AMENDED DECLARATION

FOR

STONEY BEACH CONDOMINIUM

(formerly SHG Land Condominium)

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BOOK 4805 PASE 385 AMENDED DECLARATION

FOR

STONEY BEACH CONDOMINIUM

(FORMERLY SHG LAND CONDOMINIUM)

WHEREAS, the Developer is the fee simple owner of certain land and air space situate in Anne Arundel County, Maryland and described in the Plats hereinafter referred to (hereinafter called the "Property") and has previously submitted the whole of said land and air space, together with all rights, ways, privileges, appurtenances and advantages thereunto belonging, or in any way appertaining, to a Condominium Regime established under the provisions of the Maryland Condominium Act, Sections 11-101, <u>et</u> <u>Seq.</u>, of the Real Property Article of the Annotated Code of Maryland, as amended (hereinafter called the "Act") and thereby established for the Property a Condominium Regime (hereinafter called the "Regime"); and

WHEREAS, the aforesaid Condominium Regime was established by recording among the Land Records of Anne Arundel County; (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664 et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32 being Plat Nos. E-1830 through E-1832; and

WHEREAS, the Developer desires to amend the aforesaid Declaration and By-Laws by substituting this Amended Declaration and the Amended By-Laws recorded immediately following hereafter for the aforementioned Declaration and By-Laws; and

WHEREAS, there have been no conveyances of any units by the Developer, the Developer owning 100% of the Units and percentage interests in the common elements; and

WHEREAS, the Property shall be held, conveyed, divided, subdivided, leased, rented and occupied, improved, hypothecated or encumbered, subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens, hereinafter set forth, including provisions of the Amended By-Laws for Stoney Beach Condominium (formerly SHG Land Condominium) intended to be recorded immediately following this

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Amended Declaration among the Land Records of Anne Arundel County; and all notes, legends, memoranda and other data appearing on the Condominium Plats hereinafter described, all of which are declared and agreed to be in aid of a plan for the improvement of the Property, and the division thereof into condominium units and common elements and shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person acquiring or owning an interest in the Property and improvements, including without limitation, any person, group of persons, corporation, trust or other legal entity or any combination thereof which holds such interest solely as security for the performance of an obligation.

SUBJECT to the covenants, conditions, restrictions and easements contained in (1) a Deed and Agreement Creating Water Facilities Connection Charges dated December 18, 1987, and recorded among the Land Records of Anne Arundel County in Book 4580, Page 619, et seq., and (2) a Deed and Agreement Creating Sewer Facilities Charges, dated December 18, 1987, and recorded among the aforesaid Land Records in Book 4580, Page 637, et seq., sometimes hereinafter referred as the Maryland Suburban Utility Corporation, Inc. or MSUCI, and any and all other covenants, conditions, restrictions and easements of record as of the date of recordation of this Declaration.

AND ALSO SUBJECT to the covenants, terms and conditions contained in an Inspection and Maintenance Agreement dated December 4, 1987, and recorded among the aforesaid Land Records in Book 4526, Page 247, et seg., by and between Sterling Homes Corporation and Anne Arundel County, Maryland, pertaining to storm water management and a Declaration of Easement by Sterling Homes Corporation dated December 18, 1987, and recorded as aforesaid in Book 4580, Page 654, et seg.

NOW THEREFORE, THIS AMENDED DECLARATION WITNESSETH: That Developer, its successors and assigns, does hereby expressly establish and declare the following:

1. Preamble and Amendment.

A. The Preamble (Whereas clauses) hereto is incorporated herein as part of this Amended Declaration.

B. This Amended Declaration is hereby substituted for the Declaration recorded in Book 4580, Page 664, et seq., by the Developer who owns 100% of the units and their percentage interests in the common elements, there having been no conveyance of any units at the time of recording this Amended Declaration and specifically revokes the prior Declaration.

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2. <u>Creation of the Condominium Regime</u>.

A. The Developer has previously submitted the land, air space and any improvements thereon all as described and shown on the Plat of Condominium Subdivision, Sheets 1, 2, and 3, recorded in Condominium Plat Book 37, Pages 30-32, entitled "Plat of Condominium Subdivision for SHG Land Condominium" (hereinafter referred to as the "Plats") to a Regime provided for by the Act, and established a Regime as therein provided containing four (4) units and common elements. These 4 original units are hereinafter and in the Amended By-Laws referred to as the "Land Units".

B. The land and air space comprising Phase 1 of Stoney Beach Condominium is more fully described in Plats recorded among the Land Records of Anne Arundel County simultaneously herewith consisting of two (2) sheets designated Sheets 1 and 2 and titled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly S.H.G. Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)". Said Supplemental Plat is considered a part hereof as if fully incorporated herein and is further described and explained in Paragraph 3 below.

3. Additional Units-Subdivision.

A. The Developer intends to subdivide each of the four Land Units created previously as shown on Sheets 2 and 3 of the Plats aforesaid. The subdivisions of each Land Unit shall be specifically limited to the number of subdivided units shown on Exhibit 1 hereof. The Developer reserves the irrevocable right for a period of seven (7) years after the date hereof to subdivide each of the four Land Units in accordance with the procedure provided herein and in accordance with the Act, as the same is in force from time to time, so that the maximum total number of Subdivided Units in the regime, when fully subdivided, shall, be four hundred fifty-eight (458). These 458 subdivided units and each of them shall be referred to hereinafter as the "Subdivided Units". Where "Unit" is unmodified herein and in the Amended By-Laws, it shall include both Land and Subdivided Units.

B. Each Unit Owner in the regime established previously, as the same is constituted from time to time and each holder of a mortgage on any unit or beneficiary or trustee in a deed of trust on any unit, shall be deemed to have acquiesced to the subdivision of Land Units under this Amended Declaration and amendments to or supplements to the Plats as may be required for the purpose of subdividing Land Units and creating limited common elements as set forth herein above and hereinafter and shall be deemed to have given the Developer and any designated successor to the Developer and trustees under deeds of trust, an irrevocable power of attorney, coupled with an interest, to effectuate such subdivision, amendment and supplement and to have agreed to and

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covenanted to execute such further documents and plats, if any, as may be required by the Developer or its designated successors to properly accomplish such subdivisions, amendments, and supplements.

The subdivision of the four Land Units shall be с. accomplished by the Developer, or its designated Successor, filing among the Land and Plat Records of Anne Arundel County, Maryland, the appropriate amendment to this Amended Declaration and Supplement to the Condominium Plats containing the appropriate certifications that the subdivided units in question have been completed as shown thereon, and the Developer, or its designated successor, may subdivide his Land Unit into two or more units if the original percentage interests appurtenant to the Land Unit are allocated to the resulting Subdivided Units and the subdivision is evidenced by an amendment to this Amended Declaration describing the resulting Subdivided Units and the percentage interests and votes allocated to each Subdivided Unit. When appropriate, a plat may be attached to the amendment or recorded separately. The transfer or subdivision shall be made without the consent of any unit owner except for the Developer or its designated successor if the Amendment to this Amended Declaration is executed by the owners and mortgagees of the units involved and by the Developer as the authorized designee of the Council of Unit Owners. The Developer is hereby and herewith specifically authorized under the Power of Attorney, coupled with an interest granted above to act as authorized designee of the Council of Unit Owners by each and every unit owner. The aforementioned subdivision shall be in accordance with the Act.

D. It is the further intent and purpose hereof and it is hereby declared that as each Land Unit is subdivided, the units subdivided from it shall have and be vested with an undivided interest in the common elements, such interest to be in proportion to the percentage interests as set forth in Exhibit 1 hereof, and that such vesting shall occur immediately, and absolutely, upon the filing of the Amendment subdividing that unit and the supplement to the Condominium Plat, if required, without the necessity of any separate conveyance of such interests.

E. The foregoing notwithstanding, the Developer or its designated Successor shall execute and record, from time to time, as may be reasonably required by any unit owner or holder of any mortgage or any beneficiary of any deed of trust on any unit, such other and further instruments of conveyance as may be necessary in the circumstances to validly carry out the intent and purpose set forth above with regard to the vesting of interests in the common elements.

F. The Developer or its designated Successor, without consent of the unit owners, shall have the right to change, modify or substitute building and improvement types to be

constructed within any Subdivided Unit in any order it or they determine, as said Property is now or hereafter submitted to this Regime.

4. The Developer and Its Designated Successors.

A. As used herein "Developer" shall mean Sterling Homes Corporation. "Successors" of the Developer shall mean each person, firm, or corporation to whom the Developer, or any other person who is the Developer, expressly assigns its rights as the Developer hereunder in the manner set forth in the provisions of subparagraph B hereof and each of such assignees, heirs, personal representatives and successors; provided that no Unit Owner, mortgagee, trustee, lessee, or contract purchaser, shall, merely by virtue of its status as such, be deemed to be the Developer.

The Developer shall be entitled at any time to Β. assign to any person, firm, or corporation any or all of its right, title, and interest hereunder (including, by way of example rather than of limitation, the Developer's rights (and any proxy) under, or held pursuant to the provisions of the Declaration) by an instrument which makes specific reference to this subparagraph, and is executed and delivered by the Developer and such assignee and recorded among the Land Records of Anne Arundel County. making such assignment, such assignee shall succeed to all of the Developer's right, title, and interest as such hereunder. The Developer, may, from time to time, hereafter permit any right which it holds under the provisions of this Declaration to be exercised on its behalf by any of its officers, directors, employees, or agents.

C. Any Successor Developer shall have the same rights and privileges to subdivide units acquired from the Developer and exercise the power of attorney coupled with an interest granted to the Developer for such purpose.

5. <u>The Name of the Condominium</u>. This Condominium Regime shall be known as: Stoney Beach Condominium.

6. <u>Description of Units</u>.

A. The Condominium Regime as previously recorded contains four (4) Land Units, as designated on the "Plat of Condominium Subdivision for SHG Land Condominium", together with all air rights above the units as hereinafter limited, as well as all subsurface, mineral, and water rights, and all other rights within and appurtenant to the units as hereinafter limited, and together with all of the rights, roads, ways, waters, privileges, appurtenances and advantages belonging thereto, or in anywise appertaining. The first subdivision of Units from Land Unit A is being recorded simultaneously herewith as the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (formerly" S.H.G. Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)." A description of each of the Subdivided Units is shown on the

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Supplemental Plat. The vertical boundaries shall be planes erected at right angles from mean sea level (1929 General Adjustment Datum), coincidental with the site lines on the Supplemental Plat. The horizontal boundaries shall be planes erected parallel to mean sea level (1929 General Adjustment Datum), and on the bottom at an elevation of minus twenty (20) feet and on the top at an elevation of plus one hundred (100) feet (both based upon mean sea level (1929).

B. It is the intention of the Developer to construct improvements (homes for residential occupancy) within the Subdivided Units which will be subdivided from the four Land Units previously recorded. All references herein and in the Amended By-laws to improvements mean and include those physical improvements to the air space condominium Subdivided Units subdivided from the four air space condominium Land Units previously recorded. The Subdivided Units will be known and designated on the Supplemental Plats by reference to the previously recorded Land Unit letter, a phase number, a building number, and a Subdivided Unit number. Also shown on the Supplemental Plats will be the street address. When "Unit Owner" is unmodified herein and in the Amended By-Laws, it shall include both Land and Subdivided Unit Owners.

C. Except as may hereinafter be provided, each Subdivided Unit containing an improvement shall be used only for residential purposes by the Owner or Owners thereof, his family, guests, invitees, or other occupants, or the lessees of the Owner, their families, guests, invitees or other occupants. No Subdivided Unit may be leased by any Owner, except a mortgagee, for a period of less than one (1) year. The Board of Directors of (which approval may be rescinded) incidental use of a portion of a particular Subdivided Unit for office use, except that the Developer or its Successors may use one or more units for sales models until all units in all phases have been sold and conveyed

D. Subdivided Units may be used by Owners for Day Care (or infant or child care) but only after approval by the Board and a majority vote of the Council. Such use shall be strictly in accordance with all applicable State, County and Municipal licensing regulations.

E. General Provisions Applicable to Units.

1. It is the intention that each Subdivided Unit shall consist of that space shown on the Supplemental Plats recorded as aforesaid as the Unit area both in the horizontal and in the vertical.

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2. Each Subdivided Unit and the Common Elements (described generally hereinafter), are more specifically shown on the Supplemental Plats aforesaid and the Developer intends that said Supplemental Plats shall diagramatically govern where this Amended Declaration is silent.

F. No improvement, building, or structure shall ever be erected, constructed, altered, reconstructed, placed or permitted to remain on all or any part of a Subdivided Unit or the Common Elements other than dwellings designed for single family occupancy in connection with the establishment of a Condominium Regime pursuant to the Act, together with improvements which render service or recreational pumping station buildings, if any, and associated improvements for the exclusive use and benefit of all Unit Owners, as hereinafter provided.

7. <u>Percentage Interests</u>.

A. Each Unit shall have the Percentage Interest in the Common Elements and Common Expenses and Common Profits of the Condominium Regime as listed on "Exhibit 2" of this Amended Declaration unless such unit is subdivided in accordance herewith and then the percentages in Exhibit "1" shall apply to the Subdivided Units. The Percentage Interests may be changed only in accordance with the Act.

8. Description of Common Elements.

All areas and facilities which are not part of Α. a Unit comprise the General Common Elements as graphically shown on the Supplemental Plats or as described herein (excluding the Limited Common Elements described hereafter), including, but not limited to: all streets not dedicated to Anne Arundel County for public use and maitenance; curbs; sidewalks, recreational areas; pools; piers, bulkhead(s), boat ramps, and boardwalks; parking areas; lawn areas, except as hereinafter modified; trees and shrubbery; conduits, sewers, water mains, storm drains, and other lines owned by the Council and not owned by Maryland Suburban Utility Corporation, Inc. and/or dedicated to Anne Arundel County for public use and maintenance; exterior lighting serving the General Common Elements; mailbox clusters; all other devices rationally of common use and necessary to the upkeep, use, and safety of the buildings and any improvements within Units; all other conduits, wire outlets, and utility lines regardless of location and all other parts of the Regime and apparatus and installations existing in any improvements within Units or for common use or necessary or convenient to the existence, maintenance or safety of the Regime.

B. The General Common Elements shall be exclusively owned in common by all of the Land and Subdivided Unit Owners. The General Common Elements shall remain undivided and no;

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Owner shall bring any action for partition or division of the whole or any part thereof except as otherwise provided by the Act and in that event all mortgagees must, in writing, consent.

C. Except as hereinabove provided, all General Common Elements in Stoney Beach Condominium are subject to perpetual easements for the use in common thereof for ingress, egress and utilities. This provision and covenant shall run with the land and the benefits and burdens thereof, shall inure to the benefit of and be binding upon the Developer, its successors and assigns and the Land and Subdivided Unit Owners, their heirs, successors, personal representatives and assigns.

D. The cost of maintaining, repairing and replacing the Common Elements shall be borne by the Council of Unit Owners as an item of the Common Expense except as hereinafter provided.

E. Each Subdivided Unit Owner, in proportion to his Percentage Interest in the Common Expenses and Common Profits, shall contribute toward payment of the Common Expenses and no Subdivided Unit Owner shall be exempt from contributing toward said Common Expenses either by waiver of the use or enjoyment of the Common Elements, or any of them, or by the abandonment of his Subdivided Unit. The contribution of each Subdivided Unit Owner toward Common Expenses shall be determined, levied and assessed as a lien, all in the manner set forth in the Amended By-Laws which are being recorded among the Land Records of Anne Arundel County simultaneously herewith (hereinafter called the "Amended By-Laws").

Notwithstanding anything in this Amended F. Declaration, the Amended By-Laws, or the Plats or Supplemental Plats to the contrary, it is the express intention of the Developer that the road general common elements, shown on the Plats, shall be conveyed by the Council to Anne Arundel County upon the County's request after completion of the construction of said roads. Each Land and Subdivided Unit Owner and each holder of a mortgage on any Unit or beneficiary of or Trustee in a deed of trust on any Unit, shall be deemed to have acquiesced to the conveyance of the road general common elements or any part thereof and shall be deemed to have given the Developer, its Successors and assigns and Trustees under Deeds of Trust, an irrevocable power of attorney, coupled with an interest, to effectuate such conveyance(s) and to have agreed to and covenanted to execute such further documents, if any, as may be required by the Developer or its Successors to properly accomplish such conveyance(s), if any questions are raised with respect thereto.

G. As defined in the Act, this Regime has the following Limited Common Elements:

the Common Element, or the Unit, as the case may be. Such easement shall remain in full force and effect so long as the encroachment shall continue.

B. Conveyance or other disposition of a Unit shall be deemed to include and convey, or be subject to, any easement arising under the provisions of this Paragraph without specific or particular reference to such easement.

10. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units. Each Owner of a Unit shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, cables, conduit public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, ducts, cables, wires, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit.

11. Easements.

A. In addition to the easements reserved on the Plats and the Supplemental Plats for the benefit of the Developer, its Successors and assigns and Mortgagees, Beneficiaries and Trustees under Deeds of Trust:

1. Developer, for itself, its Successors and assigns, hereby declares that every Unit Owner shall have a perpetual easement in, upon, through and over the land shown on the Supplemental Plat recorded simultaneously herewith and all subsequent Supplemental Plats, to keep, maintain, use, operate, repair and replace his Unit in its original position and in every subsequent position in which it changes by reason of the gradual forces of nature and the elements.

Developer hereby reserves unto itself, its 2. Successors and assigns, an easement in, upon, through and over the Common Elements, for as long as the said Developer, its Successors and assigns and Mortgagees, Beneficiaries and Trustees under Deeds of Trust, shall be engaged in the construction, development and sale of Units and improvements within Units, which easement shall be for the purpose of construction, installation, maintenance and repair of any improvements, buildings and appurtenances thereto, for ingress and egress to all Units and all Common Elements, and, should there be any, for use of all sidewalks, walkways, roadways, and parking areas existing and future units containing models for sales, promotions and exhibition. In addition, Developer and its Successors hereby reserves the irrevocable right to enter into, upon, over or under any Unit for a period of two 2) years after the date of delivery of the deed to an Owner of a Unit for such

BUCK ISCIPAGE 393 All decks, and stairs serving them and

patios, as described herein, which decks, patios, and stairs serving them are limited to the use of the Unit binding thereon.

2. The front and rear yard areas as shown on the Supplemental Plats shall be Limited Common Elements appurtenant to the Subdivided Units binding thereon. The use of the front and rear yard areas shall be restricted to the Owner of the Subdivided Unit binding thereon for utilization as yards, and such yards shall be deemed a Limited Common Element as herein defined. The use of the yard areas includes the planting of shrubbery and other plants but not including any excavation of more than twelve (12) inches without the prior written permission of the Board. The front and rear yards binding on each Subdivided Unit shall be maintained by the Owner of such Unit, except as hereinafter provided;

3, The entrance walks appurtenant to and serving the Subdivided Unit binding thereon; and

4. All fences appurtenant to and serving a Subdivided Unit binding thereon. The Owner of any Subdivided Unit is permitted to complete the fencing of his patio or yard area, but only in accordance with the provisions of the By-Laws.

5. The driveways described herein shall be Limited Common elements appurtenant to the Subdivided Unit binding thereon. The use of any driveway shall be restricted to the Owner of the Subdivided Unit binding thereon.

H. The General Common elements located along Cox Creek designated "Passive Recreation Areas, A, B, D, and E" on the Plats are to be utilized for passive use, except for the construction and installation of a swimming pool and bath house facility. The Passive Recreation Areas shall not be cleared, graded, filled or otherwise disturbed, except upon approval of Anne Arundel County, Maryland.

9. <u>Condominium Units and Common Elements</u>.

A. If any Common Elements, or any part thereof, now or at any time hereafter, encroaches upon any Unit, or any Unit encroaches upon any Common Element or other Unit, whether such encroachment is attributable to construction or settlement, or any other reason whatsoever beyond the control of the Board or any Owner of a Unit, there shall forthwith arise, without the necessity of any further or additional act or instrument, a good and valid easement for the maintenance of such encroachment, either for the benefit of the Board or for the Owner of a Unit, their respective heirs, personal representatives, successors and assigns, to provide for the encroachment and non-disturbance of

purposes as may be reasonably necessary for the Developer or its agents to complete the Regime or service any Unit thereof, upon the giving of reasonable notice to the Owner of a Unit.

3. Developer reserves unto itself, its Successor assigns and agents, an easement in, upon, through and over the land comprising the Common Elements for the purpose of installation, maintenance, repair, and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility system serving the Regime.

4. Each Owner of a Unit shall have a perpetual easement for the continuance of any encroachment by his Unit on any adjoining Unit or on any General Common Element, now existing or which may come into existence hereafter as a result of the reconstruction of any improvements or building within a Unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the improvements or building stands.

The Council of Unit Owners or authorized Β. designee shall have an irrevocable right and easement to enter Units to make repairs to improvements therein when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium Regime. Except in cases involving manifest danger to public safety or property, the Council of Unit Owners shall make a reasonable effort to give notice to the Owner of any Unit to be entered for the purpose of such maintenance and repair. If damage is inflicted on the Common Elements or any Unit or improvements within a Unit through which access is taken, the Owner of a Unit responsible, or the Council of Unit Owners if it is responsible, is liable for the prompt repair thereof. An entry by the Council of Unit Owners for the purposes specified in this subparagraph may not be considered a trespass.

C. The Council shall have the authority to grant such easements, rights-of-way, licenses, leases in excess of one (1) year or similar interest through or over the Common Elements as is provided in the Act.

12. Units Subject to Declaration. By-Laws and Rules. All present and future owners, tenants, and other occupants of Units shall be subject to, and shall comply with, the provisions of the Act, of this Amended Declaration and the Amended By-Laws, and any future Amendments thereto, and the Rules as provided for in the Amended By-Laws, as they may be amended from time to time. The acceptance of a deed, or conveyance, or the entering into of a lease, or the entering into occupancy of any improvements within any Unit, shall constitute an agreement that the provisions of

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this Amended Declaration and the Amended By-Laws and any future Amendments thereto, and the Rules, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or other occupant and all of such provisions shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in such Unit, as though such provision were recited and stipulated at length in each and every deed, conveyance or lease thereof.

13. Membership and Voting in Council of Unit Owners. Each Owner of a Unit shall automatically, upon becoming the Owner of a Unit or Units, be a member of the Council of Unit Owners of this Condominium Regime (hereinafter referred to as the "Council") and shall remain a member of said Council until such time as his ownership ceases for any reason, at which time his membership in said Council shall automatically cease. Each Owner of a Unit shall be entitled to cast on each question before the Council, a vote of a Unit equal to the total number of votes attributable to that Unit as set forth in "Exhibit 2." If a Land Unit is subdivided each Subdivided Unit shall have one (1) vote appurtenant to it.

14. Notice to Mortgagees. All amendments to this Amended Declaration affecting those limitations contained in Section 11-103(c)(1)(i) through (iv) of the Act, as amended, must be approved in writing by the holder of any mortgage or the Beneficiary or Trustee under any Deed of Trust on any Unit and said Holder or Beneficiary or Trustees shall be given thirty (30) days written notice of any such proposed amendment or amendments prior to the meeting of the Council provided for in Paragraph 20 of this Amended Declaration.

15. Exterior Modifications. Unit Owners may not make changes to the exterior of any improvements within their Units or to doors, windows, frames, patios, or balconies without first obtaining consent, in writing of the Architectural Standards Committee, established in the By-Laws recorded herewith.

16. Maintenance, Repair and Replacement.

A. The following items of maintenance and repair shall be performed by the Unit Owners and such maintenance and repair shall not be an item of Common Expense subject to the lien of assessments created herein:

1. Entrance walks (Replacement of such walks, if required, is the responsibility of the Council).

2. Driveways (Replacement of such driveways, if required, is the responsibility of the Council).

B. The following items of maintenance, repair, and replacement shall be performed by the Unit Owners and such maintenance, repair and replacement shall not be an item of Common Expense subject to the lien for assessments created herein:

1. Windows, doors and frames including the painting, glazing, and washing thereof;

2. Decks and stairs serving them and patios, including all plantings and shrubbery therein or thereon;

3. Fences either fully or partially enclosing yard areas as originally constructed and installed by the Developer and as extended by the Unit Owner in accordance with the By-Laws; and

4. Front and rear yard Limited Common

Elements.

C. Expenses incurred by the Council for maintenance of Limited Common Elements may be assessed against the Unit Owner(s) who enjoy the exclusive right to use such Limited Common Elements. Assessments for charges incurred pursuant to this Paragraph 16C. may be levied and enforced in the same manner as assessments for Common Expenses.

17. Eminent Domain.

A. In this paragraph, the term "taking under the power of eminent domain" includes any sale in settlement of any pending or threatened condemnation proceeding.

B. This Amended Declaration specifically provides for an allocation of any award for a taking under the power of eminent domain of all or a part of the Condominium. This Amended Declaration also provides for (1) reappointment or other change of the percentage interests appurtenant to each Unit remaining after taking; (2) the rebuilding, relocation or restoration of any improvements so taken in whole or in part; and (3) the termination of the Condominium Regime following any taking.

C. The Council of Unit Owners shall represent the Unit Owners in any condemnation proceeding to the extent said condemnation pertains to all or any part of the General Common Elements, except that each Owner of a Unit shall be entitled to assert a separate claim for the consequential damages to his Unit resulting from said condemnation.

D. Any damages for a taking of all or part of a condominium shall be awarded as follows:

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1. Each Owner of a Unit shall be entitled to the entire award for the taking of all or part of his respective Unit and for consequential damages of his Unit.

2. Any award for the taking of General Common Elements shall be allocated to all Unit Owners in proportion to their respective Percentage Interests in the Common Elements.

E. Following the taking of a part of the Condominium, the Council of Unit Owners shall not be obligated to replace improvements taken but promptly shall undertake to restore the remaining improvements of the Condominium to a safe and habitable condition. Any costs of such restoration shall be a Common Expense.

Following the taking of all or a part of any F. Unit, the Percentage Interests appurtenant to the Unit shall be adjusted in proportion as the amount of floor area of the Unit so taken bears to the floor area of the Unit prior to the taking. Those Units not the subject of the taking shall have their respective Percentage Interests adjusted accordingly, by computing the revised Percentage Interest of each such Unit as the percentage of square feet for each such Unit after the taking to the total square footage of all Units after the taking; thereby assuring that the total Percentage Interests for all Units will always equal one hundred percent (100%). The Council shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units. Subject to sub-paragraph G, (1) following the taking of part of a Unit the votes appurtenant to that Unit shall be appurtenant to the remainder of that Unit and (2) following the taking of all of a Unit the right to vote appurtenant to the Unit shall terminate.

G. All damages for each Unit shall be distributed in accordance with the priority of interests at law or in equity in each respective Unit.

H. Except to the extent specifically described in the Condemnation Declaration or grant in lieu thereof, a taking of all or part of a Unit may not include any of the Percentage Interests or votes appurtenant to the Unit.

18. Termination of Regime. Each Owner of a Unit in Stoney Beach Condominium covenants and agrees that abandonment or termination of the Regime herein may only be accomplished in accordance with Section 11-123 of the Real Property Article of the Annotated Code of Maryland (the Maryland Condominium Act).

