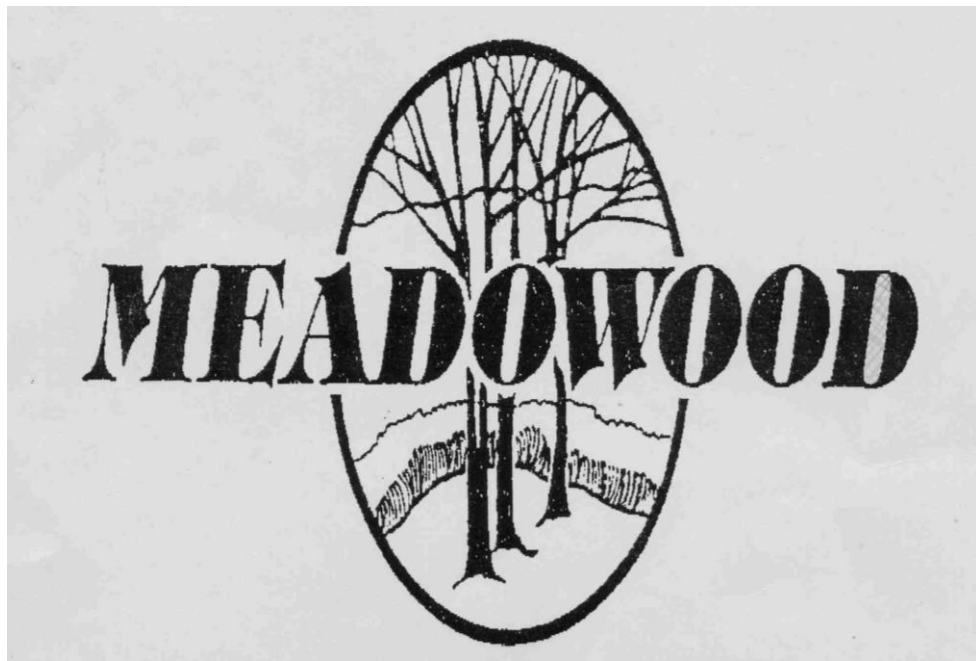




Architectural Review Guide

Hi Meadowood Neighbors,

We, the Meadowood Community Association Board (the “Board”), have put together this document to aid you in the Architectural Review Submittal process. This document contains the following sections.

1. Frequently Asked Questions

- What modifications or additions to my property require approval from the Board?
- Who do I submit the Architectural Review package to?
- How long is the review process?
- How will I be notified of the outcome?
- What are the restrictions RVs, mobile homes and commercial vehicles?
- What are the regulations on pets?

2. Checklist of documents to be included in your Architectural Review package.

3. Architectural Review Guidelines:

These are the guidelines that the original Meadowood developer supplied to us. The gist of the guidelines is to maintain the natural “park-like” theme of the neighborhood. Think of the guidelines as an easy-to-read summary of the covenant’s section on Architectural Review. They do not, however, supercede or replace the covenants.

4. Covenants:

This is a copy of the covenants that you should have received during the closing of your property. The Covenants run with the deed and they bind every Meadowood property owner, whether they have joined the Community Association or not.

Please look through the document and follow the steps outlined here for your next Architectural Review Submittal. If you have any questions, please feel free to email the board, or any individual member of the Board.

Meadowood Board – meadowoodboard@gmail.com

Alain Dupecher - ad4400@aol.com

Chris Skopic – cskopic@yahoo.com

Ellen Yancich – ellenyancich@hotmail.com

Richard Zeskind – Richard.zeskind@icloud.com

Sincerely,
The Meadowood Community Association Board

Section 1

Frequently Asked Questions

What modifications or additions to my property require approval from the Board?

Article I, Paragraph 2 of the covenants addresses this and is shown here.