19. Administration of Condominium. In the accordance with the Amended By-Laws, the Condominium shall be operated like a non-stock business corporation, the Council being considered the corporation and the Owners of Units being considered the members. The Council shall have the rights, powers and duties which are vested in, exercisable by or imposed upon it by the provisions of this Amended Declaration, the Amended By-Laws and the Act. As provided in the Amended By-Laws, the Owners of Units shall elect a Board of Directors.

20. Amendment of Declaration. Except as may otherwise be provided by the Act or hereinbefore, this Amended Declaration may be amended in the following manner:

A. For so long as Developer shall own all of the Units, Developer shall have the sole right to amend this Amended Declaration (including any amendments altering the percentage of ownership in Common Elements) which amendments need only be signed and acknowledged by the Developer and recorded among the Land Records of Anne Arundel County. Such amendment shall specifically refer to the recording date identifying this Amended Declaration.

в. An amendment or amendments to this Amended Declaration may be proposed by the Board, acting upon a vote of the majority of the Directors, or by the Unit Owners holding a majority of votes in the Council as the Council is then constituted, whether meeting as the Council or by instrument in writing signed by them. Upon any amendment or amendments to this Amended Declaration being proposed by said Board or any Unit Owners, such proposed amendment or amendments shall be transmitted to the President of the Council, or other officers of the Council in the absence of the President, who shall thereupon call a special meeting of the Council for a date not less than ten (10) days nor more than ninety (90) days from receipt by him of the proposed amendment or amendments; and it shall be the duty of the Secretary to give to each Owner of a Unit written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed not less than ten (10) days, nor more than ninety (90) days before the date set for such special meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail addressed to the Owner of a Unit at his post office address as it appears on the books of the Council, the first class postage thereon prepaid. Any Owner of a Unit may, by written waiver of notice signed by such Owner of a Unit, waive such notice and such waiver, when filed in the records of the meeting, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice of such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of eighty percent (80%) of the Owners of Units of the Regime, as then constituted. Thereupon, such amendment or amendments of this Amended Declaration shall be transcribed and certified by the President and Secretary of the Council as having been duly adopted, and the original or an executed copy of such amendment or amendments so certified and executed with the same formalities as a deed shall be recorded in the Land Records of Anne Arundel County, Maryland, such amendment or amendments to

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specifically refer to the recording data identifying the Declaration. Thereafter, a copy of said amendment or amendments in the form in which the same were placed on record by the Council shall be delivered to all of the Owners of Units and mailed to the holders of mortgages or Trustees under Deeds of Trust listed in the registry to be maintained in accordance with the Amended By-Laws, but delivery and mailing of a copy thereof shall not be a condition precedent to the effectiveness of such amendment or amendments. At any meeting held to consider such amendment or amendments, the written vote of any Owner of a Unit shall be recognized if such Owner of a Unit is not in attendance at such meeting, or represented thereat by written proxy, provided such written vote is delivered to the Secretary of the Council at or prior to such meeting.

C. Anything in sub-paragraph B to the contrary notwithstanding, amendments affecting those limitations contained in Section 11-103(c)(1)(i) through (iv) of the Act must be approve by written consent of all Owners of Units of the Regime and all holders or mortgages or Trustees under Deeds of Trust on Units, as provided herein, in order for such amendment or amendments to become effective.

21. <u>Invalidity</u>. The invalidity of any provisions of this Amended Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provisions had never been included herein.

22. <u>Waiver</u>. No provision contained in this Amended Declaration shall de deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

23. <u>Compliance</u>. This Amended Declaration is set forth in compliance with the requirements of Section 11-101, <u>et seq</u>., of the Act. In the event of any conflict between the Act and this Amended Declaration, the provisions of the Act shall control.

24. <u>Captions</u>. The captions and Table of Contents contained in this Amended Declaration are for convenience only, and are not part of this Amended Declaration, and are not intended in any way to limit or enlarge the terms and provisions of this Amended Declaration.

25. <u>Gender. Etc.</u> Whenever in this Amended Declaration the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

- 16 -

WITNESS the hand and seal of said Developer as of the date first herein written.

WITNESS:

STERLING HOMES CORPORATION

Secretary

By: (SEAL) resident

STATE OF MARYLAND, -County of Baltimore, To Wit:

On this <u>2nD</u> day of <u>Marck</u> __, 1989, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared <u>strung</u>, who acknowledged himself to be President of Sterling Homes Corporation a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing Amended Declaration for the purposes therein contained, as his act.

Cherry L Notary Public

My Commission Expires:

I hereby affirm under penalty of perjury that the not requirements of Section 11-102.1 of the Real Property Artic if applicable, have been fulfilled.

STERLING HOMES CORPORATION

Bv: (SEAL) President

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CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, do hereby consent to the terms of the Amended Declaration and Amended By-Laws of Stoney Beach Condominium and subordinate the aforesaid Deed of Trust to the legal operation and effect of the Amended Declaration and Amended By-Laws.

WITNESS:

BENEFICIARY:

FAIRFAX SAVINGS, a Federal Savings Bank

(SEAL)

haver A. Fullies

John N. Pinson

Executive Vice President SUBSTITUTE TRUSTEES

(SEAL) Blum

(SEAL) Л.

STATE OF MARYLAND, COUNTY__ OF BALTIMORE_, to wit:

I HEREBY CERTIFY, that on this _3rd _ day of _ March 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared <u>JOHN N. PINSON</u>

who acknowledged himself to be the Exec. V. Pres. of Fairfax Savings, a Federal Savings Bank and that he as such Exec. V. Pres., being authorized so to do, executed the foregoing instrument for the purposes. therein contained by signing, in my presence, the name of the ASSOCIONOR by himself as Exec. V. Pres. Bank

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

7/1/90

Notary Public MORE CO.

- 18 -

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this <u>3rd</u> day of <u>March</u>, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared David M. Blum, who acknowledged himself to be the Substitute Trustee of Fairfax Savings, a Federal Savings Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Trustee.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

7/1/90

S. Phillip Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, that on this <u>3rd</u> day of <u>March</u>, 198<u>9</u>, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Michael J. Potts, who acknowledged himself to be the Substitute Trustee of Fairfax Savings, a Federal Savings Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Trustee.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

7/1/90

J. Fullio Notary Public

800x 4805 PAGE 404

CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated <u>April (5,967</u>, and recorded in Liber <u>4592</u>, Folio <u>047</u> among the Land Records of <u>Amain ArwadelCourt</u>, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the terms of the Amended Declaration and Amended By-Laws of Stoney Beach Condominium and subordinate the aforesaid Deed of Trust to the legal operation and effect of the Amended Declaration and Amended By-Laws.

WITNESS:

BENEFICIARY:

MADISON NATIONAL BANK

SEAL)

SUBSTITUTE TRUSTEES

Thomas A. Scanlon (SEAL) Thomas A. Scanlon Ommen V. Accelling; (SEAL) Norman F. Hecht, Sr.

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this $9^{\ell L}$ day of $M_{a-c L}$, 1989; before me, the subscriber, a Notary Public of the District of Columbia personally appeared <u>Rebert J Sufficience</u> who acknowledged himself to be the <u>Vice-President</u> of Madison National Bank and that he as such <u>Vice-President</u>, being authorized so to do, executed the foregoing instrument for the purposes. therein contained by signing, in my presence, the name of the Association by himself as <u>Vice-President</u>

AS WITNESS my hand and Notarial Seal.

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My Commission Expires:

711190 11-14-92

- Then he.

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this ______ day of _______ 198_, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Thomas A. Scanlon, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Trustee.

Notary Public

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

71-1-90- 11/14/92

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>9</u>⁴ day of <u>198</u>, before me, the subscriber, a Notary Public of the Distorce of Columbia personally appeared Norman F. Hecht, Sr., who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

747,90 11/14/92

Notary Public

- 21 -

AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM

(formerly SHG LAND CONDOMINIUM)

EXHIBIT 1

Schedule of Land Unit Subdivisions

Land Unit

A B C D

<pre>% of each Subdivided Unit*</pre>
.21834 **
.21834
21834
.21834

* Percentage interest of each Subdivided Unit in the Common Profits and Common Expenses and in the Common Elements.

* Except Unit A-1-5-28, which equals .21862

AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (formerly SHG LAND CONDOMINIUM)

EXHIBIT 2

Lanđ Unit Number	Percentage of Interest in Common Profits & Common Expenses & Common Elements (%) of each Land Unit	Number of Votes
A	35.0	162*
B	10.0	46
C	27.0	122
D	<u>-28.0</u>	<u>128</u>
TOTAL	100.0	458

*When subdivided, each Subdivided Unit shall have 1 vote.

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, SCT: I HEREBY CERTIFY, that the aforegoing. Umincled. N. claration is truly taken H& 5. No. 486 5. folio. 383, one of the Sand and copied from Libers Record books for Anne Arundel County.

> IN TESTIMONY WHEREOF. I hereby set my hand and affix the Seal of the Circuit Court for Anne Arundel County this ... 10 day of Three Le A.D., 19.89

cuit Court for Anne Arundel County

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BOOK 4805 PAGE 443

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FIRST AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this $\underline{976}$ day of \underline{MADCIt} , 1989, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4905, Page 332, et seq., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County Condominium Plat Book 44, Folio 3-16, being Plat 1000 1

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developed /10, H. ERLE SCHWER does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, 7 Subdivided Units (being Subdivided Units 1 through 7 in Building 1, Phase 5), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 5)"

- 1 -

(sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section (11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have 2. and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration.' Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 32.16130% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 13 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the · · · · 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this FMST Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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Ellwood Brown, Vice President Bv: 4

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 8th day of March -1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this First Amendment to the Amended Declaration for Stoney Beach Continium, on behalf of said corporation and acknowledged this door the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day aforesaid.

Mall to Michnel MANNES

Notary Public

My: Commission Expires:

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SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 390 through 397 in Building 58, Phase 2 and Subdivided Units 398 through 405 in ANP64

building 59, Phase 3), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phases 2 and 3)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 28.66786% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 13 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Second Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Kelly Hour

(SEAL) By: Leen Ellwood Brown, Vice President

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RECORDED 4/10/89

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 22^{NO} 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Second Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be

WITNESS my hand and Notarial Seal the day and year aforesaid.

L. Bu Val Notary Public

My Commission Expires:

7/1/90

CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Second Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in The Second Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES

Thomas A. Scanlon

Hecht, Sr. Norfman F.

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>30</u> day of <u>March</u>, 19857 before me, the subscriber, a Notary Public of the District of Columbia personally appeared Thomas A. Scanlon, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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Notary Publi

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DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>30</u> day of <u>Merch</u> 1988) before me, the subscriber, a Notary Public of the District of Columbia personally appeared Norman F. Hecht, Sr., who acknowledged bimself to be the Substitute of the Structure of the Stru acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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THIRD AMENDMENT TO THE AMENDED DECLARATION FOR BTONEY BEACH CONDOMINIUM (FORMERLY BHG LAND CONDOMINIUM)

THIS THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Third Amendment"). Made this <u>life</u> day of <u>April</u> 1989, by Sterling Homes Corporation, a Maryland Corporation (hereinafter referred to as the "Developer").

MHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHO Land Condominium dated April 13, 1988, and recorded in Book 4380, Page 664, <u>et seg</u>.; (2) By-Laws of SHO Land Condominium dated April 13, 1988, and recorded in Book 4380, Page 691; and (3) a Plat of Condominium Subdivision for SHO Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Hos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>st seg</u>. (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as anisoded (fand

WHEREAS, the Developer further desires to reallocate the series of reallocate the series in the Common Elementu and the Common Elementu and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 8 through 13 in Building 2, Phase 4), all as shown on the "Supplemental Plat of

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Condominium Subdivision for Stoney Seach Condominium (Fernerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 4)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the Subdivision Continuing to be known as Land Unit A. This Subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 27.35776% Interest in the Common Profite and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 35 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declatation.

IN WITNESS WHEREOF, the Developer has caused this Third Amendment to be executed on its behalf, on the date first above written.

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WITNESS:

STERLING HOMES CORPORATION, DEVELOPER. AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDONINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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d & Brown (SEAL) Ellwood Brown, Vice President

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FOURTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Fourth Amendment"), Made this 28⁻¹⁰ day of <u>June</u>, 1989, by Sterling Homes Corporation, a Maryland porporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 14 through 19 in Building 3, Phase 6), all as shown on the "Supplemental Plat of

Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 6)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 26.04772% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 41 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Fourth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: Ellwood Brown, Vice President (SEAL)

-2-

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 18th day of April 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Fourth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Public J. My Har

My Commission Expires:

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CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Fourth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Fourth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES

(SEAL)

Thomas A. Scanlon

Norman F. Hecht, Sr.

(SEAL)

DISTRICT OF COLUMBIA, to wit:

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I HEREBY CERTIFY, that on this _____ day of _____, 198_, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Thomas A. Scanlon, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

Notary Public

ANP64

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this _____ day of ______ 198_, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Norman F. Hecht, Sr., who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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Notary Public

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FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Fifth Amendment"), Made this 2000 day of 2000, 1989, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 20 through 26 in Building 4, Phase 7), all as shown on the "Supplemental Plat of

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Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 7)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 24.51938% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 48 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Fifth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

(SEAL) Bv: 4

Vice President Ellwood Brown,

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 18th day of July 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Fifth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

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WITNESS my hand and Notarial Seal the day and year aforesaid.

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Notary Public

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My Commission Expires:

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CONSENT OF BENEFICIARY AND TRUSTEE

4897/128

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Fifth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Fifth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTE (SEAL)

Norman F. Hecht, Sr

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>J-4</u> day of <u>July</u>. 1989, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Norman F. Hecht, Sr., who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being-authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

Notary Publ

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SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM) 905740 (737 802 110111 97/20/87

THIS SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Sixth Amendment"), Made this 5th day of <u>Netterstate</u> ReFRE STAFFE 1989, by Sterling Homes Corporation, a Maryland corporation, "Techt right (hereinatter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recoided an Amended Declaration entitled "Amended Declaration for Stoney Heach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County. Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Heach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit, The Developer desires to and dues hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 55 through 62 in Building 9, Phase 8), all as shown on the "Supplemental Plat of

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Conduminium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 8, Building 9)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes, After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 22.77268% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 56 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Sixth Amendment to be executed on its behalf, on the date first above written.

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WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

(SEAL) By: UL Ellwood Brown, Vice President

RETURN TO: G. M. YOUNG WEINBERG AND GREEN ICO 3. CHURLES ST., 16th FLOOK BK/JEBORE, EUGHULCO, 21201

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this _____ day of ______ 1989, bufore me, the subscriber, a Notary Public of the State aforenaid, personally appeared Ellwood L. Brown, Vice President of Sterling Romen Corporation . Norwland corporation with a state Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Sixth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the five act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

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My Commission Expires:

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SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Seventh Amendment"), Made this [7] day of "20 mply", 1989, by Sterling Homes Corporation, a Maryland corporation ; (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et Seg., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos, E-2013 through E-2014, et Seg.;

WHEREAS, as contemplated in accordance with the provisinns of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 49 through 54 in Building 8, Phase 9), all as shown on the "Supplemental Plat of

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Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 9, Building B)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision Continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of <u>Percentage Interests</u> and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit I of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 21.46268% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 62 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Seventh Amendment to be executed on its behalf, on the date first above written.

WITNESS:

DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED

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- ScontGEAL) By: 2 Ellwood Brown, Vice President

RETURN TO: G. M. YOUNG WEINBERG AND GREEN 100 S. CHARLES ST., 14th FLOOR BALTIMORY, MERYLAND 21201

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COUNTY OF BALTIMORE, TO WIT: STATE OF MARYLAND,

9th day of Thoraconises, I HEREBY CERTIFY that on this 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Sixth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

C. Keye Y. Mulal-Notary Public

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My Commission Expires:

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EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINJUM (FORMERLY SHG LAND CONDOMINIUM)

THIS EIGHTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Eighth Amendment"), Made this <u>//</u> day of <u>Distribution</u>, 1989, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime hy recording among the Land Records of Anne Armidel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et geg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, fi sfg., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, fi Seg.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit A hy creating from Land Unit A, Subdivided Units (being Subdivided Units 41 through 48 in Building 7, Phase 10), all as shown on the "Supplemental Plat of

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Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 10, Building 7)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is gnverned by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage_Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration, Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 19.71596% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 70 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Eighth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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Bv: (SEAL Ellwood Brown, Vice President

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

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I HEREBY CERTIFY that on this <u>b</u>th day of <u>Muterial</u>. 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made onth in due form of law that he is authorized to execute this Eighth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

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WITNESS my hand and Notarial Seal the day and year aforesaid.

lence L. Malla Notary Public

My Commission Expires:

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NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS NINTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Ninth Amendment"), Made this <u>177</u> day of February, 1990, by Sterling Homes Corporation, a Maryland Corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>st seq</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision fdf/HP only Beach Condominium (Formerly SHG Land Condominium) (Partia) Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>st seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Develope: does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desire: to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 33 through 40 in Building 6, Phase 11), all as shown on the "Supplemental Plat of

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Cundominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 11, Building 6)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation_of_Percentage_Interests_and_Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vute in the Cuuncil of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 17.96924% Interest in the Common Profits and Common Expenses and in the Cummon Elements of the Regime. After this subdivision, there shall be 78 Subdivided Units in the Regime.

3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Ninth Amendment to be executed on its behalf, on the date first above written.

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WITNESS:

STERLING HOMES CORFORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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(SEAL Bya Ellwood Brown, Vice President

350:02/08/90 ANP64/36690

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STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this <u>gran</u> day of <u>Fullement</u>, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Ninth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be: the free act and deed of said corporation.

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WITNESS my hand and Notarial Seal the day and year aforesaid.

Cherre X. Alu Var. Notary Pub

My Commission Expires:

7/1/90

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350:04/03/90 ANP64/36698

Phase 12, Building 66)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. 2. the subdivision referred to above, each Subdivided Unit will have After and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 16.22252% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 86 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Tenth Amendment to be executed on its behalf, on the date first above

WITNESS:

Diana Marmaras)

Amended Declaration) By: Ellwood Brown, Vice President

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this _20th day of April 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Tenth "Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

My Commission Expires: 12/29/93_

5085/254

TENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Tenth Amendment"), Made this _____ day of February, 1990, by sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 451 through 458 in Building 66, Phase 12), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A,

CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Tenth Amendment to the Amended Declaration of Stoney Beach Condominium Paragraph 3 of the Amended Declaration and as described in Tenth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES:

Carl V. Bank (SEAL)

Betty Jo Richards

(SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

J50:05/07/90 ANP64/36698

HETURN TO: G. M. YOUNG WEINBERG AND GREEN 100 S. CHARLES ST., 14th FLOOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM) ECGT ()()()); (); 27()

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THIS ELEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Eleventh Amendment"), Made this <u>b</u> day of <u>1</u>(<u>1</u>, 1990, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Reach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires: COURT to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 382 through 389 in Building 57, Phase 13), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A,

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Phase 13, Building 57)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 14.4758% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 94 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the з. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Eleventh Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT UWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: __(SEAL) Ellwood Brown, Vice President

COUNTY OF CHARACL STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 4^{347} day of _ Macs 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Eleventh Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

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Notary Public) 12/29/93

My Commission Expires:

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RETURN TO: G. M. YOUNG

WEINBERG AND GREEN 100 S. CHARLES ST., 1411. 11 100R

CONSENTS OF BENEFICIARY AND TRUSTEE BALTIMORE, MARYLAND 21731

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Eleventh Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Eleventh Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES: (SEAL) Carl V. Bank

herde (SEAL) Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 27 day of <u>Mary</u> 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 1144 day of 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

My Commission Expires: . Cutting Notary Publ

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350:05/08/90 ANP64/36698

RETURN TO: G. M. YOUNG WEINBERG AND GREEN 100 S. CHARLES ST., 14th FLOOR BALTIMORE, MARYLAND 21201 TWELFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS TWELFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Twelfth Amendment"), Made this 1990 day of 1990, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, an. recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Flat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nus. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivide Units and limited common elements, all as provided in Paragraph of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallogate the 16.00 percentage interests in the Common Elements and the Common 1.50 Expenses and Common Profit and the Votes between the Land Offst and .50 the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows: 44 CO. GALLE COMPT. COURT

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 309 through 316 in Building 46, Phase 14), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, 350:05/08/90 ANP64/36698

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Phase 14, Building 46)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Faragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 12.72908% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 102 Subdivided Units in the Regime.

3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Twelfth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By Care James -(SEAL) Ellwood Brown, Vice President

COUNTY OF CARAOLC STATE OF MARYLAND, CITY OF DALTIMORE, TO WIT:

I HEREBY CERTIFY that on this $\underline{9^{\text{W}}}$ day of $\underline{14\alpha_{19}}$, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Twelfth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

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Ey Commission Expires:

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RETURN TO: G. M. YOUNG WEINBERG AND GREEN 100 S. CHARLES ST., 14th FLCOR BALTIMORE, MARYLAND 21201

CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees?" trustees nursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Twelfth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Twelfth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:	SUBSTLIUTE TRUSTEES:	
- Fort-1	Call Sank	_(SEAL)
VDI_	Carl V. Bank	
- KPY	July pracharde	(SEAL)

Betty J6 Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 11th day of May 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustce of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

10-14-94

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 11th day of 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Batty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contaimed.

AS WITNESS my hand and Notarial Seal.

Commission Expires:

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THIRTEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS THEREFULL AMENDMENT TO THE AMENDED DECLARATION (herein this "Thirteenth Amendment"), Made this 15^{+-} day of $1-0.005^{+-}$, (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated (2) By-Laws of SHG Land recorded in Book 4580, Page 664, <u>et seq</u>.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Noc. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, and Maryland, in Liber 4805, Page 383, <u>et seg.</u>, (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013

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WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 317 through 324 in Building 47, Phase 15), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, 350:07/18/00

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Phase 15, Building 47)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This Subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Fercentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 11.35368% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 110 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Thirteenth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Faragraph 3.C of the Amended Declaration)

(SEAL) By: < Ellwcod Brown, Vice President

STATE OF MARYLAND, COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY that on this ______ day of _______, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Thirteenth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

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WITNESS my hand and Notarial Seal the day and year aforesaid.

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My Commission Expires:

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CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Thirteenth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Thirteenth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

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TRUSTEES (SEAL) Carl Bank charde (SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2nd day of <u>Current</u>, 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-12-92

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2^{n_1} day of <u>unput</u> 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein Contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 11-12-92 \dot{s}_{1}

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FOURTEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FOURTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Fourteenth Amendment"), Made this $\frac{157}{100}$ day of $\frac{100051}{100}$, 1990, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seg</u>., (the "Amended Declaration"), together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Athe Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seg</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 413 through 420 in Building 61, Phase 16), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A,

Phase 16, Building 61)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 9.60696% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 118 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Fourteenth Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

(SEAL) con Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY that on this _____ day of ______, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Fourteenth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary/Public

12/29/93 My Commission Expires:

EDEF 5:187 FERE 551 CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Fourteenth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Fourteenth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES (SEAL) ν. Bank Carl

charde (SEAL)

Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>A</u> day of 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained,

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-12-92

Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2^{nd} day of 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

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Notary Public

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FIFTEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY REACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS FIFTEENTH AMENDMENT TO THE AMENDED DECLARATION (berein this "Amendment"), Made this 112 day of DCCMDC, 1990, by Sterling Homes Corporation, a Maryland corporation (bereinaften referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Bock 4580, Fage 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Flat Book 37, Fages 30-32, being Flat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County. Maryland, in Liber 4805, Page 383. <u>et seq</u>.. (the "Amended Declaration"), as amended, together with a Supplemental Condominium Flat, entitled "Supplemental Flat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Flat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Flat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended IS.00

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does Lereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 84 through 89 in Building 14, Phase 17), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 17, Building 14)" (sometimes herein referred to as the "Supplemental

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Flat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Palagraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. Atlan the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Faragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 7.86024% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 124 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

aforesaid

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

حم (SEAL) Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this __25th day of fatber 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year

Notary Fulling Stand

Commission Expires: 12/29/93

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CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSIEES (SEAL) Carl Baul (SEAL)

Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14.92

Notary Publ:

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this ______ day of OCTOBER, 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS VITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

Notary Public

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SIXTEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHE LAND CONDOMINIUM)

BOOK 5249 (48)

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THIS SIXTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this and day of January, 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Fage 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Fage 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37. Fages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383. et <u>seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio I3-14, being Flat Nos. E-2013 through E-2014, et seg.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Reals Property Article of the Annotated Code of Maryland, as amended, and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developed does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 421 through 428 in Building 62, Fhase 10), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Fartial Subdivision of Land Unit A, 4040:10709790 83042(45851)

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Phase 18, Building 62)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the 'subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. Afler the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profile and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhi⁺¹ 1 of the Amended Declaration. Each Subdivided Unit sha⁺¹ have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Un⁺¹: A shall have 6.11352% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 132 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the beveloper has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

(SEAL) By : a Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>for</u> day of <u>Orfober</u>. 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year

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CONSENTS OF BENEFICIARY AND TRUSTEE

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582. Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES (SEAL) Carl Bank

(SEAL) Betty

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>2646</u> day of <u>CTOBER</u>. 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bank, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 26^{4} day of 00032R, 1990, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Patty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

Notary Public

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LIBER 5273 FASE 635

SEVENTEETH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS SEVENTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 25 day of Manual, 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 374 through 381 in Building 56, Phase 19), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A,

> RETURN TO: C. M. YOUNG WEINDERG AND COTEM 100 S. College ST., 1 FLC 77 BALTINGORS, MARYLAND 21201

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Nov-11-97 12:29P Mich~@1 H. Mannes, Esq. 410-752-8099 4000:92/08/91 8MM37(52401)

LIBER 5273 PAGE 636

Phase 19, Building 56)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After 2. the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 4.3680% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 140 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

jery T. Kline By Elwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this _____ day of <u>February</u>, 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: <u>12/29/93</u>

410-252-8099

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LIBER 3273 PAGE 637

CONSENTS OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees. trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES:

(SEAL)

Bankk

(SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>12</u> day of <u>100-0000</u>, 1991, before me, the subscriber, a Notary Fublic of the District of Columbia personally appeared Carl V. Banks, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Noterial Seal.

My Commission Expires:

12-14-511

m. Wans

Notary Public

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Nov-11-97 12:30P Mich-91 H. Mannes, Esq.

410-7452-8099

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DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>12-1</u> day of <u>Fillman</u>, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

12-14-571

M' Wans

Notary Public

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

RETURN TO: G. M. YOUNG WEINBERG AND GREEN 100 S. CHARLES ST., 1415 FLOOR BALTIMORE, MARYLAND 23201

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LIBER 5292 PAGE 401

EIGHTEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS EIGHTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>Hyril</u>, 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 429 through 435 in Building 63, Phase 20), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A,

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LIBER 5292 PAGE 400

Phase 20, Building 63)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After 2. the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 3.27510% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 147 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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Mory T. Kline By: <u>Ellwood Brown</u> (SEAL) Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 27th day of March 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year

Notary Public My Commission Expires: 12/29/93

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LIBER 5292 PAGE 403

CONSENTS OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES a (SEAL) Carl V. Banke

(SEAL) Betty Jo Richards

DISTRICT OF COLUMBIA; to wit:

I HEREBY CERTIFY, that on this $1St^{-}$ day of HPWL, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Banks, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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Notary Public

4000:0350/3/25/91 BIA31

LIBER 5292 PAGE 101

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>H</u> day of <u>APul</u>, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Betty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

12/14/81

ina M. Wans

Notary Public

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

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Michael H. Mannes

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NINETEENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS NINETEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this [126 day of [120]....., 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Decl ation of SHG Land Condominium dated April 13, 1988, and recorder in Book 4580, Page 664, et <u>seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Cr. dominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, Subdivided Units (being Subdivided Units 436 through 442 in Building 64, Phase 21), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 21, Building 64)" (sometimes herein referred to as the 4000:0350/3/26/91 RIATE

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"Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit A. This subdivision is governed by Section 11-107(0) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have 2. and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragrav 13 and Exhibit 2 of the Amended Declaration. After this subd_vision, Land Unit A shall have 1.74672% Interest in the Common Profits and Common Experses and in the Common Elements of the Regime. After this subdivision, there shall be 154 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 2.C of the Amended Declaration)

Many T. Kline

By Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 2747 day of March 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: 12/23/43

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4000:0350/3/25/91 BIA31

CONSENTS_OF_BENEFICIARY_AND_TRUSTEES

The undersigned Substitute "rustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES: (SEAL) Carl V. Banke Ar QU (SEAL)

Betty J🗸 Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 154 day of 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Banks, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes thereis contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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Notary Public

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4000:0350/3/25/91 BIA31

LIBERS292PAGE 404

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>ISF</u>, day of <u>APWU</u>, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Eetty Jo Richards, who acknowledged herself to be the Substitute Trustee of Madison National Bank and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

.My Commission Expires:

12/14/KI

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Notary Public

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

michael d.)72an

Michael H. Mannes

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TWENTIETH AMENIMENT TO THE AMENDED DECLARATION FOR STORET BEACH CONDOMINIUM (FORMERLY SUG LAND CONDOMINIUM)

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Rerolds of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4500, Page 664, gt seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Gondominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et geq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Fist of Condominium Subdivision ' Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Fist being recorded among the Flat Records of Anne Arundel County in Condominium Plat Nock 41, Follo 13-14, being Flat Nos. E-2013 through E-2014, st geq.;

WHEREAS, as contemplated in accordance with the provisions of the fr Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units creating a Subdivided Unit as provided in Paragraph 300 The Amended Declaration and in Section 11-107(d) of the Real Property Asidii Off R0, the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage. RO interests in the Common Elements and the Common Expenses and Common Bristlic MONIT : the Votes between the Land Unit and the Subdivided Units.

NOW. THEREFORE, for the purmoses aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does bereby subdivide Land Unit C by creating from Land Unit C. Subdivided Unit C-1 : as shown on the "Supplemental Flat of Condominium Subdivision for Stoney Beach -Condominium (Formerly SNG Land Condominium) (Fartial Subdivision of Land -"Supplemental Flat"). The consider of the Land Unit after the subdivision continuing to be known as Land Unit C. This subdivision is governed by Beation 11-107(d) of the Real Property Article of the Annotated Code of Haryland, as amended, and Faragraph 3 of the Amended Declaration. B148181794791 B084112984984

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2. Allocation of Fercentage interests and Votes. After the muldivision referred to above, each Subdivided Unit will have and he vested with the Percentage interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended heriaration. Subdivided Unit C-1 shall have thirty-nine (39) votes in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit C shall have an 18.12222% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime and Subdivided Unit C-1 shall have an R.51526% interest. After this subdivision, there shall be 155 Subdivided Units in the Regime. Land Unit C will retain the rights to R3 subdivided units and Subdivided Unit C-1 will retain the rights to 39 subdivided units.

3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date light abuve written.

WITNESS:

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STERLING HOMES CORFORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (purauant to Paragraph 3.C of the A rded Declaration)

La Ber (SEAL) Ellwood Brown, Vice President

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I REREBY CERTIFY, that on this $\ell^{\#'}$ day of $\underline{7/Lr(\gamma)}$, 1991, before we, the subscriber, s Notary Public of the State aforsasid, personally appeared Eliwood L. Brnwn, Vice President of Sterling Bowes Corporation, a Haryland corporation, who made oath in due form of law that he is authorized to execute this Twentieth Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of suid corporation and acknowledged this document to be the free act and deed of suid corporation.

WITNESS up hand and Notaris) Seal the day and year aforesaid.

Notary Public Hlives

My Commission Expires: 12/24/43

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BOOK 5352PANE 758

CONSENTS OF BENEFICIARY AND TRUSTEE

SUBSTITUTE TRUSTEES: WITNESS Maux Courpetio (SZAL) MM (BEAL)

State of Maryland, County of Baltimore:

I MEREBY CERTIFY, that on this the day of April , 1991, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of Fairfax Bank, FSB and that he as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

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State of Maryland, County of Baltimore:

I MEREBY CERTIFY, that on this day of <u>Heri</u>, 1991, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Danisl Higham, who acknowledged himself to be the Substitute Trustee of Fairfax Savings, FSB and that he as such Substitute Trustee, being authorised so to do, executed the foregoing instrument for the purposes

AS WITNESS my hand and Noterial Beal.

My Commission Expires: 4/192

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BOOK 5352PAGE 759

This is to certify that the within instrument has been prepared by the undersigned Maryland attorney.

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Letur 2: Michinel Mannies 100 S. Charles St. 12 a thear, MD. 2.201

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TMENTY-FIRST AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>2</u>⁻⁻⁻⁻ day of <u>August</u>, 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>at seg</u>.; **recorded** in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and recorded in Condominium Plat Book: 37, Pages 30-32, being Plat

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which Was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, st Seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Plat Nos. E-2013 through E-2014, ft Seg.;

NHEREAS, as Contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited Common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Deal FFT 18.00 property Article of the Annotated Code of Maryland, as amended; and

NOM, THEREFORE, for the purposes aforesaid, the Developer 08/07/91 does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires AA CO. CIRCUIT COURT Unit D. Subdivided Units D. D-1, and D-2 as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach

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Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D, Creating Subdivided Units D, D-1, and D-2)* (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit D. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as smended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and be vesced with the Percentage interest in the Common Fiorics and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Subdivided Unit D shall have thirty-five (35) votes in the Council of Unit After the Council of Unit Owners; and Subdivided Unit D-2 shall have fifty-four (54) votes in the Council of Unit Owners, all as provided in Paregraph 13 and Exhibit 2 of the Amended Declaration, After this subdivision, Land Unit D shall have a 7.6419% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime; Subdivided Unit D-1 shall have an 8.51526% interest; and Subdivided Unit D-2 shall have an 11.79036% interest. After this subdivision, there shall be 157 Subdivided Units in the Regime. Land unit D will retain the rights to 35 multided under. Subdivided Unit D_3 will retain the rights to 35 subdivided units; Subdivided Unit D-1 will retain the rights to 39 subdivided units; and Land Unit D-2 will retain the rights to 54 subdivded units.

Definitions. All terms used herein shall have the з. meanings specified in the Amended Declaration.

IN WITNESS WHEREOP, the Developur has caused this Amendment to be executed on its behalf, on the date first above

WITNESS:

OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration) By:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT

Ellwood Brown, Vice President (SEAL) BOOK 5379 PAGE 158

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>yy</u> day of <u>yuly</u> 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Killa Stored Notary Public

N. -

Ny Commission Expires: ______

5 C ;

BODK 5379 PAGE 159 CONSENT OF TRUSTER

The undersigned, Substitute Trustee pursuant to that certain Deed of Trust made by Sterling Homes Corporation, Grantor therein, dated April 15, 1988, and recorded in Liber 4582, folio 47 among the Land Records of Anne Arundel County, and that certain Deed of Appointment of Substitute Trustee, dated August 1, 1991, and recorded immediately prior hereto among the aforesaid Land Records in Liber <u>5379</u>, folio <u>/53</u>, made by the FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC") as Receiver of MADISON NATIONAL BANK, Beneficiary, do hereby consent to the foregoing Twenty-First Amendment to the Amended Declaration of Stony Beach Condominium for the purpose of subdividing Land Unit D as provided in Paragraph 3 of the Ame 'ad Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

I,

Zula Mun

SUBSTITUTE TRUSTEE: (SEAL)

DISTRICT OF COLUMNIA, to wit:

Mary Made

Receiver of Nadison National Bank, personally appeared before me _n said District, and being personally well known to me to be the person who executed the foregoing instrument for the purposes

WITHERS By hand seal this and day of august _, 1991.

40 Had Notary Public

My Commission Expires:

This is to certify that the within instrument has been prepared by the undersigned Maryland Attorney.

Michael H. Mannes

4000:0350/9/30/91 BIA31:4455T

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BOOK 5443PAGE 754

TWENTY-SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS TWENTY-SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>31st</u> day of <u>October</u>, 1991, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaratio:, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 163 through 168 in Building 26, Phase 22), all as shown on the "Supplemental Plat 4000:0350/9/30/91 81A31:4456T

BOOK 5443PAGE 755

The property of the second second

of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-1, Phase 22, Building 26)" (sometimes herein referred to as the "Supplemental Flat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit D-1. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the Subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit D-1 shall have 7.20522% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 163 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

(SEAL) President Sterling

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BOOK 5443PAGE 756

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this day of <u>October</u>, 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sterling Leppo, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

12/29/93

The Blitterer

Notary Public

My Commission Expires:



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BOOK 5443PAGE 757

CONSENTS OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, and a certain Deed of Appointment of Substitute Trustees, dated March 1, 1991, and recorded in Liber 5379, folio 153, among the aforesaid Land Records, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hareby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Concent is attached.

WITNESS:	SUBSTITUTE TRUSTEES:	
CHAR E	former W. Itant of	(SEAL)
		(CENT)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>Star</u> day of <u>Detett</u>, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared <u>Kenneth W. Stan</u>, who acknowledged him self to be the Substitute Trustee of Madison National Bank and that _he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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			Notary P	ublic		\	/	
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My Commission Expires:

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BOOK 5443 PAGE 758

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared _____, who acknowledged ____self to be the Substitute Trustee of Madison National Bank and that _he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Mail to Weinberg + Green 100 South Charles 81. - 5- Galtemore, M. J. 2120/

0350/4801:8/27/92 CFN07:27788

BOOK 5835 PAGE 324

THIRTY-SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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KETTRN FEE

THIS THIRTY-SECOND AMENDMENT TO, THE AMENDED DECLARATION (herein this "Amendment"), Made this 23²⁵ day of <u>November</u>, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter, referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and Subdivision for SHG Land Condominium dated April, 1988, and Subdivision for SHG Land Condominium dated April, 1988, and Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 53, Folio 26, being Plat No. E-2826;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common *xpenses and Common Profit and the Votes between the Land Unit and 9 Subdivided Units.

BOOK 5835 PAGE 325

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land in Building 36, Phase 31), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, "Supplemental Plat"). The remainder of the Land Unit C-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Declaration. After this subdivision, Land Unit C-1 shall have the Common Elements of the Regime. After this subdivision, there

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this 'Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling President

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CFN07:27788

BOOK 5835 PAGE 326

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>16</u> day of <u>Septender</u>, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

12/29/93

Notary Public

My Commission Expires:



- 3

0350/4801:8/27/92 CFN07:27788

BOOK 5835 PAGE 327

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated consent to this Amendment to the Amended Declaration of Stoney provided in Paragraph 3 of the Amended Declaration and as this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES: (SEAL) Dominic J. Aasta (SEAL) Daniel Higham

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

I HEREBY CERTIFY that on the <u>16th</u> day of of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, the purposes therein contained.

IN WITNESS WHEREOF, I get my hand and official seal. [NOTARY SEAL] WH CO Daw Printed Name of Public. My Commission Expires:

- 4 -

0350/4801:8/27/92 CFN07:27788

BOOK 5835 PAGE 328

STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the ______ bin. 19 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for

to wit:

[NOTARY SEAL]



IN WITNESS WHEREOF, I set my hand and official seal. Notary Public Printed Name Public My Commission Expires:

CFN07:27788

BOOK 5835 PAGE 329

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seg., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

Micµael (SEAL)

(SEAL) herrie Kubala

STATE OF MARYLAND COUNTY OF Charles

to wit:

I HEREBY CERTIFY that on the 38 day of Lettenden, 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

A. Stinson

Printed Name of Notary Public

My Commission Expires: 7/2/96

[NOTARY SEAL]

VJ50/4801:8/27/92 CFN07:27788

[NOTARY SEAL]

STATE OF MARYLAND	BOOK 5835 PAGE	330
COUNTY OF Clinica	to wit:	

I HEREBY CERTIFY that on the $\sqrt{27}$

of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

Notary/Public

Sally H. Stivson Printed Name of Notary Public

My Commission Expires: 7/2/96

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

10 Weinberg & Hreene

BOOK 5920 PAGE 436

THIRTY-THIRD AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS THIRTY-THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 21 day of danuary , 199 by Sterling Homes Corporation, a Maryland corporation (hereinafter

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg.;

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WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and WHEREAS, the Developer further desires to reallocate the

percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and

BOOK 5920 PAGE 437

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land Unit C-1, Subdivided Units (being Subdivided Units 241 through 246 in Building 37, Phase 32), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, Phase 32, Building 37)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit C-1 shall have 0% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 219 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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Multit

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling President

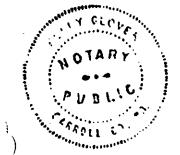
BOOK 5920 PAGE 438

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 2/3 day of 222222, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public



BOOK 5920 PAGE 439

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as described in the Amendment to the Amended Declaration and as this Consent is attached.

SUBSTITUTE TRUSTEES:

WITNESS:

Dominio J. Pasta (SEAL) Aniel Higham (SEAL)

STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the ______ day of <u>Describer</u>, 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

to wit:

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

NOPARY SEAL]

Notary Public

Kelly Glover Printed Name of Notary Public

My Commission Expires: <u>2/29/93</u>

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

I HEREBY CERTIFY that on the 28^{47} day of <u>Dranker</u>, 19<u>12</u>, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

[NOTARY SEAL]

Notary

<u>Kelly Giever</u> Printed Name of Notary Public

My Commission Expires: 12/29/92



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BOOK 5920 PAGE 441

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seq., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

Transford to the second

TRUSTEES:

(SEAL)

(SEAL) Sherrie L. Kubala

STATE OF MARYLAND COUNTY OF Charles

to wit:

I HEREBY CERTIFY that on the $\underline{029}$ day of Vinen 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

Notary Public

SAIL A. Stinson

Printed Name of Notary Public

My Commission Expires: 1/2/96

BOOK 5920 PAGE 442

STATE OF MARYLAND

to wit: COUNTY OF CLARKE

I HEREBY CERTIFY that on the 29^{44} , day of 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

Notary Public Printed Name of Notary Public

My Commission Expires: 1/2/94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esq. Weinberg and Green 100 South Charles Street Baltimore, Maryland 21201

BOOK 5920 PAGE 443

THIRTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS THIRTY-FOURTH AMENDMENT TO THE AMENDED DECI (herein this "Amendment"), Made this 27 day of <u>Menuary</u> by Sterling Homes Corporation, a Maryland corporation (her

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended" Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, at seq.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and WHEREAS, the Developer further desires to reallocate the

percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and

BOOK 5920 PAGE 444

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-9 by creating from Land Unit C-9, Subdivided Units (being Subdivided Units 279 through 284 in Building 42, Phase 33), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-9, Phase 33, Building 42)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-2 thru C-12. This Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit C-2 thru C-12 Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 225 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: Sterling Lappor President (SEAL)

CN036:43728

BOOK 5920 PAGE 445

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WITH

I HEREBY CERTIFY, that on this 210 day of <u>DCCNECT</u> 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

12/24/23

Notary Public

My Commission Expires:



0350:12/9/92(2) CMR36:43728

BOOK 5920PAGE 446

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, datad July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Racords of Anne Arundel County, made by Starling Homes Corporation, Grantor therein and Fairfax Savings, 2 Federal Savings Bank, Baneficiary, and, with respect to Dominic J. Pasta, pursuant to a Deed of Appointment dated June 6. 1990 and recorded in Liber 5103, Page B73 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, Folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Baach Condominium for the purpose of subdividing Land Unit C-9 as described in the Amendment to the Amended Declaration and es described in the Amendment to the Amended Declaration to which this Consent is atteched.

WITNESS:	SUBSTITUTE TRUSTEES:	
Malik	kan	
	Dominic S. Pasta (SEA	بل ر)
Molecti	Daniel Highern (SEA	
	Daniel Higham ()	L)

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

IN WITNERS WHEREOF, I set my hand and official seal.

POTARY SEAL) AFEIL

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Notary Public

Reller Glover Printed Name of Notery Public

My Commission Expires: 12/29/93

CND36:43728

BOOK 5920 PAGE 447

STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the 18th day of December ____, 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for

to wit:

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

[NOTARY SEAL]

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Notary Fublic

Kelly Glover Printed Name of Notary Public

My Commission Expires: 12/29/93

BOOK 5920 PAGE 448

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seq., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-9 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

_(SEAL)

____(SEAL)

STATE OF MARYLAND

COUNTY OF Charles

to wit:

I HEREBY CERTIFY that on the <u>19</u> day of <u>day of</u> <u>19</u> day of <u>19</u> of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

Vally A Stimm Notary Public

Solly A. Stinson Printed Name of Notary Public

My Commission Expires: 7/2/96

vaav:12/9/92(2) CN036:43728 -

BOOK 5920PAGE 449

STATE OF MARYLAND

COUNTY OF Ciarla

to wit:

I HEREBY CERTIFY that on the (1947) day of

Dicersiber, 1922, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

Notary Public

Stally A. Stinson Printed Name of Notary Public

My Commission Expires: 12/94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esq. Weinberg and Green 100 South Charles Street Baltimore, Maryland 21201



0330/4801:12/09/92 CR411:27798

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BOOK 5944 PAGE 224

THIRTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMISIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS THIRTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION 3 (herein this "Amendment"), Made this <u>M</u>² day of <u>February</u>, 1992, by Sterling Komes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously ostablished a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County,: Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>At Seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit D by creating Land Unit D-1, which Amendment was "supplemental Plat of Condominium Subdivision for Stoney Beach of Land Unit D)", said Plat being recorded as aforesaid in Plat Book 55, Folio 4, being Plat No. E-2904;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

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0350/4801:12/09/92 CFN11:27798

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BOOK 5944 PAGE 225

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 364 through 368 in Building 54, Phase 34), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit D-1. This "ubdivision is governed by Section 11-107(d) of the Real Property Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended 1.74670% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 230 Subdivided Units in the Regime.

3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

Lillet

STERLING HOMES CORFORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: _(SEAL) Sterling Leppor Presider;

0350/4801:12/09/92 CFN11:27798

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BOOK 5944 PAGE 226

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 21st day of DEEMOCL 1992, before me, the subscriber, a Notary Public of the State aforeseid, personally appeared Sterling Leppo, President of Starling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year otesaid.

Kelle Stein_ Notary Public

ommission Expires: <u>12/29/73</u>

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a Certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a certain Second Deed of Appointment of Substitute Trustee, dated September 4, 1992, and recorded in Liber 5790, folio 679, among the Lani Records of Anne Arundel County, Maryland, made by the Federal Deposit Insurance Corporation as Receiver of Madison National Bank, Beneficiary, does hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS Wallett

SUBSTITUTE TRUSTEE: They K. Micton (SEAL)

Gregory K. Watson

0350/4801:12/09/92 CFN11:27798

BOOK 5944 PAGE 227

, to wit:

I HEREBY CERTIFY, that on this with day of September, 1992, before me, the subscriber, a Notary Public of Illinois the ______ personally sypeared GREGORY K. WATSON, who acknowledged himself to be the Substitute Trustee of the Federal Deposit Insurance Corporation as Receiver of Madison National Bank and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

· · · · · · "OFFICIAL SEAL

LESLIE J. ETIENNE Rotary Public, State of Illinois My Commission Expires 9-28-94 ÷,

My Commission Expires: 423414

o concrete contration This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. 1

Mannes

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MAIL TO: Michael H. Mannes, Esquire Weinberg and Green 100 South Charles "treet Baltimore, Maryland 21201

BOOK 5968 PAGE 360

THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this $\frac{11}{12}$ day of $\frac{1}{12}$ day of $\frac{1}{12}$, 199, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the

6429:12/17/92(2) CNL54:1473r

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WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, at seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Gondominium Subdivision for Stoney BeREGORD FEE Condominium (Formerly SHG Land Condominium) (Partial Subdivision of panphinit 22.0 A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being POSIALE 2.0 Nos. E-2013 through E~2014, <u>et seq</u>.; .50

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WHEREAS, the Developer has also previously executed and recorded a Twenty-First Amendment to the Amended Declaration subdividing Land Unit AFR NyH, ROSE creating Land Units D-1 and D-2, which Amendment was recorded as aforesting the CUIT COURT 03/12 Liber 5379, Page 156, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D)", said Plat being recorded as aforesaid in Plat Book 55, Folio 4, being Plat No. E-2904;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Units and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Units. The Developer desires to and 1. does hereby subdivide Land Units D and D-2 by creating from Land Unit D-2, Subdivided Units D-3 thru and including D-9 and by creating from Land Unit D,

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BOOK 5968 PAGE 361

Subdivided Units D-10 thru and including D-16 as described on Exhibit "A" attached hereto and made a part hereof, and as shown on the "supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (formerly SHG Land Condominium) (Partial Subdivision of Land Units D and D-2, Buildings 10-13, 19-23 and 28-32)" (sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Blements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration and on Exhibit A hereof. Each Subdivided Unit shall have the votes in the Countil of Unit Owners as provided in Paragraph 13 hereof. After this subdivision, Land Units D-3 thru and D-16 Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 230 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be specified in the Amended Declaration.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration

(SEAL) Sterl President

6429:12/17/92(2) • CNL54:1473r

WALL CO.

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BOOK 5968 PAGE 362

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

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I HEREBY CERTIFY, that on this 35^{44} day of <u>December</u>, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sterling Leppo, President of Sterling Homes Corporation, a Maryland this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act

WITNESS my hand and Notarial Seal the day and year aforesaid,

Notary

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a sectain Second Deed of Appointment of Substitute Trustee, dated September 4, 1992, and recorded in Liber 5790, folio 679, among the Land Records of Anne Arundel County, Maryland, made by the Federal Deposit Insurance Corporation as Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Units D and D-2 as provided in Paragraph 3 of the Declaration to which this Consent is attached.

WITNESS

Sion Expires:

SUBSTITUTE TRUSTEE:

Gregory K. Watson

6429:12/17/92(2) CNL54:1473r

BOOK 5968 PAGE 363

State of Illinois, to with

I HEREBY CERTIFY, that on this 4th day of Beptember 1993 before me, the subscriber, a Notary Public of the State of Illinois personally appeared GREGORY K. WATSON, who acknowledged himself to be the Substitute Trustee of the Federal Deposit Insurance Corporation as Receiver of Madison National Bank and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

OFFICIAL SEAL" LESLIE J. ETIENNE Notery Public, State of Illinois My Commission Expires 9-28-94 nononinininonono AS WITNESS my hand and Notarial Seal.

<u>Etienne</u> Notary Publa

My Commission Expires:

1.

9/28/94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

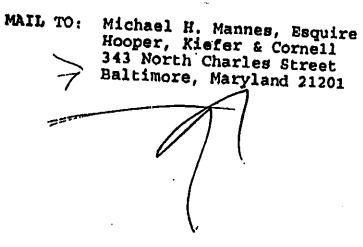
800K 5968 PAGE 364

THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM

EXHIBIT "A"

Subdivided <u>Unit</u>	Building Number	Right Retained to <u>Subdivided Units</u>	<u>Votes</u>	<pre>% Interest in Common Profits and Common Expenses and Common <u>Blements</u></pre>
D-3 D-4 D-5 D-6 D-7 D-8 D-9 D-10 D-11 D-12 D-13 D-13 D-14 D-15 D-16 TOTALS:	11 10 12 13 19 20 21 22 23 28 29 30 31 32	5 5 6 7 7 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	5 5 5 6 7 7 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1.09170 1.09170 1.09170 1.31004 1.52838 1.52838 1.31004 1.74672 1.7

-5-



BOOK 5987 PAGE 492

THIRTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM" "(FORMERLY SHG LAND CONDOMINIUM)

THIS THIRTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 31 day of March , 1993 by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>;;;;; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

6429:12/23/92 CNL57:1474r

BOOK 598'7 PAGE 493

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-2 by creating from Land in Euilding 38, Phase 35), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-2, Phase 35, Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-2 thru C-12. This Subdivision is governed by Section 11-107(d) of the Real Property Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Declaration. After this subdivision, Land Unit C-2 thru C-12 Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 238 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

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WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling President

BOOK 5987 PAGE 494

6429:12/23/92 CNL57:1474r

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>19</u> day of <u>MCCH</u>, 199<u>7</u>, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Publi 12/24/94

y Commission Expires:

BOOK 5987 PAGE 495

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-2 as described in the Amendment to the Amended Declaration and as this Consent is attached.

WITNESS:

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SUBSTITUTE TRUSTEES: (SEAL) Dominic J. Pasta

_(SEAL)

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STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

Dahiel Higham

I HEREBY CERTIFY that on the <u>294</u> day of of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, the purposes therein contained.

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



Public

Printed Name of Notary

My Commission Expires:___

CNL57:1474r

STATE OF MARYLAND) BOOK 59	87 PAGE 496	
COUNTY OF BALTIMORE) to wit:		4
J HEREBY CERTIN of the State of Maryland acknowledged himself to Savings Bank, F.S.B., ar being authorized so to d the purposes therein con	be the Substitute	Truston of Bal	IAM, who
IN WITNESS WHEN			

[NOTARY SEAL]

Printed Name of Notary Public

My Commission Expires: ٤

BOOK 5987 PAGE 497

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seq., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-2 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

____(SEAL) Michael

Sherrie L. _(SEAL)

STATE OF MARYLAND COUNTY OF Corner

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to wit:

I HEREBY CERTIFY that on the 30^{467} day of 4000 day of the subscriber, a Notary Public of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

[NOTARY SEAL]

CRANA STANDA

Notary Public

SALLY A. Stinson Printed Name of Notary Public

My Commission Expires: 7-2-96

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0429:12/23/92 CNL57:1474r

BOOK 5987 PAGE 498

STATE OF MARYLAND COUNTY OF CLALL, tö wit:

I HEREBY CERTIFY that on the $30^{4/7}$ day of 12100, 1943 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

[NOTARY SEAL]

Notary Public

ed Name of Notary Public

My Commission Expires: 1-2-96

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

michael H. Manner

MAIL TO: Michael H. Mannes, Esg. Weinberg and Green 100 South Charles Street Baltimore, Maryland 21201

BOOK 6053 PAGE 392 THIRTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM) AND

CONFIRMATORY THIRTY-SIX AMENDMENT

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THIS THIRTY-EIGHTH AMENDMENT AND CONFIRMATORY THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 20 day of May, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established а Condominium Regime by recording among the Land Records of Anne Arundel (1) a Declaration of SHG Land Condominium dated April 13, County: 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832; LEGO FFE 22.04

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WHELEAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Lar. Condominium) (Partial Subdivision of Land Unit A, Phase 1) "; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Bock 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg ; 1022300 1 102 905 THAT ??