2. Before any building, fence, hedge, privacy enclosure wall, retaining wall, driveway, sign, swimming pool, tank, hot tub, greenhouse, outdoor lighting, free standing mailbox, gazebo, trees, shrubbery or structure of any kind (collectively the "Structures" and individually the "Structure") shall be commenced, constructed or erected on the Property, or any addition to (including awnings) or change or alteration therein (including alterations in exterior color or design) is made, the plans and specifications therefore, in duplicate, showing the nature, kind, shape, height, materials, color, locations and approximate cost of the Structure, addition or alteration and the applicable landscaping plan shall be submitted to and approved in writing by the Developer.

As you can see this covers a broad range of items referred to as "Structures" (this includes trees and landscaping). It also covers new structures as well as changes or alterations to existing structures. Here are some examples of items requiring approval.

- Buildings (new or altered): main dwelling, detached garages, sheds, decks. Alterations to include changes to colors and new roofs.
- Swimming pools.
- Trees: This includes tree removal (trees greater than 18" diameter) and alteration of the tree canopy. It's safe to say, that if you plan to have a tree contractor do some work for you, then you need to submit an Architectural Review request.

This is a list of some of the more common items but is not to be considered all-inclusive.

Section 1

Frequently Asked Questions (cont'd)

To whom do I submit the Architectural Review package?

Submit the package to any member of the Board listed here:

Meadowood Board – meadowoodboard@gmail.com

Alain Dupecher - ad4400@aol.com

Chris Skopic – cskopic@yahoo.com

Ellen Yancich – ellenyancich@hotmail.com

Richard Zeskind – Richard.zeskind@icloud.com

How long is the review process?

The **Board** has thirty days to approve or reject the plans. Article III, paragraph 1 covers this. Our intent is to respond quicker, but this does underscore the need plan ahead and get your request in as soon as possible.

1. The Developer shall approve or reject any plans and specifications required to be submitted to Developer herein by providing the Lot owner with notice of its decision within thirty (30) days after receipt of said plans and specifications. If the Developer fails to notify the Lot owner within said thirty (30) day period, the plans and specifications shall be automatically deemed approved.

How will I be notified of the outcome?

A Board Member will contact you by phone or by email with the outcome.

Section 1

Frequently Asked Questions (cont'd)

What are the restrictions on boat trailers, RVs and mobile homes/travel trailers?

These moveable structures are only allowed if they are fully enclosed in a garage or are adequately screened such that they are not visible from any street or residence. Article I, paragraph 7 covers this. Keep in mind, that any structure used in screening must also be approved.

7. No moveable structure of any kind such as horse trailers, mobile homes, modular homes, camping trailers, boat trailers or recreational vehicles shall be permitted to stand upon any Lot; excepting, however, that said trailers may be parked on a Lot providing such vehicle is fully enclosed in a garage, or adequately screened such that is not visible from any street or any neighboring residence. This restriction will not apply to a visiting motor home or house trailer which shall be allowed to visit for no longer than a two-week duration. No commercial vehicles shall be parked on any street or Lot longer than is reasonably necessary for the driver thereof to perform the business functions to which the commercial vehicle relates.

What are the restrictions on commercial vehicles in the neighborhood?

Commercial vehicles are also covered in the above Article I, Paragraph 7. They are only allowed for the duration of time that is reasonable to complete the business function at the property. Residents are not allowed to park their own commercial vehicle on their property.

Section 1

Frequently Asked Questions (cont'd)

What are the neighborhood regulations on pets?

Article I, paragraph 9 covers animals and pets. Allowable animals are domestic household pets. No pets are allowed to roam loose in the neighborhood.

9. No animals may be kept, maintained or bred on any Lot or in any dwelling house or Structure erected thereon, except that dogs, cats or similar domestic household pets may be kept on a Lot provided they are not kept, bred or maintained for any commercial purpose and provided further that they are kept in such a manner as to avoid becoming a nuisance to neighbors and adjoining property owners. No fowl, hogs, cattle, horses, or other similar livestock shall be kept on any Lot. The Developer may, from time to time, publish and impose reasonable regulations setting forth the type and number of animals that may be kept on any Lot. No pets shall be allowed to roam loose in the neighborhood.

Section 2

Architectural Review Checklist

Please include the following information with your Architectural Review package.