WHEREAS, the Developer has also previously executed and 5/9/77 recorded а Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-DAthrulbudg MAN which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium), (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359; -2-00

WHEREAS, as contemplated in accordance with the provisions of \mathfrak{J} , the Amended Declaration, the Developer desires to subdivide a\portion (), of one of the Land Units, creating Subdivided Units and limited common $\frac{r}{2}$ elements, all as provided in Paragraph ' of the Amended Declaration and $\frac{r}{2}$ in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of Maryland, as amended; TH-UNILOH _____

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Minister Units, and

WHEREAS, the Developer desires to explain and confirm the renumbering of the remainder of Land Unit D-1 to Land Unit D-14 (being Building 30), Roching the section of the sold of the 05-21/27

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BOOK 6053 PAGE 393

does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to Unit D-10, Subdivided Units (being Subdivided Units 137 through 144 in Building 22, Phase 36), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Building 22)" (sometimes herein referred to as the "Supplemental Building 22)" (sometimes herein referred to as the "Supplemental Continuing to be known as Land Unit D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and one (1) vote in the Council of Unit Owners as provided Unit shall have and Exhibit 2 of the Amended Declaration. After this subdivision. Land Units D-3 thru D-16 shall have 19.43226% Interest in the Common Profits this subdivision, there shall be 246 Subdivided Units in the Regime.

3. <u>Confirmatory 36th Amendment</u>. The Developer desires to and does hereby explain and confirm that the remainder of Land Unit D-1 after subdivision and recordation of Subdivided Units in Buildings 24-27 and 54-55 (being also Phases 22-23, 26, 29-30, and 34) consisted of Building 30 which was renamed in the Thirty-Sixth Amendment as Land Unit D-14 and that the aforesaid remainder of Land Unit D-1 and Land Unit D-14 are one and the same and are designated as Building 30.

4. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Lappo, //President

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STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

My Commission Expires:

BOOK 6053 PAGE 394

A I HEREBY CERTIFY, that on this 18 me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 579 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-10 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:	TRUSTEES:
1 shall	P
	Raymond E. Schlissler (SEAL)
(Acapa	for M. Smith (SEAL)
	Lames M. Smith

I HEREBY CERTIFY, that on this 19 day of May, 1993, before me, the subscriber, a Notary Public of the _______ personally appeared RAYMOND E. SCHLISSLER and JAMES M. SMITH, who acknowledged themselves to be the Trustees of the Provident Bank of

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Maryland executed	and the	that they, as such Trustees, being authorized so to d foregoing instrument for the purpos's therein containe WIINESS my hand and Notarial Goal	of lo, d.
	AS	WITNESS my hand and Notarial Seal.	
		Andre Workman (NOTART PUBLIC)	
My Commis	sion	Notary Public Commone office	

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BODK 6053 PAGE 395

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a certain Second Deed of Appointment of Substitute Trustee, dated September 4, 1992, and recorded in Liber 5790, folio 679, among the Land Records of Anne Arundel County, Maryland, made by the Federal Deposit Insurance Corporation as Receiver of Madison National Bank, Beneficiary, does hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-B as provide in Paragraph 3 of the Amended Declaration and as described in une Amendment to the Amended Declaration to which this Consent is attached.

WINESS:

"OFFICIAL SEAL" DIANE A. WEDOW Notary Public, State of Illinois My Commission Expires B / 25 / 96 SUBSTITUTE TRUSTEE:

K. Walson (SEAL) Gregory K. Watson

4985:12/23/92 CNL58:1475r

19:117.1193 , to wit:

I HEREBY CERTIFY, that on this 4th day of September, 1992, before me, the subscriber, a Notary Public of the <u>*Illiners*</u> personally appeared GREGORY K. WATSON, who acknowledged himself to be the Substitute Trustee of the Federal Deposit Insurance Corporation as Receiver of Madison National Bank and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Netariah Seal.

My Commission Expires: <u>8/25/9(p</u>

morono "OFFICIAL SEAL" DIANE A. WEDOW Notary Public, State of Illinois My Commission Expires 8 / 25 / 96

BOOK 6053PAGE 396

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Direction H. Mannes

MAIL TO: Michael H. Mannes, Esquire Weinberg and Green 100 South Charles Street Baltimore, Maryland 21201

Hooper, j'iefer and Correll 343 N. Clarks street Bultinong Moryland 21201

- 5 -

BOOK 6078 PAGE 864

TEIRTY-NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS THIRTY-NINTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this day of <u>lufe</u>, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel 1986, and recorded in Boc. 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Frat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>EL Seg</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>EL Seg</u>.;

WHEREAS, the Developer has also previously executed and recorded a 'Twenty-Eighth Amendment to the Amended Declaration Subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 5 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> <u>of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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BOOK 6078 PAGE 865

1. <u>Subdivision of the Land Unit</u>. The Developer desires to Subdivided Units (being Subdivided Units 263 through 270 in Building 40, Phase 37), all as shown on the "Supplemental Plat of Subdivision for Stoney Beach Condominium (Formerly SHG Land (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be Section 11-107 (d) of the Real Property Article of the <u>Annotated Code of</u> Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and one (1) vote in the Council of Unit Owners as provided Unit shall have and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 11.57202; Interest in the Common Profits this subdivision, there shall be 254 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

of the Amended Declaration) By:

Sterling/Leppo, President

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE CCUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (DURSUANT to Paragraph 3.C

(SELL)

BOOK 6078 PAGE 866

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STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this $X^{\prime\prime\prime}$ day of (1472), 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year afcresaid.

My Commission Expire :

CONSENT OF SUBSTITUTE TRUSTEE

Notary Publi

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Eank, F.S.B., Beneficiary, and, with respect to Dominic J. Pasta, pursuant to a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-B as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amendment to this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEE:	
2	(SEAL)
Dominic J. Pasta	
Daniel Higham	(SEAL)

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BOOK 6078 PAGE 867

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HERBBY CERTIFY, that on this <u>fine</u> day of <u>Junc</u>, 1993, before me, the subscriber, a Notary Public of the <u>MAR AL ITER</u>, personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: <u>Addition</u>

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this the day of the subscriber, a Notary Public of the subscriber, a notary subscriber,

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing

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BOOK 6078PAGE 868

A CONTRACTOR OF THE OWNER

'Land Unit C-8 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

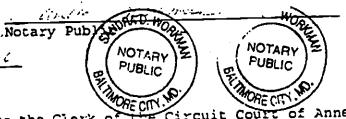
WITNESS:	TRUSTEES:
Theman propher	Parmerit akiling (SEAL)
	Raymond (E. Schlissler
Thomas naight	fre (SEAL)
	James M. Smith

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREB LERTIFY, that on this _____ day of ______, 1993, before me, the subscriber, a Notary Public of the _______ personally appeared Raymond E. Schlissler and James M. Smith, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:



This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

BORK 6096 PASE 015

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FORTIETH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FORTIETH AMENDMENT TO THE AMENDED DECLAPATION (herein this "Amendment"), Made this _____ day of _____, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691, and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988 and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folic 13-14, being Plat Nos. E-2012 through E-2014, <u>et Seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3161;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Marvland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:



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1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-7 by creating from Land Unit C-7, Subdivided Units (being Subdivided Units 271 through 278 in Building 41, Phase 38), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-7, Phase 38, Building 41)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> <u>Marvland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in t e Common Elements specified in Paragraph 7 and Exhibit 1 of the A ded Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 9.82530% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 262 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHERFOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

July 19/070 (SEAL) By: Leppo, President Sterlika

فالمحمد أخذا كمراقب كمحالي منكر فللقال الألاق كالقر كالمتكر فتكر الأفراق المتكر الأكر الألكر

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STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

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I HEREBY CERTIFY, that on this 16 day of _____, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

1-1-1-1-194

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to Dominic J. Pasta, pursuant to a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-7 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEE: (SEAL) Domínic 7 <u>7 ...</u>(SEAL) Daniel Higham

BEOK 6096 PAGE 018

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this <u>that</u> day of <u>hild</u> 1993, before me, the subscriber, a Notary Public of the <u>Split Notarial</u> personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 5-1-15

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this <u>lift</u> day of <u>lift</u> 1993, before me, the subscriber, a Notary Public of the <u>wast lift</u> (1997) personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

MARSHALL MARKEN

My Commission Expires: 5.4 45

CONSENT OF TRUSTHES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation. Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing

Land Unit C-7 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:	TRUSTEES :		
Real A Ringa	Raymond (E. Schlis	<u>(</u>	(SEAL)
Crand A Caron	James M. Smith		(SEAL)

STATE OF MARYLAND } COUNTY OF BALTIMORE) TO wit:

I HEREET CERTIFY, that on this <u>17th</u> day of <u>June</u>, 1993, before me, the subscriber, a Notary Public of the <u>State of Harrinnd</u> personally appeared Raymond E. Schlissler and James M. Smith, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do. Nexecuted the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

willinde Notary/Public ELIZABETH D. EASTON

My Commission Expires:____

Commission expires june 1, 1998

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

<u>Michael H. Mannes</u>

MAIL TO:Michael H. Mannes, Esquire
Hooper, Kiefer & Cornell343 North Charles StreetBaltimore, Maryland 21201

> A000:0350/9/30/91 BIA31:4456T

BOOK 5443 PAGE 759

TWENTY-THIRD AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS TWENTY-THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>31st</u> day of <u>October</u>, 1991, <u>11/01/4</u> by Sterling Homes Corporation, a Maryland corporation (hereinafter <u>Miss</u> referred to as the "Developer").

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WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. 2-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos, E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votos between the Land Unit and the Subdivided Units.

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 169 through 173 in Building 27, Phase 23), all as shown on the "Supplemental Plat . 4000:0350/9/30/91 BIA31:44561

BOOK 5443PAGE 760

of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-1, Phase 23, Building 27)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit D-1. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit D-1 shall have 6.11352% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 168 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

yathis Il Scarp

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Leppo, President

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4000:0350/9/30/91 BIA31:4456T

BOOK 5443PAGE 761

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>do</u> day of <u>Credent</u>, 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sterling Leppo, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: 13/24/43

4000:0350/9/30/91 BIA31:44561

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CONSENTS OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, and a certain Deed of Appointment of Substitute Trustees, dated March 1, 1991, and recorded in Liber 5379, folio 153, among frantor therein and Records, made by Sterling Homes Corporation, consent to the Amendment to the Amended Declaration of Stoney provided in Paragraph 3 of the Amended Declaration and as this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES:

mith (SEAL)

_____(SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this <u>3154</u> day of <u>Definer</u>, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared <u>Kennettas</u>, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that <u>he as such Trustee</u>, being authorized so to do, executed the foregoing instrument for the purposes therein contained:

AS WITNESS my hand and Notarial Seal

My Commission Expires:

4000:0350/9/30/91 BIA31:4456T

BOCK 5443PAGE 763

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this _____ _ day of _ 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared _____, who acknowledged ____self to be the Substitute Trustee of Madison National Bank and that _he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Roger K. GarfAnk

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BOOK 5528 PAGE 777

TWENTY-FOURTH AMENDMENT TO THE AMENDED -DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 28^{TL} day of \sqrt{AwARY} , 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being FILPED FIL Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and first NOS TIC recorded an Amended Declaration entitled "Amended Declaration for 02/15 Stoney Beach Condominium (Formerly SHG Land Condominium)" which ". ROSE was recorded among the Land Records of Anne Arundel Count?" D. LINEUT COURT Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Flat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Flat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Flat Nos. E-2013 through E-2014, et seg.;

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 53, Folio 26, being Plat No. E-2826;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

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BOOK 5528 PAGE 778

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land Unit C-1, Subdivided Units (being Subdivided Units 90 through 97 in Building 15, Phase 24), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, Phase 24, Building 15)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit C-1 shall have 6.76854% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 176 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Lepps President

BOOK 5528 PAGE 779

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT: --

I HEREBY CERTIFY, that on this day of <u>multiple</u>, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, Fresident of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public 12/29/93

My Commission Expires:

- WARTA

BOOK 5528 PAGE 780

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a Certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with respect to Dominic J. Pasta, pursuant to a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, Folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS: SUBSTITUTE TRUSTEES: (SEAL) Dominic J Pasta (SEAL) Dahiel Higham STATE OF MARYLAND to wit:

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the <u>first</u> day of firstly of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

[NOTARY SEAL]

JEALY A Deredy L Notary Public NOTAR PUBLIC DAVIAL LAULE Printed Name of Notary Public My Commission Expires: <u>10-1-</u>Q5

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BOOK 5528 PAGE 781

STATE OF MARYLAND)) to wit: COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on the <u>17</u> day of <u>11000000</u>, 19<u>000</u>, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I set my hand and official ace

[NOTARY SEAL]

I set my hand and offi	icial seal.
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Jucili & Aling	NOTAD
Notary Public	PUBLIC
Dewoln K. Laure	A A A A A A A A A A A A A A A A A A A
Printed Name of Notary	Diversion

Printed Name of Notary Public

My Commission Expires: 1, -1.45

BOOK 5528 PAGE 782

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seq., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

(SEAL) Michael

(SEAL)

COUNTY OF Clarks

to wit:

I HEREBY CERTIFY that on the <u>274</u> day of <u>Aurodov</u>, 19<u>9</u>, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Printed Name of Notary Public

My Commission Expires: <u>7-1-94</u>

14.

NOTARY SEAL]

BOOK 5528 PAGE 783

STATE OF MARYLAND COUNTY OF (Kels

to wit:

I HEREBY CERTIFY that on the <u>27'</u> day of <u>Automy</u>, 1997 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Notary

Printed Name of Notary Public

My Commission Expires: <u>7-1-94</u>

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

Reworn to:

Ms. Lauri D. Miller Weinberg and Green 196 South Charles Street Baltimore, Maryland 21201-2773

Mail to

- 7 -

TWENTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"). Made this 22⁴⁰ day of Amendment, 199 by Sterling Homes Corporation, a Maryland corporation (hereinafter RECORD FEE WHEREAS, the Developer had previously established a 42.0 Condominium Regime by recording among the Land Records of Anne RL PROP 2.0 Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat POSTAGE WHEREAS, the Developer has also previously executed and .50 recorded an Amended Declaration entitled "Amended Declaration for #423000 C489 ROZ T14: Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Fólio 13-14, being Plat Nos. E-2013 through E-2014, et seq.; 04/27/5 NARY N. ROSE WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdi-AA CO. CIRCUIT COURT viding Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 53, Folio 26, being Plat No. E-2826; WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and

800K 5606PADE 025

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land Unit C-1, Subdivided Units (being Subdivided Units 98 through 104 in Building 16, Phase 25), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, "Supplemental Plat"). The remainder of Land Unit C-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit C-1 shall have the Common Elements of the Regime. After this subdivision, there shall be 183 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By:_ _(SEAL) Sterling President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>21</u>⁵⁴ day of <u>April</u>, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

12/29/93

Notary Jublic

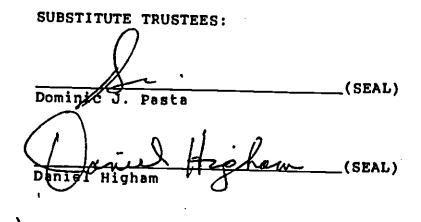
My Commission Expires:

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated Consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as described in the Amendment to the Amended Declaration and as this Consent is attached.

WITNESS:





STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

to wit:

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

[NOTARY SEAL]



Public

Printed Name of Nodary Public My Commission Expires:

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

ţ.

<u>April I HEREBY CERTIFY</u> that on the <u>2/S/</u> day of of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

[NOTARY SEAL]



Nótar

Printed Name of Notary Publi

My Commission Expires:_

CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seg., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

in "

STATE OF MARYLAND COUNTY OF Charles

NOTARY SEAL]

Michael J. Sullivan (SEAL)

(SEAL) Sherrie L.

to wit:

I HEREBY CERTIFY that on the <u>Rand</u> day of of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings do, executed the foregoing instrument for the purposes therein

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

Notary Publi

Printed Name of Notary Public

My Commission Expires:

BOOK 5606PADE 030

1

STATE OF MARYLAND to wit: COUNTY OF

I HEREBY CERTIFY that on the 22md day of of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Nota

Printed Name of Notary P

My Commission Expires: _____

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

RETURN TO:

MICHAEL H. MANNES WEINBERG AND GREEN 100 S, CHARLES ST, BALTIMORE, MO 21201

NOTARY SEAL]

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4806:1/30/92 CBA67:17108

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BOOK 5641 PAGE 066

TWENTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 22 day of MAH, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of An Arundel County: (1) a Declaration of SHG Land Condominium d April 13, 1988, and recorded in Book 4580, Page 664, et seq. (2) By-Laws of SHG Land Condominium dated April 13, 1988, as recorded in Book 4580, Page 691; and (3) a Plat of Condomin Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Pl Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit D by creating Land Unit D-1, which Amendment was recorded as aforesaid in Liber 5379, Page 156, together with the "Supplemental Plat of Condominium Subdivision for Stoney Beach 22.00 Condominium (Formerly SHG Land Condominium) (Partial Subdry SHG Land Condominium) of Land Unit D)", said Plat being recorded as aforesaid in Plat Book 55, Folio 4, being Plat No. E-2904; #666450 (A #566450 CAO3 RO4 114:

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WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and 05/28,

BOOK 5641 PAGE 067

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-1 by creating from Land in Building 25, Phase 26), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly Phase 26, Building 25)" (sometimes herein referred to as the subdivision continuing to be known as Land Unit D-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision is governed by Section 11-107(d) of the Real Property Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Declaration. After this subdivision, Land Unit D-1 shall have the Common Elements of the Regime. After this subdivision, there

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By:_ (SEAL) Sterling Lepp President

4806:1/30/92 CBA67:17108.

BOOK 5641 PAGE 068 ,

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 18th day of May of aforesaid, personally appeared Sterling Leppo, President of sterling Homes Corporation, a Maryland corporation, who made oath to the Amended Declaration for Stoney Beach Condominium, on behalf act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

12/29/93

Y Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a Certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel and recorded in Liber 5379, folio 153, among the aforesaid Land Records, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, does hereby consent to the for the purpose of subdividing Land Unit D-1 as provided in Amendment to the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is

WITNESS:

Sinse C. Musup.

SUBSTIZUTE TRUSTEE:

(SEAL)

Kenneth W. Stanley

BOOK 5641 PAGE 069

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

SS: Boston, May 22, 1992

I HEREBY CERTIFY, that on this 22 day of May, 1992, before me, the subscriber, a Notary Public of the County of Suffolk personally appeared KENNETH W. STANLEY, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires August 15 ,199

4805:1/30/92 C0AG7:17100

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this ______ day of ______ 1992, before me, the subscriber, a Notary Public of the District of Columbia personally appeared KENNETH W. STANLEY, who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

BOOK 5641 PAGE

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

Return to:

Michael H. Mannes, Esquire Weinberg and Green 100 South Charles Street Baltimore, Maryland 21201 (410) 332-8600

TWENTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-SEVENTH AMENDMENT TO, THE AMENDED DECLARATION (herein this "Amendment"), Made this 25 day of une 00by Sterling Homes Corporation, a Maryland corporation (hereinafter

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdawiston of Land Unit C)", said Plat being recorded as aforesaid in /RU/at Book 53, Folio 26, being Plat No. E-2826; 30.00

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WHEREAS, as contemplated in accordance with the FOSTAGE provisions of the Amended Declaration, the Developer desites to 191 101 114: subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 (0/20) of the Amended Declaration and in Section 11-107(d) of the Real KUSE Property Article of the <u>Annotated Code of Maryland</u>, as amended (10) (10) C6/25/1

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and

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NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land Unit C-1, Subdivided Units (being Subdivided Units 105 through 110 in Building 17, Phase 27), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, "Supplemental Plat"). The remainder of Land Unit C-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit ' Owners as provided in Paragraph 13 and Exhibit 2 of the Amended J.93012% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 194 Subdivided Units in the Regime, reference

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Donna H. Jaif

By: _(SEAL) Sterling Lep President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this day of May of May of aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public 12/29/93

My Commission Expires:

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WITNESS:

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as described in the Amendment to the Amended Declaration and as this Consent is attached.

SUBSTITUTE TRUSTEES: (SEAL) Dominic J. Pasta (SEAL) Daniel Higham

STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the <u>1</u>St day of of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

to wit:

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

[NOTARY SEAL]



DUZQ Printed Name of Notary Public

My Commission Expires:

CFN06:27778

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

I HEREBY CERTIFY that on the $\frac{|S|}{|S|}$ day of

of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

DULARA Notáry Public

BOOK

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Printed Name of Notary Public

My Commission Expires: 4/



CONSENT OF TRUSTEES

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, et seq., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

Sherrie L.

to wit:

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on the <u>3</u><u>M</u> day of of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

[NOTARY SEAL]

Notary Pub/

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(SEAL)

Súllivan

Kubala

Printed Name of Notary Public

My Commission Expires:___ 7-1-44

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STATE OF MARYLAND	``		
COUNTY OF Charles	>>	to	wit:

I HEREBY CERTIFY that on the <u>3AA</u> day of of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

[NOTARY SEAL]

Printed Name of Notary Public

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My Commission Expires: 7-1-92

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

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BOOK 5711 PAGE 758

11.

. . . .

TWENTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 1 day of 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated Apiil 13, 1988, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1968, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 53, Folio 26, being Plat No. E-2826;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units. 12 S.GP

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows: HA. (1997) - Her Star 2017 and 1251.

. Subdivision of the Land Unit. The Developer desires 1. to and does hereby subdivide Land Unit C by creating from Land Unit C, Subdivided Units C-2 thru and including C-12 as described on Exhibit "A" attached hereto and made a part hereof, and as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C, Phase 28, Buildings 33-35 and 38-45)"

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RORK 5711 PAGE 759

(sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration and on Exhibit A hereto. Each Subdivided Unit shall have the votes in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration and listed on Exhibit "A" of this Amendment. Each Subdivided Unit shall have the percentage this shown on Exhibit "A." After this subdivision, there shall be 206 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (Fursuant to Paragraph 3.C of the Amended Declaration)

Sterling Leppd, 1 Bv: President

(SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>19</u> day of <u>Junc</u>, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year All Mixe Notary Public UBYL Commussion Expires: 12/21/93

- 2 -

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated June 6, 1992, and recorded in Liber 5103, Page 873 and, with March 13, 1992, and recorded in Liber 5279, Folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C as described in the Amendment to the Amended Declaration and as this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES: (SEAL) Dominic Pastá (SEAL) Daniel Higham

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

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

NOTARY SEAL]

KELLY GEWER Printed Name of Notary Public

My Commission Expires: 13/34/73

- 3 -

BCGK 5711 PAGE 761

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

I HEREBY CERTIFY that on the $\underline{ji''}$ day of \underline{Junc} , 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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



Notary Public

LELLY GLOVEN

Printed Name of Notary Public

My Commission Expires: 12/21/13

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Jozielan (H. Mannes

MAIL TO:

Michael H. Mannes, Esquire Weinberg and Green 100 S. Charles Street Baltimore, Maryland 21201

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EDAK 5711 PAGE 762

TWENTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM

EXHIBIT "A"

Subdivided Unit	Building Number	Rights Retained To <u>Subdivided Units</u>	<u>Votes</u>	% Interest in Common Profits and Common Expenses <u>& Common Elements</u>
C-2	38	8	8	1,74672
C-3	39	8	8	1.74672
C-4	33.	7	7	1,52838
C-5	34	7	7	1.52838
C-6	35	7	7	1.52838
C-7	41	8	8	1.74672
C-8	40	8	8	1.74672
C-9	42	6	6	1.31004
C-10	43	8	8	1.74672
C-11	44	8	8	1.74672
C-12	45	8	<u>8</u> .	1.74672
TOTALS:		83 _t	83	18.12222

0350:7/14/92 CFN97:27788

BOOK 5737 PAGE 727

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TWENTY-NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS TWENTY-NINTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>21</u> day of <u>Higust</u>, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended The Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Unit C-1, which Amendment was recorded as aforesaid in Liber 5352, Page 756, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C)", said Plat being recorded as aforesaid in Plat Book 53, Folio 26, being Plat No. E-2826;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

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G350:7/14/92 CFN07.:27788

BOOK 5737 PAGE 728

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-1 by creating from Land Unit C-1, Subdivided Units (being Subdivided Units 111 through 116 in Building 18, Phase 28), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit C-1, "Supplemental Plat"). The remainder of Land Unit C-1, "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit C-1. This Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended 2.62008% Interest in the Common Profits and Common Expenses and in the Common Expenses and in the Regime. After this subdivision, there shall be 211 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Lerro, President

0350:7/14/92 CFN07:2778B

BOOK 5737 PAGE 729

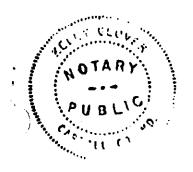
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this <u>17</u>th day of <u>July</u>, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

_lalana

My Commission Expires:



0350:7/14/92 CFN07:27788

BOOK 5737 PAGE 730

CONSENT OF TRUSTEES

The undersigned, Substitute Trustees pursuant to a Certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, and, with dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment respect to Daniel Higham, pursuant to a Deed of Appointment dated consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as described in the Amendment to the Amended Declaration and as this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES: (SEAL) Dominic J. Pasta (SEAL) Daniel Higham

STATE OF MARYLAND

COUNTY OF BALTIMORE

I HEREBY CERTIFY that on the day of of the State of Maryland, personally appeared DOMINIC J. PASTA, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, the purposes therein contained.

to wit:

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

[NOTARY SEAL] WH COD NOTAP UHI

Public . z. (Printed Name of Notary blic My Commission Expires:___ 19.6

0350:7/14/92 CFN07:2778B

STATE OF MARYLAND

COUNTY OF BALTIMORE

to wit:

BOOK 5737 PAGE 731

I HEREBY CERTIFY that on the _____ day of of the State of Maryland, personally appeared DANIEL HIGHAM, who acknowledged himself to be the Substitute Trustee of Fairfax Savings Bank, F.S.B., and that he, as such Substitute Trustee, the purposes therein contained.

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

[NOTARY SEAL]



Olia 10 Notary Public mwn \sim DUTO Printed Name of Notary Public

My Commission Expires: 4/196

CONSENT OF TRUSTEESBOOK 5737 PAGE 732

The undersigned, Trustees, pursuant to a certain Deed of Trust, dated July 17, 1991, and recorded in Liber 5386, Page 520, <u>et seq</u>., among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Washington Savings Bank, F.S.B., Beneficiary, do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES:

Sally a Strison

(SEAL) Michael J. Sulli

(SEAL) /Sherrie L.

STATE OF MARYLAND COUNTY OF Charles

to wit:

I HEREBY CERTIFY that on the Act day of , 19/2, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared MICHAEL J. SULLIVAN, who acknowledged himself to be the Trustee of Wahington Savings Bank, F.S.B., and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

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

[NOTARY SEAL]

Notary Publ

Printed Name of Notary Public

My Commission Expires: 7 - 1 - 94

0350:7/14/92 CFN07:27788

STATE OF MARYLAND)		800 k	5737 PAGE	799
COUNTY OF Charles))	to wit:			(00

I HEREBY CERTIFY that on the <u>Act</u> day of of the State of Maryland, personally appeared SHERRIE L. KUBALA, who acknowledged herself to be the Trustee of Washington Savings Bank, F.S.B., and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

[NOTARY SEAL]

Printed Name of Notary Public

My Commission Expires: 7-1-94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Minhael H. Mannes

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THIRTIETH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

BOOK 5790 PAGE 681

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THIS THIRTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 15⁻² day of <u>Outplace</u>, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and Subdivision for SHG Land Condominium dated April, 1988, and Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desince of the Subdivide a portion of two of the Land Units, creating Subdivided Units (A and D-1) and common elements, all as provided in Distance 2.0 Paragraph 3 of the Amended Declaration and in Section 11-1000000, cot not 112 the Real Property Article of the Annotated Code of Maryland, as

WHEREAS, the Developer has also previously executed.and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit D by creating Land Unit D-1, which Amendment was recorded as aforesaid in Liber 5379, Page 156, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D)", said Plat being recorded as aforesaid in Plat Book 55, Folio 4, being Plat No. E-2904;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

18-Z-51

WHEREAS, the Developer further desires to subdivide Land Unit A and transfer certain general common elements in conjunction

BOOK 5790 PAGE 682

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires 1. to and does hereby subdivide Land Unit D-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 369 through 373 in Building 55, Phase 29), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-1, Phase 29, Building 55," (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Unit D-1, subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes, 2, the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits After and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit D-1 shall have 3.93012% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 216 Subdivided Units in the Regime.

3. <u>General Common Elements</u>. The general common elements shown on the Supplemental Plat as part of Land Unit A are herewith deemed general common elements of Stoney Beach Condominium as provided in Paragraph 8.H. of the Amended

Definitions. All terms used herein shall have the 4. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Leppo President

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO-WIT:

I HEREBY CERTIFY, that on this 8th day of BOOK 5790 PAGE 68 before me, the subscriber, a Notary Public of the State aforesaid, Jepkenber 1992, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Mary T. Shore Notary Public

Commission Expires:___ 12/24/94

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a Certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a certain Second Deed of Appointment of Substitute Trustee, dated 10 - 15 - 92, 1992, and recorded in Liber 5796, Folio 1079 among the Land Records of Anne Arundel County, Maryland, made by the Federal Deposit Insurance Corporation as Receiver of Madison National Bank, Beneficiary, does hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent

WITNESS:

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SUBSTITUTE TRUSTEE:

Tregory K. Watm (SEAL)

Gregory K. Watson

> **GREGORY K. WATSON** ASSISTANT MANAGING LIQUIDATOR

-3-

STATE OF ILLINOIS, COUNTY OF COOK, TO-WIT:

I HEREBY CERTIFY, that on this 579 OPAGE 684 state aforesaid, personally appeared GREGORY K. WATSON, who acknowledged himself to be the Substitute Trustee of the Federal and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

Notary Pub

OFFICIAL SEAL Peggy C. Samuels Notary Public, State of Illinois My Commission Expires 2/1/94

My Commission Expires: 2-1-94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

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CFN11:27796

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BOOK 5835 PAGE 320

THIRTY-FIRST AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

RECORD FEE C4. RL PROP 2. POSTAGE . R&A7980 CA89 ROP 11

THIS THIRTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>23</u> day of <u>November</u>, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter <u>11/2</u>, referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April 13, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended; and

WHEREAS, the Developer has also previously executed and recorded a Twentieth Amendment to the Amended Declaration subdividing Land Unit D by creating Land Unit D-1, which Amendment was recorded as aforesaid in Liber 5379, Page 156, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach of Land Unit D)", said Plat being recorded as aforesaid in Plat Book 55, Folio 4, being Plat No. E-2904:

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units.

BOOK 5835 PAGE 321

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-1 by creating from Land in Building 24, Phase 30), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-1, Phase 30, Building 24)" (sometimes herein referred to as the subdivision continuing to be known as Land Unit after the subdivision is governed by Section 11-107(d) of the Real Property Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Declaration. After this subdivision, Land Unit D-1 shall have the Common Elements of the Regime. After this subdivision, there

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

STERLING HOMES CORPORATION,

By: (SEAL) po, President

BOOK 5835 PAGE 322

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STATE OF MARYLAND, COUNTY OF BALTIMORE, TO-WIT:

I HEREBY CERTIFY, that on this _23rd day of _____ subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, _1992, before me, the President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the

WITNESS my hand and Notarial Seal the day and year aforesaid.

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Notary Public

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a certain Second Deed of Appointment of Substitute Trustee, dated 10/15/92 1992, and recorded in Liber 5790, Folio 679 among the Land Records of Anne Arundel County, Maryland, made by the Federal Deposit Insurance Corporation as Receiver of Madison National Bank, Beneficiary, does hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

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Expires:

SUBSTITUTE TRUSTEE:

(Seal) GREGORY K. WATSON

-3-

BOOK 5835 PAGE 323

STATE OF ILLINOIS, COUNTY OF COOK, TO-WIT:

I HEREBY CERTIFY, that on this 10th day of October 1992, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared GREGORY K. WATSON, who acknowledged himself to be the Substitute Trustee of the Federal Deposit Insurance Corporation as Receiver of Madison National Bank and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

Repuis Notary Public (lenne My Commission Expires: <u>9/28/94</u> LESUE J. ETIENNE Notary Public, State of Illinois My Commission Expires 9 · 28 · 94

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

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FORTY-FIRST AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACE CONDOMINIUM (FORMERLY SHE LAND CONDOMINIUM)

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THIS FORTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>14</u>⁴⁴day of <u>July</u>, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 591; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, a: recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et sec</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to Subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-6 by creating from Land Unit C-6, Subdivided Units (being Subdivided Units 228 through 234 in Building 35, Phase 39), all as shown on the "Supplemental Flat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-6, Phase 39, Building 35)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> <u>Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amene 'Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 8.29692% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 269 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above-written.

WITNESS:

#<u>EUy**hech**\4]ne</u>4 86/91/13

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

1 89-190 By: (SEAL) Sterling Leppo, President

2

STATE OF MARYLAND COUNTY OF BALTIMOPE) TO WIT:

#1.579both\43am2 #4/#3/#3

I HEREBY CERTIFY, that on this 14th day of ____ 1993, before me, the subscriber, a Notary Public of the State/aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a Certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to Dominic J. Pasta, pursuant to a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C.S as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

Donna Trump

SUBSTITUTE ARUSTEE: (SEAL) Dominic J. Pasta 1/M (SEAL) Higham

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

₩**11/bach\6**]ai 16/67/82

I HERBBY CERTIFY, that on this 14th day of Jory 1993, before me, the subscriber, a Notary Public of the State County aforesone personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B. and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. Notary Public 41,194 My Commission Expires:

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 14/42 day of 1993, before me, the subscriber, a Notary Public of the still found at personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. Public

My Commission Expires: 4/./96

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing

and Unit C-6 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:	TRUSTEES:
Sig	P n MA.
ill	Raymond E. Schlissler (SEAL)
Altah	1
	James M. Smith (SEAL)

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this day of July, 1993, before me, the subscriber, a Notary Public of the <u>figured (on he</u>) personally appeared Raymond E. Schlissler and James M. Smith, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 14/34/54

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

BUUK OZUSPACE 079 FORTY-SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

, THIS FORTY-SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>7</u> day of <u>Explority</u>, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat

WHEREAS, the Developer has also previously executed and and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of the Plat Records of Anne Arundel County in Condominium Plat, Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et</u>

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit A by creating from Land Unit A, 8 Subdivided Units (being Subdivided Units 443 through 450 in Building 65, Phase 40), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit A, Phase 40, Building 65)" (sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the

1 14 ~

BOOK 6205 PAGE 080 Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After 2. the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit A shall have 04 Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 277 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above

WITNESS:

STERLING HOMES DEVELOPER, CORPORATION, AND DESIGNEE OF THE COUNCIL OF UNIT AS OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: Sterling Leppo, President (SEAL)

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 14th day of July 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation. LY CLOVES WITNESS my hand and Notarial Seal the day and year , OTARAOresaid.

1:1 My Commission Expires: 12/29/93 Manager Manager

 $\{ \cdot, \cdot \}$

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded June 16, 1993 in Liber 6088, Folio 376 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Reisterstown Federal Savings Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

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ryu flein_

TRUSTEES :	
Gary R. Dowell	(SEAL)
Suzann M. Stephens	_(SEAL)

BOOK 6205 PAGE . 081"

STATE OF MARYLAND) LULL, H LINI (CLAR) TO WIT:

I HEREBY CERTIFY, that on this day of <u>116</u>, 1993, before me, the subscriber, a Notary Public of the <u>16</u>, <u>NULTRICE</u> personally appeared Gary R. Dowell and Suzann M. Stephens, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

Commission Expires: 12-1-96

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

nybeen\41amenu 1/18/93

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BOOK 6288 PAGE 115

FORTY-THIRD AMEN'DMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDONINIUM)

THIS FORTY-THIRD AMENDMENT TO THE AMENDED DECLARATION ('ndment"), Made this 29 day of <u>October</u>, 199 this "Amendment"), Made this Sterling Homes Corporation, a Maryland corporation 1993, referred to as the "Developer"). (hereinafter 35 . 21 . 25

st stop WHEREAS, the Developer had previously Condominium Regime by recording among the Land Records of Anne Arundel established a (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages

1997 **- 1**997 - 1997 - 1 WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg.; Nos. E-2013 through E-2014, et seg.;

WHEREAS, the Developer has also previously executed and a Twenty-Eighth Amendment to the Amended Declaration et (9. cypengal sour recorded subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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BOOK 6288 PAGE 116

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-3 by creating from Land Unit C-3, 8 Subdivided Units (being Subdivided Units 255 through 262 in Building 39, Phase 41), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-3, Phase 41, Building 39)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 8.29692% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 285 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Clana S. Redican

By: (SEAL) Sterling resident

2

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 1/5 day of 0/2/27, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public Kine

BOOK 6288 PAGE 117

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 Stoney Beach Condominium for the purpose of subdividing Land Unit C-3 in the Amendment to the Amended Declaration and as described attached.

WITNESS: SUBSTITUTE TRUSTEE: Dominic J. Jaspa (SEAL) Daniel Higham

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

BOOK 6288 PAGE 118

I HEREBY CERTIFY, that on this $2/5^{+}$ day of 4/6ber1993, before me, the subscriber, a Notary Public of the <u>State+County chore</u> personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 4/1/96

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this dist day of <u>State Power</u> 1993, before me, the subscriber, a Notary Public of the <u>State Power</u> personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

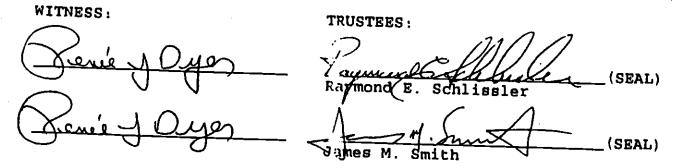
My Commission Expires: 4/1/96

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing

BOOK 6288 PAGE 119

Land Unit C-3 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached,



STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 27 before me, the subscriber, a Notary Public of the state of man personally appeared Raymond E. Schlissler and James M. Smith, acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

	Notary Public	- ANEE J. DIGS
My Commission B	xpires:	(NOTARY PUBLIC
	Minute Public 1: In of Maryland My Convention Er, Int Jane 17, 1987	PUBLIC S
This Arundel County	is to certify to the Clerk of the cir	Cuit Court of Anno

Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael

MAIL TO; Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

BOOK 6327 PAGE 020

11

FORTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SEG LAND CONDOMINIUM)

THIS FORTY-FOURTH AMENDMENT AND CONFIRMATORY THIRTY-SIX AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment" Made this ME day of Mixember, 1993, by Sterling Hom Corporation, a Maryland corporation (hereinafter referred to as t

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration, for Stoney Beach Condominium (Formerly SHG Land Condominium) " which, was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"); as 14.07.14 amended, together with a Supplemental Condominium Plat, entitled . . 1 "Supplemental Plat of Condominium Subdivision for Stoney Beach 1997 - Barris Condominium (Formerly SHG Land Condominium) (Partial Subdivision of the provision 1.11 Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et

WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being

WHEREAS, provisions of the Amended Declaration, the Developer desires to contemplated in accordance ag subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; WHEREAS, the Developer further desires to reallocate the

percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the

?~ ¿,

BOOK 6327 PAGE 021

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1.

Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit D-14 by creating from Land Unit D-14, 8 Subdivided Units (being Subdivided Units 190 through 197 in Building 30, Phase 42), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-14, Phase 42, Building 30) " (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2.

Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have 17.68554% Interest in the Common Profits and Common Expenses and in the Common Blements of the Regime. After this subdivision, there shall be 293 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above

WITNESS:

STERLING HOMES DEVELOPER, CORPORATION, AND DESIGNEE OF AS AUTHORIZED THE COUNCIL OF OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Ourna & Reducan

By: Sterling Leppo/ (SEAL) President

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 15 day of Orle or 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment

to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free

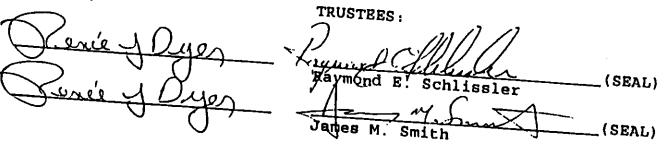
aforesaid.

WITNESS my hand and Notarial Seal the day and year

Notary Public My Commission Expires: 15y/gy 12

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 579 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-14 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.



I HEREBY CERTIFY, that on this 37 day of <u>Cicleber</u> 1993, before me, the subscriber, a Notary Public of the Still of The years personally appeared RAYMOND E. SCHLISSLER and JAMES M. SMITH, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal. Public My Commission Expires: Renota J. Dy Nowy Picke The of Maryland feelon East on June 17, 1987 NOTARY PUBLIC

BOOK 6327 PAGE 023

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FORTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FORTY-FIFTH AMENDMENT AND CONFIRMATORY THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 197 day of <u>November</u>, 1993, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et Beg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832; and

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium' Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014 de et

· · · · · · · · WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration 1 2 11 subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG, Land, ..., Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being

 $\{i_1,i_2,\ldots,i_{l_i}\}$ WHEREAS, as contemplated in provisions of the Amended Declaration, the Developer desires to Congra Ag subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1.

Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit D-9 by creating from Land Unit D-9, 6 Subdivided Units (being Subdivided Units 131 through 136 in Building 21, Phase 43), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-9, Phase 43, Building 21)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2.

Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have 16.37550% Interest in the Common Profits and Common Expenses and in the Common Blements of the Regime. subdivision, there shall be 299 Subdivided Units in the Regime. After this

Definitions. 'All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Dana & Erdican

By: __(SEAL) Leppo, President

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this //// 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath

BOOK 6327 PAGE 025

TJ/FJ

in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public My Commission Expires: 1. (24) (4)

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 579 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-9 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS: **TRUSTEES:** Raymond B. Schlissler James M. Smint _(SEAL)

I HEREBY CERTIFY, that on this 17 day of Outrico 1993, before me, the subscriber, a Notary Public of the Stripck Durautine personally appeared RAYMOND B. SCHLISSLER and JAMES M. SMITH, Who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal, Cher V Y Public My Commission Expires: Annoth NOTARI Mary Public State of Maryland FUBLK n Engline June 17, 1887

Wheels 45 amond

BOOK 6422 PAGE 496 FORTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664; et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988; and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through B-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Laber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat; entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; arundel County in Condominium Plat; Book and Unit A, Phase 1)"; Arundel County in Condominium Plat; Book and The Plat Records of Anne Nos. E-2013 through E-2014, et seq.;

WHEREAS, the Developer has also previously executed and for recorded a Twenty-Eighth Amendment to the Amended Declaration 114 Subdividing Land Unit C by creating Land Units C-2 thru C-12, which if it Amendment was recorded as aforesaid in Liber 5711, Page 758, together with it with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Book 60, Folio 13, being Plat No. B-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Blements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

Units; and NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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BOOK 6422 FAGE 437

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-5 by creating from Land Unit C-5, 7 Subdivided Units (being Subdivided Units 221 through 227 in) Building 34, Phase 44), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land in Condominium) (Subdivision of Land Unit C-5, Phase 44, Building 34)" (sometimes herein referred to as the "Supplemental Plat"). remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After the 2. subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Blements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 6.76854% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. this subdivision, there shall be 306 Subdivided Units in the Regime. After

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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By: Unity () Sterling Leppo, President (SEAL)

11.

BODK 6422 PAGE 498

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

Which\4 Januari /12/93

> I HEREBY CERTIFY, that on this 1.11 day of O(M), 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

> > WITNESS my hand and Notarial Seal the day and year aforesaid.

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEB

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, a Deed of Appointment dated June 6, 1990 and recorded in Liber 5103, Page 873 and, with respect to Dominic J. Pasta, pursuant to Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5103, Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 Stoney Beach Condominium for the purpose of subdividing Land Unit C-5 in the Amendment to the Amended Declaration and as described attached.

ser Herrich Beginterande en de Mathatien (d. 1995) 1. 12.4 WITNESS: SUBSTITUTE TRUSTEE: R tar <u>. () (</u> (SEAL) Dominic Nasta (SEAL) Dăni 11 1 1 1 1 1 $i \to h$ · 14 + + + r inge det, ******* ស្រួក ពុំសម្ 1, 117

FIRMER'S CARACINE INC.

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BOOK 6541 PAGE 744 FORTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FORTY-SEVENTH AMENDMENT, TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>13</u> day of <u>March</u>, 1997, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seg</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seg</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Units C-2 thru C=121/20 WHICH03 Amendment was recorded as aforesaid in Liber 5711, Page 758, together & with a "Supplemental Plat of Condominium Subdivision for Stonew, Beachors Condominium (Formerly SHG Land Condominium) (Partial Subdivision of COND Land Unit Land C)", said Plat being recorded as aforesaid in Flat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Marvland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

BOOK 6541 PAGE 745

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-4 by creating from Land Unit C-4, Building 33, Phase 45), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-4, Phase 45, Building 33)" remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be expenses and in the Percentage Interest in the Common Profits and Common Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 Units C-2 thru C-12 shall have 5.24016% Interest in the Common Profits and Common Profits this subdivision, Land and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 313 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written. WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

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By: (SEAL) Sterling Leppo, President

BOOK 6541 PAGE 746

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 13 day of 0 the state aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes that he is authorized to execute this Amendment to the Amended and acknowledged this document to be the free act and deed of said

WITNESS my hand and Notarial Seal the day and year aforesaid.

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to Dominic J. Pasta, pursuant to Page 873 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-4 in the Amendment to the Amended Declaration and as described attached.

WITNESS:

SUBSTITUTE TRUSTEE:	
Dominic . Pasta	_(SEAL)
\bigcap \bigcap n .	
Daniel Higham	(SEAL)

STATE OF MARYLAND) BOOK 6541 PAGE 747 COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this $\frac{2}{2}$ day of March 1994, before me, the subscriber, a Notary Public of the <u>Jak count Abres</u> personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B. and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

WIN COT Public PUBLIC

My Commission Expires: $\frac{4}{1}/9$

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 21^{cf} day of <u>Mouch</u> 1994, before me, the subscriber, a Notary Public of the <u>state countrainer</u> personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

O NWAO Notary Public My Commission Expires: 4/c196

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing

BOOK 6541 PAGE 748

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Land Unit C-4 as provided in Paragraph 3 of the Amended Declarati as described in the Amendment to the Amended Declaration to which Consent is attached.

TRUSTEES:

WITNESS:

Raman	E Schlissler	_(SEAL)
Raymond	E. Schlissler	

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 23 day of <u>Mund</u>, is before me, the subscriber, a Notary Public of the <u>Station monula</u> personally appeared Raymond E. Schlissler acknowledged themselves to be the Trustees of the Provident Bank Maryland and that they, as such Trustees, being authorized so to c executed the foregoing instrument for the purposes therein containe

	AS WITNESS my hand and Notarial Seal.	SHE'E J. DYES
	Notary Public	E PUBLIC
Му	Rene's J. Dyer Commission Expires: <u>Noncy Puble State of Maryland</u> My Commission Expires June 17, 1907	FIR OTE COUNT

This is to certify to the Clerk of the Circuit Court of A Arundel County, that the within instrument has been prepared by under the supervision of the undersigned Maryland attorney.

MAIL TO:

Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

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BOOK 6624 PAGE 420

FORTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FORTY-EIGHTH AMENDMENT AND CONFIRMATORY THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 13th day of 11ay , 1997 A- by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer"),

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq.; (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney (Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014; et and 11 seg.;

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MARY H, WHEREAS, the Developer has also previously executed and and the 805E recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru Dwhich Amendment was recorded as aforesaid in Liber 5968, 16, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, contemplated in accordance as with provisions of the Amended Declaration, the Developer desires to the subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

1008 6624 PAGE 421

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires 1. to and does hereby subdivide Land Unit D-13 by creating from Land Unit D-13, 8 Subdivided Units (being Subdivided Units 182 through 189 in Building 29, Phase 46), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-13, Phase 46, Building 29)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After 2. the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Each Declaration. After this subdivision, Land Units D-3 thru D-16 shall have 14.62878% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 321 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the 3. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above

STERLING

DEVELOPER,

WITNESS:

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DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration) By: (SEAL) Sterling Lepps

AS

President

CORPORATION,

AUTHORIZED

HOMES

AND

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 10^{4} day of \underline{my} 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath

BOOK 6624 PLOE : 422

in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public 12/24/94

My Commission Expires:

CONSENT OF TRUSTEES

The undersigned Trustees, trustees pursuant to a certain Deed of Trust, recorded March 29, 1994 in Liber 6553, Folio 285 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Reisterstown Federal Savings and Loan Association, Inc., Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-13 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is

WITNESS:

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TRUSTEES	
· ADD M	
Gary R. Dowell	(SEAL)
Surrom M Sleplens	(SEAL)

Suzame M. Stephens

I HEREBY CERTIFY, that on this <u>//</u> day of <u>May</u> 1993 before me, the subscriber, a Notary Public of the personally appeared GARY R. DOWELL and SUZANNE M. STEPHENS, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein

AS WITNESS my hand and Notarial Seal.

Main Merden Notary Public

My Commission Expires:

11-1-97

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FORTY-NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FORTY-NINTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 21° day of <u>defet</u>, 1994, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Land Units as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Land Units; and

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NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

严格带的 一件。 " "" Subdivision of the Land Unit. The Developer desires to 1. and does hereby subdivide Land Unit B by creating from Land Unit B $\rightarrow 0.4$ Subdivided Land Units B-1 through B-7, all as "Supplemental Plat of shown on Condominium Subdivision the Condominium (Formerly SHG Land Condominium) for Stoney Beach Unit B)" (sometimes herein referred to as the "Supplemental Plat"). (Subdivision of Land This subcivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

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2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Land Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration and as shown on Exhibit "A" of Unit Owners as provided Land Unit shall have the votes in the Council Declaration and in Exhibit "A" hereof. After this subdivision, each Subdivided Land Unit shall have the percentage interests shown on Exhibit "A". After this subdivision, there shall be 321 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterlin ppo, President

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this day of <u>une</u>, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

ONWH GOUSE

My Commission Expires:

8668 8815 Flot 877 CONSENT OF SUBSTITUTE TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to William F. Gisriel, Jr. pursuant to a Deed of Appointment dated September 14, 1994 and recorded in Liber 6792, Page 386 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, folio 108 do hereby consent to this Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEE:

Aara A. Phillip

William F. Gisriel, (SEAL) Daniel Higham

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this but day of Ceber 1994, before me, the subscriber, a Notary Public of the State - Oun Wolding personally appeared William F. Gisriel, Jr., who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:__

BOOK 681.6 PADE 378

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this the day of <u>first</u> 1994, before me, the subscriber, a Notary Public of the <u>slitt countrement</u> personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B. and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

DAWN COT AS WITNESS my hand and Votarial Seal. My Commission Expires:

CONSENT OF TRUSTEE

The undersigned Trustee, trustee pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, does hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B as provided in Paragraph 3 of the Amended Declaration and Consent is attached.

WITNESS:

TRUSTEE :	nn	
×		
Doymark	A Klund	(SEAL)
Raymond (E.	Schlissler	

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STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 33 day of 1794 before me, the subscriber, a Notary Public of the Subbon Maryland personally appeared Raymond E. Schlissler, who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. Notary Public Notary Public

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

1 4* 1 8m8" wand * 9

FORTY-NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

EXHIBIT "A"

BOOK 6815PAGE 380

Subdivide	d Building	Rights R	etained	1 Interest in
Land Unit	# Mumber	Ta		Common Profits 4
		Subdivid	•	Coman Expenses
			Votes	4 Comon Elements
<u>B-1</u>		5	5	1.09170
<u>B-2</u>	60	7	7	1. 52 838
<u>B-3</u>	49		<u> </u>	
<u>B-4</u>	50	5	5	1.74672
B-5	51		6	1.09170
8-6	52			1.31004
8-7	53			1. 52838
		0	<u> </u>	<u> </u>
Totals		46	46	<u></u> -
			<u> </u>	10.04364

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

t

icnael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

DOOK 6815 PADE 381

FIFTIETH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS FIFTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>212</u> day of <u>October</u>, 1994, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid The Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common of elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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000k 6815 PAGE 382

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-12 by creating from Land Unit C-12, 8 Subdivided Units (being Subdivided Units 301 through 308 in Building 45, Phase 47), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-12, Phase 47, Building 45)" (sometimes herein referred to as the "Supplemental Plat"). remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

Allocation of Percentage Interests and Votes. After the 2. subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 3.49344% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 329 Subdivided Units in the Regime.

Definitions. 3. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written. WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

By: (SEAL) Sterling Leppo, resident

I HEREBY CERTIFY, that on this Z/e day of September, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said

WITNESS my hand and Notarial Seal the day and year aforesaid.

y Public Mr. Celler Notary Public

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a Certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to William F. Gisriel, Jr. in Liber 6742, Page 366 and, with respect to Daniel Higham, pursuant to a Deed of Appointment dated September 14, 1994 and recorded a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, Declaration of Stoney Beach Condominium for the purpose of subdividing and as described in the Amendment to the Amended Declaration this Consent is attached.

WITNESS:

#L411105\30amand #7/31/84

SUBSTITUTE TRUSTEE:

______ William (SEAL) (SEAL)

COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 22²¹ day of <u>lept.</u>, 1994, before me, the subscriber, a Notary Public of the personally appeared William F. Gisriel, Jr., who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notice (Bryan

My Commission Expires: 12-1-95

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 22⁻¹ day of <u>lipt</u>., 1994, before me, the subscriber, a Notary Public of the personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as

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such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

(Brigan Notary Public

My Commission Expires: 12-1-95

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BOOK 6815PAGE 385

CONSENT OF TRUSTEE AND SUBSTITUTED TRUSTEE

The undersigned Trustee and Substituted Trustee, Trustee pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 and Substituted Trustee pursuant to a Deed of Appointment dated May 12, 1994 and recorded in Liber 6627, Folio 291 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Land Unit C-12 as provided in Paragraph 3 of the Amended Declaration this Consent is attached.

WITNESS:

TRUSTEES : ngela m. Ja (SEAL) Raymond, E. (Schlissler (SEAL) David LeBrun Μ.