_____ The nature, kind, shape, and height of the structure, addition or alteration

_____ The location of the structure shown on a plat of the property.

_____ The color(s) that will be used.

_____ The applicable landscaping plan.

_____ The materials* that will be used.

*All exterior siding materials shall be either brick or brick veneer, stone or stone veneer, or wood; except, however, a combination of one or more of the above shall be permitted, subject to approval by the Board. *The siding and exterior of any addition or detached structure must match that of the dwelling unit.*

(Hardiplank, stucco, or any other recognized and accepted exterior building material not specifically referenced in this paragraph may be used only if approved by the Board.)

*Roofing must consist of above-standard materials such as textured or layered shingles. *The roof of any addition or detached structure must match that of the dwelling unit.*

*Exposed foundation surfaces must be covered with the same exterior materials permitted on the dwelling unit.

_____ Changes, *if any*, in topography, grade elevations and/or drainage;

_____ If requesting tree removal, please identify all trees greater than 18" diameter. A marked up copy of the plat showing approximate location of the trees is sufficient. Also include a description of any changes to the natural buffer between the street and house.

Section 3

Architectural Review Guidelines

The overall objective of Meadowood Architectural Review Guidelines is to maintain the natural look for the community. That is, like its neighbor, the Patapsco state Park.

This goal is supported by:

Large specimen trees should be saved whenever possible

A natural growth area between the house and the road should be maintained, as often as conditions permit

Fencing should not delineate lot lines. Unobtrusive fencing is limited to the back of the house. (A document with details is given with application for fencing.)

Houses should be sited on the lot so that they fit the topography and forest growth of the lot.

Garages should not face the street. Corner lots may require landscape fencing to shield the garage entry.

Driveways should contour the land and consideration should be given to save large trees. However, approval for steep driveways may be given if the visual impact does not deter from the general view.

General architectural guidelines for exterior elevations of the house include:

Roofing: Architectural Grade, Textured, Appropriate color

Fascia, Soffit and Trim: Preferably wood. Other materials approved on an individual basis, consideration given to texture, wood grain style, matte finish.

Windows, Doors: Color and design appropriate to the design of the house

Garage doors: Color and design appropriate to the design of the house

Porch columns: Color and design appropriate to the design of the house

Siding: Exterior building materials should be “natural” and there should be no exposed masonry. As new products come on to the market, they are reviewed individually. Special care should be taken to consider the application process, because we have noted that the appearance of these products is dependant on artisan care during installation.

Material to Grade: Brick preferred, but wood siding may be used over foundation masonry

Walkways: Color and design appropriate to the design of the house.

Fireplace Chimney: Masonry

Landscaping: Foundation planting should occur soon after construction of the house is finished. Landscaping should fit in with the environment. Structures and walls included should match the house in color and design

Additional Structures: Should match the house, especially siding and roof should be the same. Structures include garages, sheds, etc.

Section 4

THE SPRING HILL ASSOCIATES

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

THIS DECLARATION dated _____, 199__, by The Spring Hill Associates (the "Developer"), Arthur L. Silber (the "Trustee") and Sterling Bank & Trust Co. (the "Bank").

R E C I T A L S

A. The Developer owns a parcel of land located in Howard County, Maryland, known as Lots 51-65 in the Meadowood Subdivision, as shown on that certain subdivision plat (the "Plat") entitled "Meadowood Section Two, Area Three, Lots 51-65", recorded among the land records of Howard County, Maryland at Plat Nos. 10209 through 10211 (the "Property").

B. The Developer desires to subject the Property, and the lots located therein (collectively the "Lots" and individually the "Lot"), to the covenants, conditions, restrictions and easements set forth below for the purposes of creating and maintaining a general scheme of development and protecting the value and desirability of the Property and the Lots.

C. The Trustee is a trustee of the Deed of Trust (the "Deed of Trust") on the Property from the Developer dated August 8, 1989, which is recorded among the Land Records of Howard County at Liber C.M.P. No. 2039, page 615. The Bank is the holder of the promissory note secured by the Deed of Trust. The Trustee and the Bank are joining in this Declaration for the purpose of subordinating the Deed of Trust to the legal operation and effect of this Declaration.