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this <u>J</u> day of <u>Stotumber</u>, 1994, before me, the subscriber, a Notary Public of the <u>Stated Maryland</u> personally appeared Raymond E. Schlissler and M. David LeBrun, who acknowledged themselves to be the Trustee and Substituted Trustee, respectively, of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. angela m. Farl **KOTARY** Notary Public Ancela M. Farley My Commission Expires: - My Commission Expires ... My Commission Expires ... My Commission Expires . My 27, 1998

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201 **8'591**4040313"/21/14/11

BOOK 6895PAGE 789

FIFTY-FIRST AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SRG LAND CONDOMINIUM)

THIS FIFTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this // day of Jandeum 1995, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, recorded in Condominium Plat Book 37, Pages 30-32, being Plat and Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et</u>

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WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, We May Page 360, together with a "Supplemental Plat of Condominium 2017 Condominium 2017 Condominium 2017 Condominium 2017 Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being

WHEREAS, as contemplated in provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHERBAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-13 by creating from Land Unit D-12, 8 Subdivided Units (being Subdivided Units 174 through 181 in Building 28, Phase 48) (also having the street addresses of 1300-1314 Waterway), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-12, Phase 48, Building 28)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended shall have 12.88206% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 337 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS :

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Sterling Leppo, President

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this day of <u>Overber</u>, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free

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. BOOK 6898PAGE 791

act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public Porce 10/5/98

My Commission Expires:

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BOOK 6898 PLGE 792

CONSENT OF TRUSTEE AND SUBSTITUTED TRUSTEE

The undersigned Trustee and Substituted Trustee, Trustee pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 and Substituted Trustee pursuant to a Deed of Appointment dated May 12, 1994 and recorded in Liber 6627, Folio 291 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-12 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES : Emily L. Wilkinson Kaymend E. Schlissler Emily L. Wilkinson Malle B (SEAL)

(SEAL) David LeBrun

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30 day of Movember, 1994, before me, the subscriber, a Notary Public of the State of nowlow personally appeared 'Raymond E. Schlissler and M. David LeBrun, who acknowledged themselves to be the Trustee and Substituted Trustee, respectively, of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal. NOTAR Notary Publi PUBLIC My Commission Expires: $\frac{6}{7/97}$

OREO This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

hishard H. Manner hael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

BOOK 6898PAGE 784

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FIFTY-SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this // day of $\sqrt{\mu_{C}V(\mu_{1})}$, 1995, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq.</u>, (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq.</u>;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration. subdividing Land Unit C by creating Land Units C-2 thru C-12," which Amendment was recorded as aforesaid in Liber 5711, Page 758; together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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BOOK 6898PAGE 785

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-11 by creating from Land Unit C-11, 8 Subdivided Units (being Subdivided Units 293 through 300 in Building 44, Phase 49), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-11, Phase 49, Building 44)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> <u>Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 1.74672% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 345 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: (SEAL) Leppo, President Sterlind

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this day of <u>Overbor</u>, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Annox April Roll.

My Commission Expires:

CONSENT OF SUBSTITUTE TRUSTEE

The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 241 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to William F. Gisriel, Jr. pursuant to a Deed of Appointment dated September 14, 1994 and recorded a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, Declaration of Stoney Beach Condominium for the purpose of subdividing and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNERS :

SUBSTITUTE TRUSTEE:

(SEAL) William F. Gisriel, (SEAL) Daniel Higham

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 5 day of Movember, 199 , before me, the subscriber, a Notary Public of the <u>buy could</u>, approach personally appeared William F. Gisriel, Jr., who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B. and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Noparial Seal. WWW COL My Commission Expires: UH

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30 day of Nov. 199 before me, the subscriber, a Notary Public of the sile to have a personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as az 2109/52amends 21/81/14

such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal

WIT CO Publi My Commission Expires: 19

BOOK 6898PAGE 788

CONSENT OF TRUSTEE AND SUBSTITUTED TRUSTEE

The undersigned Trustee and Substituted Trustee, Trustee pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 and Substituted Trustee pursuant to a Deed of Appointment dated May 12, 1994 and recorded in Liber 6627, Folio 291 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing and as described in the Amendment to the Amended Declaration this Consent is attached.

WITNESS:

TRUSTEES: Mily J. Willings Kayment Stiller Rayfond E. Schlissler Amily Willings A. David LeBrun (SEAL) (SEAL)

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 20 day of <u>Oven(K)</u>, 1994 before me, the subscriber, a Notary Public of the <u>Slatics Manual</u> personally appeared Raymond E. Schlissler and M. David LeBrur, who acknowledged themselves to be the Trustee and Substituted Trustee, respectively, of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public **IOT**A 0118[](My Commission Expires: 6/7/97

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201 BOOK 6962 PAGE

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- - **-** - -FIFTY-THIRD AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this _____ day of 1995, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

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WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et <u>sea</u>.;

WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

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BOOK 6962 PILE 592

1. Subdivision of the Land Unit. The peveloper desires to and does hereby subdivide Land Unit D-8 by creating from Land Unit D-8, 7 Subdivided Units (being Subdivided Units 124 through 130 in Building 20, Phase 50) (also having the street addresses of 7836-48 Creek Shore Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-8, Phase 50, Building 20)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This Subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Marvland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 11.35368% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 352 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

STERLING

DEVELOPER,

Amended Declaration)

WITNESS:

Harry &. Bermon.

By: Sumie dept (SEAL) Sterling Leppo, President

DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the

AS

CORPORATION,

AUTHORIZED

HOMES

AND

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

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act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: 1910

CONSENT OF TRUSTEES

The undersigned Trustees, Trustees pursuant to a certain Deed of Trust, recorded on January 3, 1995 in Liber 6890, Folio 504 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Reisterstown Federal Savings Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-8 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

TRUSTEES

WITNESS:

(SEAL) Dowell

(SEAL) Suzanne M. Stephens

STATE OF MARYLAND Carpel COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 2 day of William 1995, before me, the subscriber, a Notary Public of the personally appeared Gary R. Dowell and Suzanne M. Stephens, who acknowledged themselves to be the Trustees of Reisterstown Federal Savings Bank and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 11-1-97

.p\sterling\\$3amend:186/30/951-

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

O ZARA AN

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

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BOOK 7310 PAGE 744

DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 1^{51} day of November , 1995, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Developer has also previously executed and recorded a Twenty-Eighth Amendment to the Amended Declaration subdividing Land Unit C by creating Land Units C-2 thru C-12, which Amendment was recorded as aforesaid in Liber 5711, Page 758, together with a "Supplemental Plat of Condominium Subdivision for Stoney/Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit Land C)", said Plat being recorded as aforesaid in Plat Book 60, Folio 13, being Plat No. E-3163;

WHEREAS, as contemplated in accordance with the provisions of 20.00 the Amended Declaration, the Developer desires to subdivide a "Bortion 2.00 of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Codens</u> 709: <u>of Maryland</u>, as amended;

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WHEREAS, the Developer further desires to reall'ocate the worth percentage interests in the Common Elements and the Common Expenses and court Common Profit and the Votes between the Land Unit and the Subdivised Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

HOOK 7310 PAGE 745

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit C-10 by creating from Land Unit C-10, 8 Subdivided Units (being Subdivided Units 285 through 292 in Building 43, Phase 51), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit C-10, Phase 51, Building 43)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Units after the subdivision continuing to be known as Land Units C-2 thru C-12. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of</u> <u>Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units C-2 thru C-12 shall have 1.74672% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 360 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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erling\\$tamend:(10/24/95)

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By:_ (SEAL) President

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 11 day of MNUMU, 1995, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary/Publi

5-26-991

My Commission Expires:

JODI KI, TAGUWA NOTARY PUBLIC STATE OF MARYLAND My Commission Expires May 26, 1999

BOOK 7310 PAGE 746

CONSENT OF SUBSTITUTE TRUSTEE

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The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Sterling Homes Corporation, Grantor therein and Fairfax Savings Bank, F.S.B., Beneficiary, and, with respect to William F. Gisriel, Jr. pursuant to a Deed of Appointment dated September 14, 1994 and recorded a Deed of Appointment dated March 13, 1992, and recorded in Liber 5279, Declaration of Stoney Beach Condominium for the purpose of subdividing and as described in the Amendment to the Amended Declaration this Consent is attached.

WITNESS:

F11mg\\$4mmend:{}0/24/95;

Ky to be

SUBSTITUTE TRUSTEE:

SEAL) William F. Gisriel, Jr. (SEAL) Daniel Higham

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this // day of <u>Movember</u>, 1995, before me, the subscriber, a Notary Public of the State of Maryland personally appeared William F. Gisriel, Jr., who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, S.B. and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 4/1/96

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BOOK 7310 PAGE 747

CONSENT OF TRUSTEE AND SUBSTITUTED TRUSTEE

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The undersigned Trustee and Substituted Trustee, pursuant to a certain Deed of Trust, recorded March 15, 1993 in Liber 5970, Folio 563 and Substituted Trustee pursuant to a Deed of Appointment dated May 12, 1994 and recorded in Liber 6627, Folio 291 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C-10 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS :

NOTARY

PUBLIC

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11mg\54emend: (10/24/95)

TRUSTEES :

Amily L. Willsinson

Raymond Schlissler

(SEAL)

(SEAL)

David LeBrun

STATE OF MARYLAND) COUNTY OF BALTIMORE TO WIT: Unne arundel

I HEREBY CERTIFY, that on this 28 day of December, 1995, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler and M. David LeBrun, who acknowledged themselves to be the Trustee and Substituted Trustee, respectively, of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

N.B. RODERCS WITNESS my hand and Notarial Seal.

Van B. Robehennen Notary Public

My Commission Expires: November 30, 1999

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

hael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

erling\\$4amend: (10/24/95) *.

I HEREBY CERTIFY, that on this day of <u>Orenher</u>1995, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B.and that he, as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

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My Commission Expires: 4/1/26

BOUK 7448 PAGE 588

FIFTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>xC</u> day of <u>Mac</u> 1996, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seg</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et

WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber, 5968 and the second states of the sec Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, provisions of the Amended Declaration, the Developer desires to as contemplated in ¿ccordance subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended; WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the

NOW, THEREFORE, for the purposes aforesaid, the Developer

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800x 7448 PAGE 589

does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires 1. to and does hereby subdivide Land Unit D-7 by creating from Land Unit D-7, 7 Subdivided Units (being Subdivided Units 117 through 123 in Building 19, Phase 52) (also having the street addresses of 7843-55 Creek Shore Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-7, Phase 52, Building 19) " (sometimes herein referred to as the "Supplemental The remainder of the Land Unit after the subdivision Plat"). continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 9.82530% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 367 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

BOOK 7448 PAGE 590

[SIGNATURES ON THIS PAGE AND FOLLOWING]

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Βv (SEAL) Berman. Vice President

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this D^{μ} day of M^{μ} , 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires:

JODI M. TAGUWA NOTARY PUBLIC STATE OF MAR LAND My Commission Expires May 28 1999

BOOK 7448 PAGE 591

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to a certain Deed of Trust, recorded **E 41.54-41.47** in Liber **BO**, Folio **15417** among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-7 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

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TRUSTEES:

(SEAL) (IL (IL) (IL)

Raymond E. Schlissler

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 15 day of 1996, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond B. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

- intra What

Notary Public

My Commission Expires: 5 20 00

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the unders gned Maryland attorney.

Michael H. Mannag

MAIL TO: Michael H. Mannes, Esquire Hooper, Kiefer & Cornell

Hooper, Kiefer & Cornell 343 North Charles Street Baltimore, Maryland 21201 /

BOOK 7619 PAGE 403

FIFTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 2nd day of 10405T Homes Corporation, a Maryland corporation (hereinafter referred to as the

WHEREAS, the Developer had previously established Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et sec.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with Supplemental Condominium Plat, entitled "Supplemental Plat Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013

WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64;

WHEREAS, as contemplated in accordance with the provisions of - 22.72 the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Marvland, as amended;

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WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided

BOOK 7619 PAGE 404

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-6 by creating from Land Unit D-6, 6 Subdivided Units (being Subdivided Units 78 through 83 in Building 13, Phase 53) (also having the street addresses of 7829-39 Creek Shore Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-6, Phase 53, Building 13)" (sometimes herein after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 8.51526% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 373 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

Develop\Sterling\S6Amend 07/24/36

BOOK 7619 PAGE 405

[SIGNATURES ON THIS PAGE AND FOLLOWING]

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS :

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

1Uillow

By: AQL AC U. U.P. (SEAL Berman, Vice President 1.0__(SEAL) Gary A.

STATE OF MARYLAND) COUNTY OF BALTIMONE) TO WIT:

I HEREEY CERTIFY, that on this 2 day of <u>Hermit</u>, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: _____99

utvelop\Sterling\S&Amend 07/24/94 BOOK 7619 PAGE 406

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two Certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-6 as the Amendment to the Amended Declaration and as described in attached.

WITNESS:

aimles L. Wilpinson

TRUSTEES: (SEAL) Raymond E. Schlissler

COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 2 day of <u>Human</u>, 1996, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 1/30/99

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

MAIL TO:

Michael H. Mannes, Esquire Michael H. Mannes, P.A. l E. Franklin Street Baltimore, Maryland 21202

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BOOK 7619 PAGE 333

FIFTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 2 day of 10465[_____, 1996, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred

WHEREAS, the Developer had previously Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1986, and recorded in Book 4580, Page 664, et seg.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et sec., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Flat Book 41, Folio 13-14, being Plat Nos. E-2013

------WHEREAS, the Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64,

··· -...

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Marvland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided

Develop\Sterling\S7Amend 97/24/96

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-3 by creating from Land Unit D-3, 5 Subdivided Units (being Subdivided Units 68 through 72 in Building 11, Phase 54) (also having the street addresses of 1301-1309 Sea Shell Court), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-3, Phase 54, Building 11)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 7.42356% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 378 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

Develop\Sterling\\$7Amend 07/24/96

BOOK 7619 PAGE 401

[SIGNATURES ON THIS PAGE AND FOLLOWING]

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

Finey L. Milburn

SEAL Berman, Vice President By: ___(SEAL)

STATE OF MARYLAND) COUNTY OF DALTIMORI) TO WIT: *Unreliancel*

I HEREBY CERTIFY, that on this 2 day of <u>August</u>, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: 1/30/99

Develop\Sterling\57Amend 07/24/96

BOOK 7619 PAGE 402

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-3 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is

WITNESS:

TRUSTEES :

Emile, F. Wilking

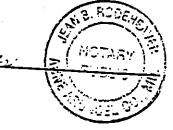
(SEAL) Raymond E. Schlissler

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 2 day of House, 1996, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for

AS WITNESS my hand and Notarial Seal.

Notary Public



My Commission Expires: 11/20/99

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Manne

MAIL TO: Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 E. Franklin Street Baltimore, Maryland 21202

BOOK 7843 PAGE 18 745

Develop\Stor_ing\58Amend

FIFTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-EIGHTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>10^{CC}</u> day of <u>Irleinery</u>, 1997, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seg., (the "Amended Declaration"), as amended, together with Supplemental Condominium Plat, entitled "Supplemental /2014t /16f Condominium Subdivision for Stoney Beach Condominium (Formerly SHOLLand 20.00 Condominium) (Partial Subdivision of Land Unit A, Phase 1) said Supplemental Plat being recorded among the Plat Records of Anne Arundet 2003 709:3 County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et sec.; 04/02/9

ROBERT P. DUCKWORTH

WHEREAS, the Developer has also previously executed Cancell COURT recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Marvland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires to 1. and does hereby subdivide Land Unit D-S by creating from Land Unit D-S, 5 Subdivided Units (being Subdivided Units 73 through 77 in Building 12, Phase 55) (also having the street addresses of 7820-7828 Creek Shore Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial

BOOK 7843PAGE 4746

Subdivision of Land Unit D-5, Phase 55, Building 12)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3

Allocation of Percentage Interests and Votes. After the 2. subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 6.33186% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 383 Subdivided Units in the Regime.

Definitions. All terms used herein shall have the з. meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

D. Kolchener

AV) Bérman, Vice President ву: На _____ (SEAL)

STATE OF MARYLAND COUNTY OF BALTIMORS) TO WIT: andlundet

I HEREBY CERTIFY, that on this 10 day of <u>Jehnary</u>, 1997, before me, the subscriber, a Notary Public of the State/aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said

WITNESS my hand and Notarial Seal the day and year aforesaid.

My Commission Expires: <u>11/30/99</u>

B. RODE NOTARY PUBLIC

Develop\Sterling\50Amend 02/10/97

CONSENT OF TRUSTEE

BOOK 7843PAGE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-5 as the Amendment to the Amended Declaration and as described in the Amendment to the Amended Declaration and as described in attached.

WITNESS:

TRUSTEES:

B. Robelemer

(SEAL) Raymond E. Schlissler

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 10^{-24} day of $\overline{\mathcal{I}_{1}}(\mathcal{I}_{10,10,10,10}, 1997)$, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

e. RODr Aptary Public PUBLIC Commission Expires: 11/30/99

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

nichael H. man

MAIL TO:

Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

BOOK 7843 PAGE 45 748

FIFTY-NINTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS FIFTY-NINTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this and day of <u>Jehlasly</u>, 1997, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Bock 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq.</u>, (the "Amended Declaration"), as amended, together with Condominium Subdivision for Stoney Beach Condominium (Formerly/SHG/Land 2.00 Condominium) (Partial Subdivision of Land Unit A, Phase 11,", said 200 Supplemental Plat being recorded among the Plat Records of Anne Arunder KOJ 109:4 County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 04/02/5

ROBERT P. DUCKWORTH

WHEREAS, the Developer has also previously executed (ARAIIT COURT recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> <u>of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-15 by creating from Land Unit D-15, 8 Subdivided Units (being Subdivided Units 198 through 205 in Building 31, Phase 56) (also having the street addresses of 1351-1365 Stoneleigh Court), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium)

BOOK 7842 PAGE 497 749

(Partial Subdivision of Land Unit D-15, Phase 56, Building 31)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 4.58514% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 391 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: · (SEAL) Berman, Vice President

Jein B. Rodchener

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 12 day of <u>Fibruary</u>, 1997, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Aptary Public NOTAR

My Commission Expires: _//30/99

Developistesting Tataand +

BOOK 7843 PAGE 750

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NOTAR PURI K

CONSENT OF TRUSTER

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-15 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES: (SEAL) -Raymond E. Schlissler

STATE OF MARYLAND) COUNTY OF BALTIMORE:) TO WIT:

B. Hodekener

I HEREBY CERTIFY, that on this $\underline{/}^{tt}$ day of $\underline{Jeftusty}$, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Lin A. Kon Deary Public

AS WITNESS my hand and Notarial Seal.

Commission Expires: 11/30/99

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

I H. Mannes el H. Mannes

MAIL TO: Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239 Develop(Sterlin, 10Amend 12/10/97

BOOK 8038 PAGE 212

ST TH SEC 5

SIXTIETH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS STATIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amenc ment"), Made this μ^{d} day of $\underline{J_{\ell}\mu_{\mu}}_{\mu}$, 1997, by Sterling Homes Corporation, a Maryland corporation (hereihafter referred to as the "Developar")

the Developer had previously established a WHEREAS, Condominity Regime by recording among the Land Records of Anne Arundel County. 1' a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condomining dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a lat of Condominium Subdivision for SHG Land Condominium dated April, 1968, and recorded in Condominium Plat Book 37, Fages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

1.00 WHEREAS, the Developer has also previously televities and cont recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing 2.00 Land Units D and D-2 by creating Land Units D-3 thruws 4864, white 4443 Amendment was recorded as aforesaid in Liber 5968, Page 380, together J with a "Supplemental Plat of Condominium Subdivision formatoney, Beachers Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Units Land D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, peing Plat No. E-3359;

BL WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code oi Monvland, as amended;

WHEREAS, the Developer further desires to reallocate the pessivitage interests in the Common Elements and the Common Expenses and Commar Profit and the Votes between the Land Unit and the Subdivided Unit's and

NOV, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires to 1. and does hereby subdivide Land Unit D-11 by creating from Land Unit D-11, 8 Subdivided Units (being Subdivided Units 145 through 152 in Building 23, Phase 57) (also having the street addresses of 1345-1359 Matter May Court), all as shown on the "Supplemental Flat of Condominium S. Edavision for Sconey Beach Condominium (Formerly SHG Land Condominium)

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BOOK 8038 PAGE 213

(Partial Subdivision of Land Unit D-11, Phase 57, Building 23)" (sometimes herein referred to-as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Arendee Declaration. Each Subdivided Unit shall have one (1) vote in the Contacil of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru 5 16 shall have an 2.838424 Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 399 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER, AND AS AUTHORIZED DESIGNEE OF THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM (pursuant to Paragraph 3.C of the Amended Declaration)

By: Hall H C) (SEAL Gary A Berman, Vice President (SEAL)

STATE OF MARYLAND) COUNTY OF BALITIMORE) TO WIT:

I HEFEBY CERTIFY, that on this <u>10</u> day of <u>Juluany</u>, 1997, before me, the subscriber, a Notary Public of the State Aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Motory Public B. RODER NOTARY PUBLIC WNDEN

My Commission Expires:

BOOK 8038 PAGE 214

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 23, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-11 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS;

Con D. Wodikenver

TRUSTEES: (SEAL) Raymond E. Schlissler

STATE OF MARYLAND COUNTY OF BALTIMORE TO WIT:

be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

> AS WITNESS my hand and Notarial Seal. fun L. Kiddleaver NOTA PUBLIC UNDE

Commission Expires: 1/30/99

This is to certify to the Clerk of the Circuit Court of Anne Arunder County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

MAIL TO:

Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

02/10/97

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SIXTY FIRST AMENDMENT TO THE AFENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

"HIS SIX''Y FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"). Nade this <u>11</u> day of <u>December</u>, 1997, by Regency Homes Corporation, a faryland corporation (hereinafter referred to as the "Developer").

WHEREAS, Sterling Homes Corporation (the "Original Developer") had previously established a Condominium Regime by recording among the Land Records of Anta: Arundel County: (1) a Declaration of SHG Land Condominium dated Agail 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Original Developer had also previously executed and recorded an Amenied Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383. <u>et seg.</u>, (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seg.</u>;

WHEREAS, the Original Developer has also previously executed and recorded a Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-2)". gaid Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, the Original Developer has also previously executed and recorded a Amendment to the Amended Declaration subdividing Land Unit B by creating Land Units B-1 thru B-7, which Amendment was recorded as aforesaid in Liber 6815. Page 375, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Parrial Subdivision of Land Unit B)", said Plat being recorded as aforesaid in Plat Book 72, Folio 22, being Plat No. E-3794;

WHEREAS, as provided in the Amended Declaration, in Paragraph 4 thereof, the Criginal Developer has assigned its rights as developer to the Developer havin (making the Developer a Successor Developer as that term is device in the Amended Declaration) by an Assignment of Developer Rights seconds immediately prior hereto, as to Land Units D-15 and B-4;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of two of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and

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in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE. for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-16 by creating from Land Unit D-16, 8 Subdivided Units (being Subdivided Units 206 through 213 in Building 32, Phase 5%) (also having the street addresses of 1371-1385 Stoneleigh Court), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-16, Phase 58, Building 32)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units D-3 thru D-16. This subdivision is governed by Section 11-107(d) amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit i.: Land Unit D-16 will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Faragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D-3 thru D-16 shall have an 1.09170% Interest in Fegime. After this subdivision, there shall be 407 Subdivided Units in the Regime.

3. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit B-4 by creating from Land Unit B-4, 5 Subdivided Units (teing Subdivided Units 338 through 342 in Building 5, Phase 53; 'also having the street addresses of 7919-7927 Riverrock 347), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-4, Phase 59, Building 50)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This sul idvision is governed by Section 11-107(d) of the Real Property Article ft the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

4. <u>All extion of Percentage Interests and Votes</u>. After the subdivision referret to above, each Subdivided Unit in Land Unit B-4 will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have and Exhibit 2 of the Amended Declaration. After this subdivision, Land thits B-1 thru B-7 shall have an 8.95194% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 412 Subdivided Units in the Regime.

All terms used herein shall have the Definitions. meanings specified in the Amended Declaration.

IN WITNESS UHERROF, the Developer has caused this Amendment to be executed in its behalf, on the date first above written.

WITNESS

HOMES CORPORATION, DEVELOPER REGENC (SEAL) By: Priddy, President David

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

WITNESS:

(SEAL) Bv President. Maria Lucas,

STATE OF MARYLAND COUNTY OF Anne Semedal

TO WIT:

1

I HEREBY CERTIFY, that on this <u>11</u> day of <u>Dreember</u>, 1997, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared DAVID PRIDDY, President of Regency Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: 4/1/94

STATE OF MARYLAND TO WIT: COUNTY OF the Human

I HEREBY CERTIFY, that on this 19th day of December, 1997, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared MARIA LUCAS, President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and addrewledged this document to be the free act and deed of said Council.

WITHERS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: ______

VOL 8219PAGE 029?

CONSENT OF TRUSTEES

city: of whom may 04 The undersigned Trustees pursuant to a certain Deed of Trust, dated October 22, 1997 and recorded in Liber 8114, Folio 606 among the Land Records of Anne Arundel County, made by Regency Homes Corporation, Grantor therein and Fank United, Beneficiary, do hereby consent to the Amendment to the Amen de Declaration of Stoney Beach Condominium for the purpose of subdividing Land Units D-16 contest as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration and as described in the Amendment to the Amended Declaration and this Consent is attached.

WITNESS:

TRUSTEES;

un A. Hours

(SEAL)

(SEAL)

John Engel

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 23^{n^4} day of <u>DECEMBER</u>, 1997, before me, the subscriber, a Notary Public of the State of <u>Maryland</u> VIRGING personally appeared MARIEN BORKE and <u>JOHN ENGEL</u> who acknowledged themselves to be the Trustees of the Bank United and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Harry Public

Notary Pub

Commission: Expires: <u>131/99</u>

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by the undersigned Maryland attorney.

mich It. Man

MAIL TO:

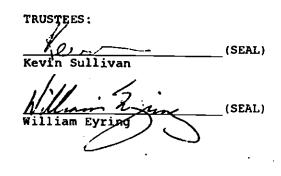
Michael H. Mannes, By. Michael H. Mannes, P.A. I East Fanklin street Baltimare, MP 21202-2239

VOL 8219 PAGE 0293

CONSENT OF TRUSTEES

The undersigned Trustees pursuant to a certain Deed of Trust dated July 11, 1997 and recorded in Liber 8029, Folio 209 among the Land Records of Anne Arundel County, made by Regency Homes Corporation, Grantor therein and NationsBank, Beneficiary, do hereby consent to the Amancment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B-4 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:



STATE OF MARYLAND) COUNTY OF BALLTINGRE) to wit:

I HERLEY CERTIFY, that on this $\frac{1}{2}$ day of $\underline{\text{Determber}}$, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared KEVIN SULLIVAN and WILLIAM EYRING who acknowledged themselves to the be the Trustees of NationsBank and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

A3 WITNESS my hard and Notarial Seal.