D. The Developer, the Trustee and the Bank hereby declare that the Property shall be held, sold, and conveyed subject to the Covenants, Conditions, Restrictions and Easements set forth below.

ARTICLE I
COVENANTS, CONDITIONS AND RESTRICTIONS

1. The Lots and any building or structure now or hereafter erected on a Lot shall be occupied and used for single-family residence purposes only. No business or profession shall be operated on any Lot without the written permission of the Developer. Single-family occupancy may include an apartment or living area for use by a member or members of the owner's family as a part of the single-family dwelling house. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling house not to exceed three (3) stories in height, with or without a private garage, containing space for not more than three (3) automobiles. A temporary construction office may, with the prior written consent of the Developer, be erected, maintained and operated on any Lot, provided the office is used solely in connection with the construction of improvements on the Lot and the office is removed within thirty (30) days after substantial completion of construction on the Lot.

2. Before any building, fence, hedge, privacy enclosure wall, retaining wall, driveway, sign, swimming pool, tank, hot tub, greenhouse, outdoor lighting, free standing mailbox, gazebo, trees, shrubbery or structure of any kind (collectively the "Structures" and individually the "Structure") shall be commenced, constructed or erected on the Property, or any addition to (including awnings) or change or alteration therein (including alterations in exterior color or design) is made, the plans and specifications therefore, in duplicate, showing the nature, kind, shape, height, materials, color, locations and approximate cost of the Structure, addition or alteration and the applicable landscaping plan shall be submitted to and approved in writing by the Developer. The Developer shall consider applications for approval of plans and specifications upon the basis of conformity with this Declaration and shall be guided by the extent to which the proposed Structure, addition or alteration will insure conformity and harmony in exterior design and appearance, based upon, among other things, the following factors: harmony of external design with existing Structures; choice of colors; changes in topography, grade elevations and/or drainage; public health and safety; the effect of the proposed Structure, addition or alteration on the use, enjoyment and value of other neighboring properties; and the suitability of the proposed Structure, addition or alteration taking into account the general aesthetic values of the surrounding area. Construction of any dwelling, outbuilding or Structure must be completed (including a permanent ground cover of grass or other dense vegetation) within one (1) year after approval of the plans

therefore, or within nine (9) months after commencement of construction, whichever shall first occur. Any approval given for any plans and specifications shall not set a precedent for any future applications.

3. Clearing and grading of the Lots shall be limited so as to preserve as much of the natural features of the Lots as possible. All excavation and grading work is to be undertaken in a manner to prevent soil erosion. Proper sediment control systems must be installed and maintained during excavation and construction to prevent sediment from leaving the construction site. If the owner of a lot (the "Lot Owner") fails to install and maintain adequate sediment control systems, the Developer shall have the right (but not the obligation) to enter upon the Lot and install and maintain sediment control systems at the Lot Owner's sole expense. Grading plans and specifications, including a definition of the limits of clearing of the Lot, in duplicate, must be submitted to and approved by the Developer prior to the commencement of any construction on a Lot.

4. No damming, filling, grading or other disturbance of the land, or use of fertilizers, pesticides or herbicides shall be permitted within twenty-five feet (25') of any stream located on a Lot and such work must otherwise comply with all applicable state, local or federal law and regulations. No plantings, sediment, debris or other materials shall be placed or permitted to remain in any stream on any Lot which may obstruct, retard, restrict or change the direction of the flow of any such stream. No grading, construction of improvements on, or other disturbances of any portion of a Lot containing wetlands shall be permitted.

5. The floor area of the dwelling house on a Lot shall not be less than 2,200 square feet. Only year round living areas may be included in computing floor areas. Garages, basements and porches shall not be included in computing floor areas.

6. No Lot shall be split, divided or resubdivided after conveyance of the Lot by the Developer to an owner.

7. No moveable structure of any kind such as horse trailers, mobile homes, modular homes, camping trailers, boat trailers or recreational vehicles shall be permitted to stand upon any Lot; excepting, however, that said trailers may be parked on a Lot providing such vehicle is fully enclosed in a

garage, or adequately screened such that it is not visible from any street or any neighboring residence. This restriction will not apply to a visiting motor home or house trailer which shall be allowed to visit for no longer than a two-week duration. No commercial vehicles shall be parked on any street or Lot longer than is reasonably necessary for the driver thereof to perform the business functions to which the commercial vehicle relates.

8. All exterior siding materials shall be either brick or brick veneer, stone or stone veneer, or wood; except, however, a combination of one or more of the above shall be permitted, subject to the aforementioned approval by the Developer. Roofing must consist of above-standard materials, such as textured or layered shingles, subject to approval by the Developer. Vinyl or aluminum siding, stucco, and any other recognized and accepted exterior building material not specifically referenced in this paragraph may be used only if approved by the Developer. Exposed foundation surfaces must be covered with the same exterior materials permitted on the dwelling unit.

9. No animals may be kept, maintained or bred on any Lot or in any dwelling house or Structure erected thereon, except that dogs, cats or similar domestic household pets may be kept on a Lot provided they are not kept, bred or maintained for any commercial purpose and provided further that they are kept in such a manner as to avoid becoming a nuisance to neighbors and adjoining property owners. No fowl, hogs, cattle, horses, or other similar livestock shall be kept on any Lot. The Developer may, from time to time, publish and impose reasonable regulations setting forth the type and number of animals that may be kept on any Lot. No pets shall be allowed to roam loose in the neighborhood.

10. No nuisance shall be maintained, allowed or permitted on any part of a Lot, and no use thereof shall be made or permitted which may be noxious or detrimental to health. Excessively noisy vehicles, such as snowmobiles, go-carts, motorcycles, motorbikes and any vehicles not properly mufflered shall not be permitted to be used on any part of the Property. No music or other source of sound or noise shall be permitted at any time on a Lot which registers louder than forty decibels (40 db) at any point on any other Lot, except for any sound or noise generated by construction, maintenance or repairs performed on the Lot and any structures thereon. No burning of trash or refuse shall be conducted on any Lot or within the Property.

11. Each Lot and the Structures thereon shall be kept in good order and repair and free of debris; lawns shall be seeded and mowed, shrubbery trimmed and painted exterior surfaces painted, all in a manner and with such frequency as is consistent with good property management. The grass on each Lot must be regularly maintained and cut or trimmed, and kept in a neat, clean and sanitary condition. Grass shall not be allowed to exceed a height of eight (8) inches. In the event a Lot owner fails to keep the grass cut or trimmed as herein provided, or otherwise allows the Lot to become unattractive in appearance, the Developer shall have the right to enter upon the Lot and cut or trim the grass or otherwise restore the Lot to an attractive appearance, at the Lot Owner's sole expense; provided, however, the Developer shall give the Lot owner fifteen (15) days prior notice to correct any problems.

12. The Owner of each Lot shall be responsible for providing driveway access to the Lot from the paved portion of the County road abutting the Lot. Driveways must be graded and stabilized with crusher run at the time of the commencement of dwelling construction. Hard surface paving of driveways, (macadam, concrete, bituminous concrete, or other materials approved by the Developer or his representative), shall be done prior to occupancy, except for driveways serving panhandle Lots, which shall not be required to be paved with a hard surface. All driveways must be installed in accordance with the County requirements and a pipe not less than twelve (12) inches in diameter with flare end section shall be installed under any driveway crossing, drainage easement or storm water open ditch so that the water course is not interrupted. Only one (1) crossing over any drainage easement or storm water open ditch is permitted, unless otherwise approved by the Developer.

13. No Structure other than a dwelling house shall be used at any time as a residence, either temporarily or permanently, including, but not limited to, trailers, shacks or tents.