Genelding K Venne Notary Public

Commission Expires 61199

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by the undersigned Maryland attorney. ()

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SIXTY SECOND AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM. (FORMERLY SEG LAND CONDOMINIUM) ä H

THIS SIXTY SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this day of <u>thet</u>, 1998, by sterling Homes Corporation, a Maryland corporation (hereinafter referred to an the

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1998, County: (1) a Declaration of SHG Land Condominium dated April 13, 1998, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691, and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos E-1830 through E-1832; Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled #Amended Declaration for Stoney recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seg</u>., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled, "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seg.: through E-2014, et seg.;

WHEREAS, the Original Developer has also previously executed and recorded a Amendment to the Amended Declaration subdividing Land Unit and recorded a Amendment to the Amended Declaration subdividing Land unit B by creating Land Units B-1 thru B-7, which Amendment was recorded as aforesaid in Liber 6815, Page 375, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SRG Land Condominium) (Partial Subdivision of Land Unit B)", said Plat being the recorded as aforesaid in Plat Book 72, Folio 22, being Plat No, E-3794;

WHEREAS, as contemplated in accordance with the provisions of The Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land U it and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit B-3 by creating from Land Unit B-3, subdivided Units (being Subdivided Units 330 through 337 in Building 49, Phase 60) (also having the street addresses of 7933-47 River RockWay), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-3. Phase 60. Building 49) * (sometimes (Partial Subdivision of Land Unit B-3, Phase 60, Building 49)* (sometimes herein referred to as the "Supplemental Plat"). The remainder of the \mathcal{O}

VOL. 8626 PAGE 176

Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Repenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) 1 of the Amended Declaration. After this subdivision, Land Exhibit 2 of the Amended Declaration. After this subdivision, Land Exhibit 2 of the Amended Declaration. After this subdivision, Land Units B-1 thru B-7 shall have an 8.29692 Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 420 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

Ву

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

STERLING HOMES CORPORATION, DEVELOPER

WITNESS:

2.12 JB (SEAL) By Vice President Berman, Sary A.

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY

BEACH CONDOMINIUM

(SEAL) Robyn Bagby, President

14/03.14

VOL. 8626 PAGE 177

STATE OF MARYLAND TO WIT: COUNTY OF PALTIMONE)

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valoristerile;

I HEREBY CERTIFY, that on this to day of the state aforesaid, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law to authorized to execute this Amendment to the Amended that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behaif of said corporation and acknowledged this document to be the free act and deed of said corporation. corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

enters Notary Public 9/5/01

My Commission Expires:

STATE OF MARYLAND

TO WIT:

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I HEREBY CERTIFY, that on this 1 day of <u>Sunc.</u>, 1998, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Roby, Bagby, President of The Council of Unit Owners of stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed of said Council. said Council.

WITNESS my hand and Notarial Seal the day and year aforesaid.

3

Notary Pub/ic

My Commission Expires: 06/01/99

3445-485-685-688-63.4

VOL. 8626 PAGE 178

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby Consent to the Amendment to the Amended Declaration of Stoney provided in Paragraph 3 of the Amended Declaration and as described in attached.

WITNESS:

TRUSTRES, (BEAL) Raymond F. Schlissler

STATE OF MARYLAND COUNTY OF BALTIMORE

COUNTY OF BALTIMORE) TO WIT: I MEREBY CERTIFY, that on this 36 day of 11000, 1998, before me, the subscriber, a Notary Public of the State of Maryland be the Trustee of the Provident Bank of Maryland and that he, as such. Trustee, being authorized so to do, executed the foregoing instrument for the Durposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public Commission Expires: . DYER blic of Maryland Ion E ca June 1, 2001 Notary P

EJ.0, YRATON PUBLIC MCRE CO

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Monnus

MAIL TO:

Michael H. Mannes, Esquire Michael K. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

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SIXTY THIRD AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS SIXTY THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 2 May of 1998, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the

WHEREAS, Developer had previously established the Condominium Regime by recording among the Land Records of Anne Arundel (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium) " which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase I) is said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nes. E-2013 through E-2014, et seq.; Rest AA13 -Rent \$ 16476

WHEREAS, the Original Developer has also previously executed (2:33 M and recorded a Amendment to the Amended Declaration subdividing Land Unit B by creating Land Units B-1 thru B-7, which Amendment was recorded as aforesaid in Liber 6815, Page 375, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B)", said Plat being recorded as aforesaid in Plat Book 72, Folio 22, being Plat No. E-3794;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires to 1. and does hereby subdivide Land Unit B-6 by creating from Land Unit B-6, (being Subdivided Units 349 Building 52, Phase 61) (also having the street addresses of 1350-62 River Bank Court), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-6, Phase 61, Building 52)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the

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of the Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit of the Amended Declaration. Each Subdivided Unit shall have one (1) exhibit 2 of the Amended Declaration. After this subdivision, Land Units B-1 thru B-7 shall have an 7.42356 Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 427 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER

By: A. /Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

By: (SEAL) Robyn Bagby President

STATE OF MARYLAND COUNTY OF BALTIMORE ł TO WIT:

VOL 8923 PAGE 92

I HEREBY CERTIFY, that on this 2 day of a before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said

WITNESS my hand and Notarial Seal the day and year aforesaid.

l H. Mamar Notary My Commission B, AL YIN × ...

STATE OF MARYLAND COUNTY OF

TO WIT:

I HEREBY CERTIFY, that on this 17 day of <u>August</u>, 1998, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBYN BAGBY, President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed of

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: June 1. 1999

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B-6 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is

WITNESS :

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Thomas h Keyla

TRUSTEES: (SEAL) Raymond E. Schlissler

VOL 8923 PACE 93

STATE OF MARYLAND COUNTY OF BALTIMORE TO WIT:

I HEREBY CERTIFY, that on this 12 day of august, 1998, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS MIT TESS my hand and Notarial Seal.

Commission Expires: 3-22-99

This is to certify to the Clerk of the Circuit Court of the Arundel County, that the within instrument has been prepared by the supervision of the undersigned Maryland attorney.

Michael H. Mannes

Notary Public Shidrar the

NOTARY

PUBLIC

Michael H. Mannes, Esquire MAIL TO: Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

11/05/Sterling\Seamend

BOOK 9179FACE 65-1

SIXTY FOURTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS SIXTY FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this '2" day of <u>Mary</u>, 1997, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691 and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2011 through E-2014, et seq.;

WHEREAS, the Original Developer has also previously executed and recorded a Amendment to the Amended Declaration subdividing Land Unit B by creating Land Units B-1 thru B-7, which Amendment was recorded as a foresaid in Liber 6815, Page 375, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B)", said Plat being recorded as aforesaid in Plat Book 72, Folio 22, being Plat No. E-3734;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-197(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Marvland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Commor Profit and the Votes between the Land Unit and the Subdivided Units and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and dus hereby subdivide Land Unit B-7 by creating from Land Unit B-7, 8 Subdivided Units (being Subdivided Units 356 through 363 in Building 53, Phase 62) (also having the street addresses of 1351-65 River Bank Court), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium; (Fartial Subdivision of Land Unit B-7, Phase 62, Building 53)" (sometimes harein referred to as the "Supplemental Plat"). The remainder of the

Sterling 64Amend

BOOK 9175 FAGE 651

Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Maryland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units B-1 thru B-7 shall have an 5.67684 Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 435 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORFORATION, DEVELOPER

By Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

Bv: (SEAL) Rebyn Bagby, President

/Storling\Staend

BOOK 9179FAGE 652

STATE OF MARYLAND) BUUK & [/ COUNTY OF BALTIMORE) TO WIT: HOME PRUMAE!

I HEREBY CERTIFY, that on this $\frac{14}{12}$ day of <u>Constitut</u>, 199⁴, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public 9/5/01

My Commission Expires:

STATE OF MARYLAND) COUNTY OF Ance Acurde) TO WIT:

I HEREBY CERTIFY, that on this \coprod day of <u>Converse</u>, 1991, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBYN BAGBY, President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made bath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed bi said Council.

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WITNESS my hand and Notarial Seal the day and year aforesaid.

<u>L'mites</u> Notary Pub

My Commission Expires:

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BOOK 9179FLOE 653

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138, Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B-6 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

TRUSTEES: (SEAL) Raymond E. Schlissler

STATE OF MARYLAND) COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 2 day of 2, 1999, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

	Charles R. Amich
Commission Expires:	Notary Public 9 Notary Public 9 PUBLIC 9 State of Maryland My Commission Expires August 1, 2002

This is to certify to the Clark of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

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Markel 12 Mark

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

Bevelup/StorLing\65Amend 88/14/99 a

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SIXTY FIFTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

WHEREAS, the Developer had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously "executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq.</u>, (the "Amended Declaration"), as amended, together With a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Eeach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq.</u>;

WHEREAS, the Original Developer has also previously executed and recorded a Amendment to the Amended Declaration subdividing Land Unit B by creating Land Units B-1 thru B-7, which Amendment was recorded as aforesaid in Liber 6815, Page 375, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B)", said Plat being recorded as aforesaid in Plat Book 72, Folio 22, being Plat No. E-3794;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> of <u>Marvland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

 <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit B-2 by creating from Land Unit B-2, 7 Subdivided Units (being Subdivided Units 406 through 412 in

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Building 60, Phase 63) (also having the street addresses of 7951-63 River Rock Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-2, Phase 63, Building 60)". (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

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2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units B-1 thru B-7 shall have an 2.40174% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 442 Subdivided Units in the Regime.

3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

STERLING HOMES CORPORATION, DEVELOPER

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Gary A. Berman, Vice President

WITNESS:

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

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STATE OF MARYLAND COUNTY OF BALTINORE TO WIT:

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...... My Commission Expires:

STATE OF MARYLAND COUNTY OF DOP

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I HEREBY CERTIFY, that on this 🕥 199, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said ֥••

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public innette Jweeks 100

I HEREBY CERTIFY, that on this S 199, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBIN BAGBY, President of The Council of Unit Owners of Stoney Beach Condoniiffun, a Maryland Condominium Regime, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed

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TO WIT:

WITNESS my hand and Notarial Seal the day and year aforesaid.

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Contraction (1)

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Notary Public Ò

My Commission Expires:

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CONSENT OF TRUSTEE

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The undersigned Trustee pursuant to two Certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138 Folio 172 the second dated August 29, 1995 and recorded in Inder (195 , Forre 197 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B-2 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS: ...(SEAL).

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TRUSTEES:

Raymond E. Schlissler

STATE OF MARYLAND COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this day ok upper , 199, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument Trustee, being authorized for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

20mas Notary Public

Commission Expires: 9/5/01

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This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

Michael H. Mannes

1 East Franklin Street Baltimore, Maryland 21202-2239

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SIXTY SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

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THIS SIXTY SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 15" day of 10:057 ____, 199<u>7</u>, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

WHEREAS, the Developer had previously established Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Developer has also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amanded Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental. Plat of ----Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.; 2

WHEREAS, the Original Developer has also previously executed , and recorded a Amendment to the Amended Declaration subdividing Land Unit B by creating Land Units B-1 thru B-7, which Amendment was recorded E as aforesaid in Liber 6815, Page 375, together with a "Supplemental Plat C of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B)", said Plat being recorded as aforesaid in Plat Book 72, Folio 22, being Plat No. E-3794;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage-interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and _____

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Subdivision of the Land Unit. The Developer desires to 1. and does hereby subdivide Land Unit B-1 by creating from Land Unit B-1, 5 Subdivided Units (being Subdivided Units 325 through 329 in

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BOOK 9457 PAGE 248

Building 48, Phase 64) (also having the street addresses of 7971-79 River Rock Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-1, Phase 64, Building 48)" (sometimes herein referred to as the "Supplemental Plat"). The remainder of the Land Unit after the subdivision continuing to be known as Land Units B-1 thru B-7. This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration. مان المؤجد

2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units B-1 thru B-7 shall have an 1.31004% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 447 Subdivided Units in the Regime.

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Definitions. З, All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER

Berman. Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

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President

-Gross

STATE OF MARYLAND) COUNTY OF BALTINGRE) TO WIT:

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I HEREBY CERTIFY, that on this day of the subscriber, a Notary Public of the State aforesaid, 199 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared GARY A. BERMAN, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public Annette Ji Weeks My Commission Expires: 950

STATE OF MARYLAND) TO WIT:

I HEREBY CERTIFY, that on this day of plended, 199, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared RODAN BACBY, President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium; on behalf of said Council and acknowledged this document to be the free act and deed of said Council.

WITNESS my hand and Notarial Seal the day and year aforesaid.

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CONSENT OF TRUSTEE

The undersigned Trustee pursuant to two certain Deeds of Trust, the first recorded March 13, 1993 in Liber 5970, folio 579 and the second dated August 29, 1995 and recorded in Liber 7138 , Folio 172 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Provident Bank of Maryland, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit B-1 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

Raymond E. Schlissler

STATE OF MARYLAND COUNTY OF PALTHOPE TO WIT:

I HEREBY CERTIFY, that on this 5 day of lugue 199 before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlissler who acknowledged himself to be the Trustee of the Provident Bank of Maryland and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Notary Public . .

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111 Commission Expires: 1

This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

o nomence englante managedettegen i Michael H. Mannes

MAIL TO:

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(SEAL)

Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

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BLOK 9635 PAGE 22.)

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SIXTY SEVENTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS SIXTY SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this <u>1</u> day of <u>hereinate</u>, 2000, by C & R, LLC, a Maryland limited liability company (hereinafter referred to as the "Developer").

WHEREAS, Sterling Homes Corporation ("the Original Developer"), had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1986, and recorded in Book 4580, Page 664, <u>et seq</u>.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Flat Nos. E-1830 through E-1832;

WHEREAS, the Original Developer had also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, <u>et seq</u>., (the "Amended Declaration"), is amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1:"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being Plat Nos. E-2013 through E-2014, <u>et seq</u>.;

WHEREAS, the Original Developer had also previously execute: and recorded a Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 thru D-16, which Amendment was recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-2)", said Plat being recorded as aforesaid in Plat Book 64. Folio 9, being Plat No. E-3359;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the <u>Annotated Code</u> <u>of Maryland</u>, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NCW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows:

Develop\c45\67Amend

BOOK 9638 PAGE 23.)

1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit D-4 by creating from Land Unit D-4. 5 Subdivided Units (being Subdivided Units 63 through 67 in Building 12, Phase 65) (also having the street addresses of 7800-08 Creek Shore Way), all as shown on the "Supplemental Plat of Condominium Subdivision fer Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-4, Phase 65, Building 10)" (sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Crade</u> of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Units D and D-2 shall have an 0% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 452 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

C & R, LLC, DEVELOPER

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By Managing Member

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

By: Han Han Jeff Gross President

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WITNESS:

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[Notary Affidavits on following page]

BTOK 9638 PAGE 231

STATE OF MARYLAND COUNTY OF AA TO WIT:

I HEREBY CERTIFY, that on this day of fighting 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ELIZABETH M. A. RYON, Managing Member of C & R, LLC, a Maryland limited liability company, who made oath in due form of law that she is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said limited liability company and acknowledged this document to be the free act and deed of said LLC.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: <u>kk. [JCo]</u>

STATE OF MARYLAND CCUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY, that on this Δ day of J 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JEFF GROSS, President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed of said Ccuncil.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

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My Commission Expires: July 1.2001

BOOK 9638 PAGE 232

CONSENT OF TRUSTEES

The undersigned Trustees pursuant to a Certain Deed of Trust, dated October 7, 1999 and recorded in Liber 9449, Folio 699 among the Land Records of Anne Arundel County, made by C & R, LLC, Grantor therein and Columbia Bank, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-4 as provided in Paragraph 3 of the Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

MATNESS:	TRUSTEES:
any at	Scott & Nicholson
STATE OF MARYLAND)	Januara, Jr.

COUNTY OF ALLOC TO WIT:

I HEREBY CERTIFY, that on this day of day of

AS WITNESS my hand and Notarial Seal.

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Commission Expires:_____

CATHY A. HAGY, NOTARY PUBLIC CARROLL COUNTY STATE OF MARYLAND My Commission Expires March 8, 2000

BOOK 9638 PAGE 233.

STATE OF MARYLAND COUNTY OF 1944 12 1 TO WIT:

Number 1 1 - Stand

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I HEREBY CERTIFY, that on this ____day of _ 1. 1. , 2000, before me, the subscriber, a Notary Public of the State of Maryland personally appeared John A. Scaldara, Jr. who acknowledged himself to be the Trustee of the Columbia Bank and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

11 La.

Commission Expires: <u>CATHY A. HAGY</u>, NOTARY PUBLIC CARROLL COUNTY STATE OF MARYLAND

My Commission Expires March 8 2007 This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

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michael H. Manner

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MAIL TO: Michael H. Mannes, Esquire Michael H. Mannes, P.A. l East Franklin Street Baltimore, Maryland 21202-2239

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SIXTY EIGHTH AMENDMENT TO THE AMENDED DECLARATION FOR STONEY BEACH CONDOMINIUM (FORMERLY SHG LAND CONDOMINIUM)

THIS SIXTY EIGHTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this day of management , 2000, by AmTrust , 2000, by AmTrust Financial Services, Inc., an Ohio corporation (hereinafter referred to as the "Developer").

WHEREAS, Sterling Homes ("the Corporation Original Developer"), had previously established a Condominium Regime by recording among the Land Records of Anne Arundel County: (1) a Declaration of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHG Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHG Land Condominium dated April, 1988, and recorded in Condominium Plat Book 37, Pages 30-32, being Plat Nos. E-1830 through E-1832;

WHEREAS, the Original Developer had also previously executed and recorded an Amended Declaration entitled "Amended Declaration for Stoney Beach Condominium (Formerly SHG Land Condominium)" which was recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4805, Page 383, et seq., (the "Amended Declaration"), as amended, together with a Supplemental Condominium Plat, entitled "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit A, Phase 1)"; said Supplemental Plat being recorded among the Plat Records of Anne Arundel County in Condominium Plat Book 41, Folio 13-14, being plat Nos. E-2013 through E-2014, et seq.; rurding fee

WHEREAS, the Original Developer had also previous Addecutes \$ 278 and recorded a Amendment to the Amended Declaration subdividing Lage + 1997 Units D and D-2 by creating Land Units D-3 thru D-16, which And the was 10:16 as recorded as aforesaid in Liber 5968, Page 360, together with a "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit D-2)", said Plat being recorded as aforesaid in Plat Book 64, Folio 9, being Plat No. E-3359;

WHEREAS, as contemplated in accordance with the provisions of the Amended Declaration, the Developer desires to subdivide a portion of one of the Land Units, creating Subdivided Units and limited common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate the percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units; and

NOW, THEREFORE, for the purposes aforesaid, the Developer does the and declare as follows: RECEIVED FOR RECORD hereby state and declare as follows: CIRCUIT COUST. A.A. COUNTY

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1. <u>Subdivision of the Land Unit</u>. The Developer desires to and does hereby subdivide Land Unit B-5 by creating from Land Unit B-5, 6 Subdivided Units (being Subdivided Units 343 through 348 in Building 51, Phase 66) (also having the street addresses of 7901-7911 River Rock Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-5, Phase 66, Building 51)" (sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the Real Property Article of the <u>Annotated Code of Marvland</u>, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit B shall have an O% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 458 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

AMTRUST FINANCIAL SERVICES, INC., DEVELOPER

By: (SEAL) Steven S. Swartz, Authorized Agent

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

By:_

_(SEAL)

XXXXXXXXXXXXX Frank Andracchi

[Notary Affidavits on following page]

BOOK 9868 PAGE 431

_evelop\emtruet\60 emend 7/20/00

STATE OF (11), COUNTY OF (11) AND TO WIT:

I HEREBY CERTIFY, that on this day of , 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STEVEN S. SWARTZ, Authorized Agent of AmTrust Financial Services, Inc., an Ohio corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Sea/1 the day and year aforesaid.

My Commission Expires:

STATE OF MARYLAND

COUNTY OF ANNE ARUNDEL

TO WIT:

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I HEREBY CERTIFY, that on this ______ day of ______, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared were containing. President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed of said Council.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires: _____

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit B-5 by creating from Land Unit B-5, 6 Subdivided Units (being Subdivided Units 343 through 348 in Building 51, Phase 66) (also having the street addresses of 7901-7911 River Rock Way), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Partial Subdivision of Land Unit B-5, Phase 66, Building 51)" (sometimes herein referred to as the "Supplemental Plat"). This subdivision is governed by Section 11-107(d) of the Real Property Article of the Annotated Code of Marvland, as amended, and Paragraph 3 of the Amended Declaration.

2. <u>Allocation of Percentage Interests and Votes</u>. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each Subdivided Unit shall have one (1) vote in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration. After this subdivision, Land Unit B shall have an O% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 458 Subdivided Units in the Regime.

3. <u>Definitions</u>. All terms used herein shall have the meanings specified in the Amended Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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7/20/0

AMTRUST FINANCIAL SERVICES, INC., DEVELOPER

By:_____(SEAL) Steven S. Swartz, Authorized Agent

WITNESS:

Oun Brekly

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

By: Than

(SEAL)

[Notary Affidavits on following page]

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BOOK 9868 PAGE 433

STATE OF _____

COUNTY OF _____ TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STEVEN S. SWARTZ, Authorized Agent of AmTrust Financial Services, Inc., an Ohio corporation, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said corporation and acknowledged this document to be the free act and deed of said corporation.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Notary Public

My Commission Expires:

STATE OF MARYLAND

COUNTY OF ANNE ARUNDEL

) TO WIT:

I HEREBY CERTIFY, that on this 21^{54} day of J_{UV} , 2000, before me, the subscriber a Notary Public of the State aforesaid, personally appeared before the state aforesaid. President of The Council of Unit Owners of Stoney Beach Condominium, a Maryland Condominium Regime, who made oath in due form of law that he is authorized to execute this Amendment to the Amended Declaration for Stoney Beach Condominium, on behalf of said Council and acknowledged this document to be the free act and deed of said Council.

WITNESS my hand and Notarial Seal the day and year aforesaid.

Vanh Buck III

My Commission Expires: ______

BOOK 9868 PAGE 434

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> This is to certify to the Clerk of the Circuit Court of Anne Arundel County, that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

al H. Mamer min

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire Michael H. Mannes, P.A. 1 East Franklin Street Baltimore, Maryland 21202-2239

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DECLARATION OF SHG LAND CONDOMINIUM

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DECLARATION

OF

SHG LAND CONDOMINIUM

THIS DECLARATION, Made this <u>13</u>Th day of <u>Apan</u> 1988, by Sterling Homes Corporation, a Maryland corporation, hereinafter referred to as the "Developer".

WHEREAS, the Developer is the fee simple owner of certain land and air space situate in Anne Arundel County, Maryland and described in "Exhibit 1" attached hereto and made a part hereof (hereinafter called the "Property") and desires to submit the whole of said land and air space, together with all rights, alleys, ways, privileges, appurtenances and advantages thereunto belonging, or in any way appertaining, to a Condominium Regime established under the provisions of the Maryland Condominium Act, Sections 11-101, et seg., of the Real Property Article of the Annotated Code of Maryland, as amended (hereinafter called the "Act") and hereby to establish for the Property a Condominium Regime (hereinafter called the "Regime"); and

WHEREAS, the Property shall be held, conveyed, divided, subdivided, leased, rented and occupied, improved, hypothecated or encumbered, subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens, hereafter set forth, including provisions of the By-Laws of the SHG Land Condominium intended to be recorded immediately following hereafter among the Land Records of Anne Arundel County, and all notes, legends, comoranda and other data appearing on the Condominium Plats hereinafter described, all of which are declared and agreed to be in aid of a plan for the improvement of the Property, and the division thereof into condominium units and common elements and shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, its successors and assigns, and any person acquiring or owning an interest in the Property and improvements, including without limitation, any person, group of persons, corporation, trust or other legal entity or any combination thereof which holds such interest solely as security for the performance of an obligation.

SUBJECT to the covenants, conditions, restrictions and easements contained in (1) a Deed and Agreement Creating Water Facilities Connection Charges dated <u>DECEMPER 18</u>, 1989 and recorded among the Land Records of Anne Arundel County immediately prior hereto and (2) a Deed and Agreement Creating Sewer Facilities Charges, dated <u>DECEMBER 18</u>, 1989 and recorded among the aforesaid Land Records immediately prior hereto and any and all other covenants, conditions, restrictions and easements of record as of the date of recordation of this Declaration.

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BOOK 4530 PAGE 66

AND ALSO SUBJECT to the covenants, terms and conditions contained in an Inspection and Maintenance Agreement dated $4\times$, 1988 and recorded among the aforesaid Land Records in Liber $4\times$, 1988 and recorded among the aforesaid Land Records in Liber $4\times$, 1988 and recorded among the aforesaid Land Records in Liber $4\times$, 1988 and recorded among the aforesaid Land Records in Liber Anne Arundel County, Maryland, pertaining to storm water managemen

NOW THEREFORE, THIS DECLARATION WITNESSETH: That Developer, its successors and assigns, does hereby expressly establish and declare the following:

1. Creation of the Condominium Regime.

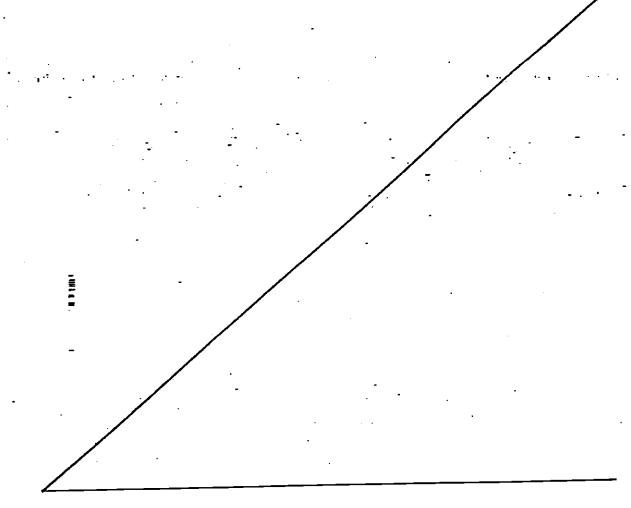
A. The Developer hereby submits the land and air space described in "Exhibit 1" and any improvements constructed thereon hereinafter described and shown on the Plat of Condominium Subdivision, Sheets 1, 2, and 3 (recorded simultaneously herewith) entitled "Plat of Condominium Subdivision for SHG Land Condominium to a Regime provided for by the Act, and establishes a Regime as therein provided containing four (4) units and common elements.

B. Said land and air space is more fully described in Plats recorded among the Land Records of Anne Arundel County simultaneously herewith consisting of three (3) sheets designated a Sheet 1, 2, and 3 - Plat of Condominium Subdivision for SHG Land Condominium. Said Plat is considered a part hereof as if fully incorporated herein.

C. Any owner acquiring a unit from the Developer herein shall be and is hereby deemed a successor developer to the Developer herein. As such successor developer, any rights granted to or retained by the Developer herein shall pass directly, by operation of law, and without the necessity of execution of a specific assignment of Developer's rights or any other documents by the Developer herein, except for a Deed for one or more of the units created herein, to the successor developer. It is the intention of the Developer herein to vest any successor developer with all of the rights obligations contained within this Declaration, the By-Laws and the Condominium Plats, such that any successor developer may to all of those things which the Developer herein might do with respect to any one or more of the units.

2. Developer's Right to Amend

BOOK 4580 PAGE 61 A. Each Unit Owner and each holder of a mortgage on any Unit or beneficiary of or Trustee in a Deed of Trust on any Unit, shall be deemed to have acquiesced to any amendment of this Declaration, the By-Laws, and the Plats for all purposes except as hereinafter provided and except that no such amendment(s) shall affect the lien of any Mortgage or Deed of Trust existing upon any Unit, and they shall be deemed to have given the Developer, its successors and assigns and Trustees under Deeds of Trust, an irrevocable power of attorney, coupled with an interest, to effectuate such amendment(s) and to have agreed to and covenanted to execute such further documents, if any, as may be required by the Developer to properly accomplish such Amendment(s), if any questions are raised with respect thereto.