14. No advertising or display signs of any character shall be placed or maintained on any part of the Property or on any Structure except with the written consent of the Developer, except customary "For Sale" signs, not larger than twenty-eight (28) inches wide and twenty (20) inches high, on or in front of a dwelling house by the owner thereof.

15. One rooftop Zone IV antenna (23 or fewer elements mounted on a single element on a mast which does not exceed fifteen feet (15') in length) shall be permitted to be installed on a dwelling house. No other television or radio antenna, satellite dish or similar device shall be erected, installed or maintained on any Lot, or on any Structures thereon without the approval of the Developer.

16. Outdoor lighting shall be designed so as not to throw excessive light onto any other Lot.

17. No permanent exterior clothes dryer shall be erected, installed or maintained on any Lot, or on any Structure thereon. Only retractable clothes dryers shall be used and they shall be retracted when not in use and shall be located in the rear yard behind the dwelling house.

18. No junked motor vehicles or other junked or unused vehicles shall be permitted to stand outside a garage or upon any Lot or upon the roadways fronting any Lot. Any motor vehicle not currently licensed shall be conclusively presumed to be junked.

19. All or any part of the rights and powers (including discretionary powers and rights) reserved by or conferred upon the Developer by this Declaration may be assigned or transferred by the Developer to any successor developer of all or any part of the Property, or to any community association or architectural committee composed of residents of the Property. Any such assignment or transfer shall be evidenced by an appropriate instrument recorded among the Land Records of Howard County, and upon recordation thereof the grantee or grantees of such rights and powers shall thereafter have the right to exercise and perform all of the rights and powers reserved by or conferred upon the Developer by this Declaration.

ARTICLE II RESERVED EASEMENTS

1. Easements for the installation and maintenance of utilities and storm water sewers and surface drainage are hereby reserved by the Developer under, through, over and across the Property as shown on the Plat and as otherwise required for the development of the Property and the adjoining property shown on the subdivision plat entitled "Meadowood Section 1, Lots 1-31,"

dated September 23, 1987, recorded among the land records of Howard County, Maryland at Plats C.M.P. Nos. 7806-7811 (the "Section One Property") and the subdivision plat entitled "Meadowood Section Two, Area Two, Lots 38-50," recorded among the Land Records of Howard County, Maryland at Plat Nos. 8952 and 8953. No Structure, planting or other material shall be placed or permitted to remain within these easements or within any utility or similar easements shown on the Plat, which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements on it shall be maintained continuously by the owner of the Lot, except for those improvements whose maintenance is the responsibility of a governmental body or agency or a public authority or utility company. No conveyance by the Developer of any Lot, or of any interest therein, shall be deemed to be, or construed as, a conveyance or release of these easements, or any of them, even though the conveyance purports to convey the Lot in fee simple, or by other language purports to convey the Developer's entire interest therein, but such effect shall only arise if the conveyance specifically recites it to be the intention of the Developer to thereby convey or release the easements.

2. The designation of streets, avenues, roads and courts on the Plat is for the purpose of description only and not dedication, and the rights of the Developer in the same are specifically reserved, and the Developer hereby reserves to itself, its successors and assigns, the right to grade, regrade and improve the streets, avenues, roads and courts as the same may be located on the Plat, including the creation or extension of slopes, banks or excavation in connection therewith and in the construction of and installation of drainage structures therein.

3. The Developer further reserves to itself, its successors and assigns, the right to grant easements, rights-of-way and licenses to any person, individual, corporate body or municipalities to install and maintain pipelines, underground or above ground lines, with the appurtenances necessary thereto, for public utilities or quasi-public utilities, or to grant such other easements, rights-of-way, licenses or permits as the Developer may deem necessary or desirable for the improvement of the Property and the Section One Property in, over, through, upon and across any and all of the streets, avenues, roads and courts and in, over, through, upon

and across each and every Lot in the easement area reserved in paragraph 1 of Article II of this Declaration or as shown on the Plat. In addition, the Baltimore Gas and Electric Company, the Chesapeake and Potomac Telephone Company and any cable T.V. company shall have the right to place upon the Lots at such locations as deemed necessary by the utility company, electrical transformers, transformer pads and telephone and cable T.V. pedestals. The Developer further reserves to itself, its successors and assigns, the right to dedicate all of the streets, avenues, roads and courts, and easements to public use. No street, avenue, road, court, or easement shall be laid out or constructed through or across any Lot, except as set forth in this Declaration, or as laid down and shown on the Plat, without the prior written approval of the Developer.