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3. <u>The Name of the Condominium</u>. This Condominium Regime shall be known as: SHG Land Condominium.

4. Description of Units

The Condominium shall contain four (4) units, λ. as designated on the Plat, together with all air rights above the units as hereinafter limited, as well as all subsurface, mineral, and water rights, and all other rights within and appurtenant to the units as hereinafter limited, and together with all of the rights, roads, ways, waters, privileges, appurtenances and advantages belonging thereto, or in anywise appertaining. A metes and bounds description of each of the units is shown on the Plat. The vertical boundaries shall be planes erected at right angles from mean sea level (1929 General Adjustment Datum), coincidental with the site lines in the metes and bounds description. The horizontal boundaries shall be planes erected parallel to mean sea level (1929 General Adjustment Datum), and on the bottom at an elevation of minus twenty (20) feet and on the top at an elevation of plus one hundred (100) feet (both based upon mean sea level Each unit shall have the right to encroach on the common elements for installation of water wells, water treatment, backwash disposal wells, and similar structures.

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B. Each unit shall be conveyed by the name of the Condominium and its Unit letter (which letter is designated on Sheet 2 of the Plats for said Condominium). The area and location of each Condominium Unit are shown on the Plats of the Condominium as described above.

C. General Provisions Applicable to Units.

1. It is the intention that each Condominium Unit shall consist of that space shown on the Condominium Plats recorded as aforesaid as the Unit area both in the horizontal and in the vertical.

2. Each Unit and the General Common Elements (described generally hereinafter), are more specifically shown on the Plats aforesaid and Developer intends that said Plats shall diagramatically govern where this Declaration is silent.

5. <u>Percentage</u> Interests

A. Each Unit shall have the Percentage Interest in the Common Elements and Common Expenses and Common Profits of the Condominium Regime as listed on "Exhibit 2" of this Declaration. The Percentage Interests may be changed only in accordance with the Act.

6. Description of General Common Elements.

A. All areas and facilities which are not part of a Unit comprise the General Common Elements, as graphically shown on the Plats aforesaid, including, but not limited to the air space above the Units and the space below the Units.

B. The General Common Elements shall be exclusively owned in common by all of the Unit Owners. The General Common Elements shall remain undivided and no Unit Owner shall bring any action for partition or division of the whole or any part thereof except as otherwise provided by the Act and in that event all mortgagees must, in writing, consent.

C. Except as hereinabove provided, all General Common Elements in SHG Land Condominium are subject to perpetual easements for the use in common thereof for ingress, egress and utilities. This provision and covenant shall run with the land and the benefits and burdens thereof, shall inure to the benefit of and be binding upon the Developer, its successors and assigns and the Unit Owners, their heirs, successors, personal representatives and assigns.

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D. The cost of maintaining, repairing and replacing the Common Elements shall be borne by the Council of Unit Owners as an item of the Common Expense except as hereinafter provided.

E. Each Unit Owner, in proportion to his Percentage Interest in the Common Expenses and Common Profits, shall contribute toward payment of the Common Expenses and no Unit Owner shall be exempt from contributing toward said Common Expenses either by waiver of the use or enjoyment of the Common Elements, or any of them, or by the abandonment of his Unit. The contribution of each Unit Owner toward Common Expenses shall be determined, levied and assessed as a lien, all in the manner set forth in the By-Laws which are being recorded among the Land Records of Anne Arundel County simultaneously herewith (hereinafter called the "By-Laws").

Notwithstanding anything in this Declaration, F. the By-Laws, or the Plats to the contrary, it is the express intention of the Developer that the road common elements, shown on the Plats, shall be conveyed by the Council to Anne Arundel County upon the County's request after completion of the construction of said roads. Each Unit owner and each holder of a mortgage on any Unit or beneficiary of or Trustee in a deed of trust on any Unit, shall be deemed to have acquiesced to the conveyance of the road general common elements or any part thereof and shall be deemed to have given the Developer, its successors and assigns and Trustees under Deeds of Trust, an irrevocable power of attorney, coupled with an interest, to effectuate such conveyance(s) and to have agreed to and convenanted to execute such further documents, if any, as may be required by the Developer to properly accomplish such conveyance(s), if any questions are raised with respect thereto.

7. Condominium Units and Common Elements.

A. If any Common Elements, or any part thereof, now or at any time hereafter, encroaches upon any Unit, or any Unit encroaches upon any Common Element or other Unit, whether such encroachment is attributable to construction or settlement, or any other reason whatsoever beyond the control of the Board or any Unit Owner, there shall forthwith arise, without the necessity of any further or additional act or instrument, a good and valid easement for the maintenance of such encroachment, either for the benefit of the Board or for the Unit Owner, their respective heirs, personal representatives, successors and assigns, to provide for the encroachment and non-disturbance of the Common Element, or the Unit, as the case may be. Such easement shall remain in full force and effect so long as the encroachment shall continue.

B. Conveyance or other disposition of a Unit shall be deemed to include and convey, or be subject to, any easement arising under the provisions of this Paragraph without specific or particular reference to such easement. 8. <u>Pipes, Ducts, Cables, Wires, Conduits, Public</u> <u>Utility Lines and Other Common Elements Located Inside of Units.</u> Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, cables, condui public utility lines and other Common Elements located in any of the other Units and serving his Unit. Each Unit shall be subject to an easement in favor of the Owners of all other Units to use the pipes, ducts, cables, wires, conduits, public utility lines and other Common Elements serving such other Units and located in such Unit.

9. Easements.

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A. In addition to the easements reserved on the Plats aforesaid for the benefit of the Developer, its successors and assigns and Mortgagees, Beneficiaries and Trustees under Deeds of Trust:

1. Developer, for itself, its successors and assigns, hereby declares that every Unit Owner shall have a perpetual easement in, upon, through and over the land shown on the Plat recorded simultaneously herewith, to keep, maintain, use, operate, repair and replace his Unit in its original position and in every subsequent position in which it changes by reason of the gradual forces of nature and the elements.

2. Developer hereby reserves unto itself, its successors and assigns, an easement in, upon, through and over the Common Elements, for as long as the said Developer, its successors and assigns and Mortgagees, Beneficiaries and Trustees under Deeds of Trust, shall be engaged in the construction, development and sale of Units, which easement shall be for the purpose of construction, installation, maintenance and repair of any buildings and appurtenances thereto, for ingress and egress to all Units and all Common Elements, and, should these be any, for use of all sidewalks, walkways, roadways, and parking areas. In addition, Developer hereby reserves the irrevocable right to enter into, upon, over or under any Unit for a period of four (4) years after the date of delivery of the Unit deed for such purposes as may be reasonably necessary for the Developer or its agents to complete the Regime or service any Unit thereof, upon the giving of reasonable notice to the Unit Owner.

3. Developer reserves unto itself, its successon assigns and agents, an easement in, upon, through and over the land comprising the Common Elements for the purpose of installation maintenance, repair, and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, poles, transformers and any and all other equipment or machinery necessary or incidental to the proper functioning of any utility system serving the Regime.

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4. Each Unit Owner shall have a perpetual easement for the continuance of any encroachment by his Unit on any adjoining Unit or on any General Common Element, now existing or which may come into existence hereafter as a result of the reconstruction of any building or a Unit after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the building stands.

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B. The Council of Unit Owners or authorized designe shall have an irrevocable right and easement to enter Units to make repairs when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium Regime. Except in cases involving manifest danger to public safety or property, the Council of Unit Owners shall make æ reasonable effort to give notice to the Owner of any Unit to be entered for the purpose of such maintenance and repair. If damage is inflicted on the Common Elements or any Unit through which access is taken, the Unit Owner responsible, or the Council of Unit Owners if it is responsible, is liable for the prompt repair thereof. An entry by the Council of Unit Owners for the purposes specified in this Paragraph may not be considered a trespass.

C. The Council shall have the authority to grant such easements, rights-of-way, licenses, leases in excess of one (1) year or similar interest through or over the Common Elements as is provided in the Act.

Units Subject to Declaration, By-Laws and Rules. 10. All present and future owners, tenants, and other occupants of Units shall be subject to, and shall comply with, the provisions of the Act, of this Declaration and By-Laws, and any Amendments thereto, and the Rules as provided for in the By-Laws, as they may be amended from time to time. The acceptance of a deed, or conveyance, or the entering into of a lease, or the entering into occupancy of any Unity shall constitute an agreement that the provisions of this Declaration and By-Laws and any Amendments thereto, and the Rules, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or other occupant and all of such provisions shall be deemed and taken to be covenan running with the land, and shall bind any person having at any time any interest or estate in such Unit, as though such provision were recited and stipulated at length in each and every deed, conveyance or lease thereof.

11. <u>Membership and Voting in Council of Unit Owners</u>. Each Owner of a Unit shall automatically, upon becoming the Owner of a Unit or Units, be a member of the Council of Unit Owners of this Condominium Regime (hereinafter referred to as the "Council") and shall remain a member of said Council until such time as his

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ownership ceases for any reason, at which time his membership in said Council shall automatically cease. Each Unit Owner shall be entitled to cast on each question before the Council, a vote equa to the total number of votes attributable to that Unit as set forth in "Exhibit 2".

12. Notice to Mortgagees. All amendments to this Declaration affecting those limitations contained in Section 11-103(c)(1)(i) through (iv) of the Act, as amended, must be approved in writing by the holder of any mortgage or the Beneficiary or Trustee under any Deed of Trust on any Unit and said holder or Beneficiary or Trustees shall be given thirty (30) days written notice of any such proposed amendment or amendments prior to the meeting of the Council provided for in Paragraph 17 of thi Declaration.

13. Maintenance, Repair and Replacement.

A. The following items of maintenance, repair and replacement shall be performed by the Unit Owners and such maintenance, repair and replacement shall not be an item of Commc Expense subject to the lien of assessments created herein:

1. The maintenance, repair, and replacement of any structures, dwellings, roads, ways or other improvements constructed within any unit.

14. Eminent Domain.

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A. In this paragraph, the term "taking under the power of eminent domain" includes any sale in settlement of any pending or threatened condemnation proceeding.

B. This Declaration specifically provides for an allocation of any award for a taking under the power of eminent domain of all or a part of the Condominium. This Declaration also provides for (1) reappointment or other change of the percentage interests appurtenant to each Unit remaining after taking; (2) the rebuilding, relocation or restoration of any improvements so takes in whole or in part; and (3) the termination of the Condominium Regime following any taking.

C. Unless otherwise provided in this Declaration any damages for a taking of all or part of a condominium shall be awarded as follows:

1. Each Unit Owner shall be entitled to the entire award for the taking of all or part of his respective Unit and for consequential damages of his Unit. 2. Any award for the taking of General Common Elements shall be allocated to all Unit Owners in proportion to their respective Percentage Interests in the Common Elements.

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D. Unless otherwise provided in this Declaration following the taking of a part of the Condominium, the Council of Unit Owners shall not be obligated to replace improvements taken but promptly shall undertake to restore the remaining improvement of the Condominium to a safe and habitable condition. Any costs of such restoration shall be a Common Expense.

Unless otherwise provided in this Declaration Ε. following the taking of all or a part of any Unit, the Percentage Interests appurtenant to the Unit shall be adjusted in proportion as the amount of floor area of the Unit so taken bears to the floor areas of the Unit prior to the taking. Those Units not the subject of the taking shall have their respective Percentage Interests adjusted accordingly, by computing the revised Percentage Interest of each such Unit as the percentage of square feet for each such Unit after the taking to the total square footage of all Units after the taking; thereby assuring that the total Percentage Interests for all Units will always equal one hundred (100%) percent. The Council of Unit Owners promptly shall prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units. Subject to sub-paragraph G, (1) following the taking of part of a Unit the votes appurtenan to that Unit shall be appurtenant to the remainder of that Unit and (2) following the taking of all of a Unit the right to vote appurtenant to the Unit shall terminate.

F. All damages for each Unit shall be distributed in accordance with the priority of interests at law or in equity in each respective Unit.

G. Except to the extent specifically described in the Condemnation Declaration or grant in lieu thereof, a taking of all or part of a Unit may not include any of the Percentage Interests or votes appurtenant to the Unit.

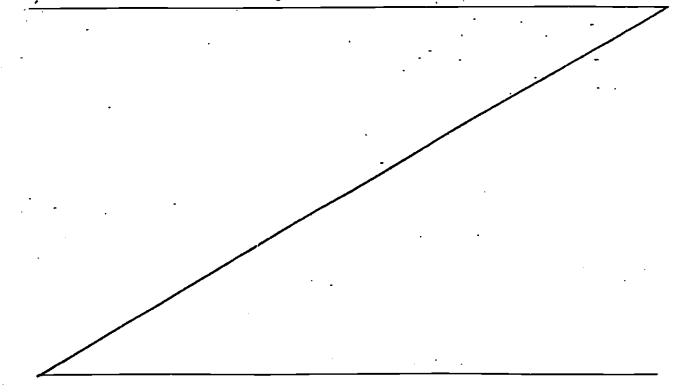
15. <u>Termination of Regime</u>. Each Unit Owner in SHG Land Condominium covenants and agrees that abandonment or termination of the Regime herein may only be accomplished in accordance with Section 11-123 of the Real Property Article of the Annotated Code of Maryland (the Maryland Condominium Act).

16. Administration of Condominium. The affairs of the Condominium shall be governed by the Council, an entity incorporated as a non-stock corporation, organized and existing under the laws of Maryland, the members of which shall be the Unit Owners. The Council shall have the rights, powers and duties which are vested in, exercisable by or imposed upon it by the provisions of this Declaration, the By-Laws or applicable law. As provided in the By-Laws, the Unit Owners shall elect a Board of Directors.

17. <u>Amendment of Declaration</u>. Except as may otherwise be provided by the Act, this Declaration may be amended in the following manner:

A. For so long as Developer shall own all of the Units, Developer shall have the sole right to amend this Declaration (including any amendments altering the percentage of ownership in Common Elements) which amendments need only be signed and acknowledged by the Developer and recorded among the Land Records of Anne Arundel County. Such amendment shall specifically refer to the recording date identifying this Declaration.

B. An amendment or amendments to this Declaration may be proposed by the Board of Directors, acting upon a vote of the majority of the Directors, or by the Unit Owners holding a majority of votes of the units in the Council as the Council is then constituted, whether meeting as the Council or by instrument



BOOK 4530 PAGE 675

in writing signed by them. Upon any amendment or amendments to this Declaration being proposed by said Board of Directors or any Unit Owners, such proposed amendment or amendments shall be transmitted to the President of the Council, or other officers of the Council in the absence of the President, who shall thereupon call a special meeting of the Council for a date not less than ten (10) days nor more than ninety (90) days, from receipt by him of the proposed amendment or amendments; and it shall be the duty of the Secretary to give to each Unit Owner written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed not less than ten (10) days, nor more than ninety (90) days before the date set for such special meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail addressed to the Unit Owner at his post office address as it appears on the books of the Council, the first class postage thereon prepaid. Any Unit Owner may, by written waiver of notice signed by such Unit Owner, waive such notice and such waiver, when filed in the records of the meeting, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice of such member. At such meeting the amendment or amendments proposed must be approved by an affirmative vote of eighty percent (80%) of the Unit Owners of the Regime, as then constituted, in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of this Declaration shall be transcribed and certified by the President and Secretary for the Council as having been duly adopted, and the original or an executed copy of such amendment or amendments so certified and executed with the same formalities as a deed shall be recorded in the Land Records of Anne Arundel County, Maryland, such amendment (amendments to specifically refer to the recording data identifying the Declaration. Thereafter, a copy of said amendment or amendments in the form in which the same were placed on record by the Council shall be delivered to all of the Unit Owners and mailed to the holders of mortgages or Trustees under Deeds of Trust listed in the registry to be maintained in accordance with the By-Laws, but delivery and mailing of a copy thereof shall not be a conditio: precedent to the effectiveness of such amendment or amendments. At any meeting held to consider such amendment or amendments, the written vote of any Unit Owner shall be recognized if such Unit Owner is not in attendance at such meeting, or represented thereat by written proxy, provided such written vote is delivered to the

Secretary of the Council at or prior to such meeting.

C. Anything in sub-paragraph B to the contrary notwithstanding, amendments affecting those limitations contained in Section 11-103(c)(1)(i) through (iv) of the Act must be approved by written consent of all Unit Owners of the Regime and all holders or mortgages or Trustees under Deeds of Trust on Units, as

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provided herein, in order for such amendment or amendments to become effective.

18. <u>Invalidity</u>. The invalidity of any provisions of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provisions had never been included herein.

19. <u>Waiver</u>. No provision contained in this Declaration shall de deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

20. <u>Compliance</u>. This Declaration is set forth in compliance with the requirements of Section 11-101, <u>et seq</u>. of the Act. In the event of any conflict between the Act and this Declaration, the provisions of the Act shall control.

21. <u>Captions</u>. The captions and Table of Contents contained in this Declaration are for convenience only, and are not part of this Declaration, and are not intended in any way to limit or enlarge the terms and provisions of this Declaration.

22. <u>Gender, Etc.</u> Whenever in this Declaration the context so requires, the singular number shall include the plural and the converse; and the use of any gender shall be deemed to include all genders.

WITNESS the hand and seal of said Developer as of the date first herein written.

WITNESS:

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STERLING HOMES CORPORATION

By: (SEAL) VICE EDWARD-S. LICKWA President

STATE OF MARYLAND, County of Baltimore, To Wit:

On this 13^{Th} day of <u>Apole</u>, 1988, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared <u>EDWARD S. RICKIN</u>, who acknowledged himself to be President of Sterling Homes Corporation a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing Declaration for the purpose ither i contained, as his act.

il_lt. ma N;-Notary Auth My Commission Expires:

I hereby affirm under penalty of perjury that the notic requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

STERLING HOMES CORPORATION

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BOOK 4580 PAGE

CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated July 19, 1984, and recorded in Liber 3763, Folio 141 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Fairfax Savings, a Federal Savings Bank, Beneficiary, do hereby consent to the terms of the Declaration and By-Laws of SHG Land Condominium and subordinate the aforesaid Deed of Trust to the legal operation and effect of the Declaration and By-Laws.

WITNESS

BENEFICIARY Fairfax Savings, a Federal Savings Bank

SUBSTITUTE TRUSTEES

By: SEAL) President

(SEAL)

(SEAL)

Blum David Μ.

STATE OF MARYLAND, <u>CITY</u> OF <u>BALTIMORE</u>, to wit:

I HEREBY CERTIFY, that on this 13^{TL} day of Avenue 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EDWARD S. RICKLIN, who acknowledged himself to be thevice PRES. OF FAIEFAY SAVINGS, A FEDERAL SAVINGS and that he as such Vice PRES., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Vice PRES.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/90

-15-

STATE OF MARYLAND, Gegniy OF Huward, to wit:

I HEREBY CERTIFY, that on this $12^{\#}$ day of Ayi, , 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared <u>flaved M. Alvan</u>, who acknowledged himself to be the [Substitute] Trustee of <u>Farran Society France for the State</u> and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Trustee.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/90

4530 PAGE 680

BOOK

Notary Public

STATE OF MARYLAND, County OF Howard, to wit:

I HEREBY CERTIFY, that on this $\underline{/1^{H}}$ day of $\underline{Apr/l}$, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared $\underline{M_{ulast}}$ J. Rolls, who acknowledged himself to be the [Substitute] Trustee of $\underline{Fairfrom floringj}$ and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the Association by himself as Trustee.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/90

Notary Public

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

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1100 West Street Suite 100 Lauret MD 20707 (301) 953-1821

(301) 792-8085

DESCRIPTION OF CONDOMINIUM REGIME

PORTION OF THE LANDS OF STERLING HOMES CORPORATION

APRIL 12, 1988

Beginning at a point on the southern bank of the Cox Creek at the end of the North 41 degrees 49 minutes 29 seconds West, 491.85 foot line of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 2, STONEY BEACH," as recorded among the Land Records of Anne Arundel County, Maryland as Plat No. 5320 in Platbook 102 at Page 46; thence running with the outline of Plat 2 and with the aforesaid Cox Creek the nine (9) following courses and distances, viz;

1) North 33 degrees 34 minutes 50 seconds East, a distance of 75.46 feet to a point; thence

2) North 65 degrees 27 minutes 36 seconds East, a distance of 101.12 feet to a point; thence

3) North 79 degrees 33 minutes 27 seconds East, a distance of 169.99 feet to a point; thence

4) South 84 degrees 18 minutes 46 seconds East, a distance of 93.24 feet to a point; thence

5) South 86 degrees 30 minutes 26 seconds East, a distance of 43.17 feet to a point; thence

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

6) South 84 degrees 26 minutes 29 seconds East, a distance of 20.00 feet to a point; thence

7) North 89 degrees 12 minutes 56 seconds East, a distance of 146.06 feet to a point; thence

8) South 00 degrees 35 minutes 05 seconds West, a distance of 196.01 feet to a point, thence

9) South 28 degrees 34 minutes 40 seconds East, a distance of 140.06 feet to a point at the beginning of the North 89 degrees 13 minutes 33 seconds East, 148.01 foot line of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 4, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5323 in Platbook 102 at Page 48; thence running with outline of said plat and continuing with the Cox Creek the three (3) following courses and distances, viz:

10) North 89 degrees 13 minutes 33 seconds East, a distance of 148.00 feet to a point; thence

11) North 57 degrees 59 minutes 41 seconds East, a distance of 66.04 feet to a point; thence

12) North 28 degrees 04 minutes 21 seconds East, a distance of 102.00 feet to a point at the beginning of the North 27 degrees 12 minutes 52 seconds West, 157.43 foot line of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 5, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5324 in Platbook 102 at Page 49; thence running with the outline of said Plat 5 and continuing with the aforesaid Cox Creek the two (2) following courses and distances, viz:

BOOK 4580 PAGE 65

Subsidiary of Kidde, Inc.

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13) North 27 degrees 12 minutes 46 seconds West, a distance of 157.42 feet to a point; thence

:: .

14) North 10 degrees 56 minutes 21 seconds East, a distance of 242.40 feet to a point at the beginning of the North 36 degrees 09 minutes 28 seconds West, 235.08 foot line of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 6, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5325 in Platbook 102 at Page 50; thence running with the outline of said Plat 6 and continuing with the aforesaid Cox Creek the eleven (11) following courses and distances, viz:

15) North 36 degrees 09 minutes 28 seconds West, a distance of 235.08 feet to a point; thence

16) North 19 degrees 02 minutes 32 seconds West, a distance of 89.80 feet to a point; thence

17) North 08 degrees 02 minutes 32 seconds West, a distance of 114.44 feet to a point; thence

18) North 03 degrees 00 minutes 46 seconds East, a distance of 38.05 feet to a point; thence

19) North 51 degrees 12 minutes 56 seconds East, a distance of 71.84 feet to a point; thence

20) North 36 degrees 55 minutes 37 seconds East, a distance of 86.30 feet to a point; thence

21) North 54 degrees 53 minutes 33 seconds West, a distance of 14.24 feet to a point; thence

22) North 33 degrees 36 minutes 23 seconds East, a distance of 43.63 feet to a point; thence

KIDDE CONSULTANTS, INC.-

Subsidiary of Kidde, Inc.

23) North 48 degrees 58 minutes 38 seconds West, a distance

of 15.19 feet to a point; thence

• :

24) North 56 degrees 17 minutes 51 seconds East, a distance of 38.48 feet to a point; thence

25) North 71 degrees 42 minutes 06 seconds East, a distance of 23.89 feet to a point at the intersection of the Cox Creek with the southwestern bank of the Patapsco River; thence continuing with the outline of Plat 6 and running with said southwestern bank of the Patapsco River the three (3) following courses and distances, viz:

26) South 43 degrees 59 minutes 52 seconds East, a distance of 91.76 feet to a point; thence

27) South 53 degrees 31 minutes 22 seconds East, a distance of 197.34 feet to a point; thence

28) North 79 degrees 17 minutes 13 seconds East, a distance of 60.31 feet to a point at the North 79 degrees 17 minutes 14 seconds East, 15.00 foot line of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 7, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5326 in Platbook 103 at Page No. 1; thence running with the outline of said Plat 7 and continuing with the southwestern bank of the Patapsco River the five (5) following courses and distances, viz:

29) North 79 degrees 17 minutes 13 seconds East, a distance of 15.00 feet to a point; thence

30) South 20 degrees 42 minutes 33 seconds East, a distance of 87.66 feet to a point; thence

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

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31) South 59 degrees 37 minutes 15 seconds East, a distance of 168.08 feet to a point; thence

32) South 72 degrees 27 minutes 15 seconds East, a distance of 142.64 feet to a point; thence

33) South 49 degrees 35 minutes 46 seconds East, a distance of 139.69 feet to a point at the beginning of the South 74 degrees 44 minutes 26 seconds East, 232.00 foot line of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 8, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5327 in Platbook.103 at Page No. 2; thence running with the outline of said Plat 8 and continuing with the southern bank of the Patapsco River the five (5) following courses and distances, viz:

34) South 74 degrees 44 minutes 26 seconds East, a distance of 232.00 feet to a point; thence

35) South 51 degrees 14 minutes 43 seconds East, a distance of 45.24 feet to a point; thence

36) South 35 degrees 09 minutes 58 seconds East, a distance of 155.46 feet to a point; thence

37) North 69 degrees 43 minutes 03 seconds East, a distance of 49.04 feet to a point; thence

38) South 19 degrees 18 minutes 53 seconds East, a distance of 226.75 feet to a point at the beginning of the South 35 degrees 29 minutes 52 seconds East, 167.05 foot line of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 9, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5328, in

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KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

BODK 4530 PAGE 686

Platbook 103 at Page No. 3; thence running with the outline of Plat 9 and continuing with the southwestern bank of the Patapsco River the two (2) following courses and distances, viz:

39) South 35 degrees 29 minutes 45 seconds East, a distance of 167.06 feet to a point; thence

40) South 28 degrees 13 minutes 02 seconds East, a distance of 139.58 feet to a point at the beginning of the South 42 degrees 21 minutes 26 seconds East, 138.03 foot line of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 11, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5330 in Platbook 103 at Page No. 5; thence running with the outline of Plat 11 and continuing with the southwestern bank of the Patapsco River the three (3) following courses and distance, viz:

41) South 42 degrees 21 minutes 26 seconds East, a distance of 138.02 feet to a point; thence

42) South 31 degrees 29 minutes 26 seconds East, a distance of 289.07 feet to a point; thence

43) South 56 degrees 58 minutes 17 seconds East, a distance of 38.14 feet to a point; thence leaving said Patapsco River and continuing with the outline of said Plat 11

44) South 76 degrees 55 minutes 08 seconds West, a distance of 235.07 feet to a point of curvature at the end of the South 55 degrees 04 minutes 32 seconds East, 72.11 foot line of of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 15, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5334 in KIDDE CONSULTANTS, INC. Subsidiary of Kidde: Inc.

BOOK 4580 PAGE 687

Platbook 103 at Page No. 9; thence running with the outline of Plat 15 the eight (8) following courses and distances, viz:

45) by a curve to the right having a radius of 60.00 feet for an arc length of 59.73 feet, said curve being subtended by a chord bearing of South 25 degrees 12 minutes 56 seconds West, a distance of 57.29 feet to a point of compound curve; thence by