ARTICLE III GENERAL PROVISIONS

1. The Developer shall approve or reject any plans and specifications required to be submitted to Developer herein by providing the Lot owner with notice of its decision within thirty (30) days after receipt of said plans and specifications.

If the Developer fails to notify the Lot owner within said thirty (30) day period, the plans and specifications shall be automatically deemed approved. The Developer shall have no liability whatsoever for any loss, injury, expense, cost or damage which any Lot owner may suffer or incur by reason of (i) Developer's rejection of any plans and specifications required to be submitted to Developer hereunder, (ii) any defects in plans and specifications submitted, revised or approved in accordance with the provisions hereof, (iii) any structural or other defects in any work done in accordance with such plans and specifications, and (iv) the development of or construction on any Lot within the Property.

2. The restrictions, conditions, covenants and reservations authorized or imposed by this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, or the owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years after the date this Declaration is recorded, after which time this Declaration shall be automatically extended for successive periods of ten (10) years, unless prior to the expiration of the

then current term, a written instrument shall be executed by the owners of sixty-six and two-thirds percent (66 2/3%) of the Lots stating that this Declaration shall expire at the end of the then current term. Notwithstanding anything to the contrary, this Declaration or any part thereof may be amended at any time within one (1) year after the date hereof by the Developer, subject to the Bank's approval, by recording an appropriate document among the Land Records of Howard County without approval from the then existing owners of the Lots. This Declaration or any part thereof may also be amended at any time within two (2) years after the date hereof by the Bank, if it forecloses on the Property pursuant to the Deed of Trust, by recording an appropriate document among the Land Records of Howard County without approval from the then existing owners of the Lots. Thereafter, this Declaration or any part thereof may be amended at any time by an appropriate document recorded among the Land Records of Howard County. Such document must be executed and acknowledged by owners of sixty-six and two-thirds (66 2/3%) of the Lots.

3. The Developer or any owner of any Lot subject to this Declaration may enforce the restrictions, conditions, covenants and reservations herein by bringing a proceeding at law or in equity against any person or persons violating or attempting to violate any such restriction, condition, covenant or reservation, either to restrain a violation or to recover damages.

4. The Developer and its successors and assigns may waive any term or provision of this Declaration as the Developer deems necessary or in the best interest of the development as determined by the Developer in its sole discretion. All such waivers shall be made in writing. The waiver of, or failure by the Developer to enforce, any covenant, condition, restriction or reservation herein contained shall in no event be deemed a waiver of the right thereafter to enforce such covenant, condition, restriction or reservation.

5. The invalidity of any of the provisions of this Declaration shall not affect any of the other provisions, all of which shall remain in full force and effect.

6. Each conveyance of a Lot, or of any interest in a Lot, by the Developer, shall be deemed to be subject to this Declaration whether or not the deed conveying the Lot shall so state.

7. The Bank and the Trustee hereby join in this Declaration for the purpose of subordinating the Deed of Trust to the legal operation and effect of this Declaration.

WITNESS the due execution of this Declaration of Covenants, Conditions, Restrictions and Easements by the Developer, the Trustees and the Bank.

WITNESS:

THE SPRING HILL ASSOCIATES

By: O & C Management Company, Inc.

By: _____ (SEAL)
Carlyn Aliah
President

Arthur L. Silber, Trustee

STERLING BANK & TRUST COMPANY

STATE OF MARYLAND) By: _____ (SEAL)
COUNTY OF _____)
TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 199__, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carlyn Aliah, who acknowledged herself to be the President of O & C Management Company, Inc., the general partner of The Spring Hill Associates and that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: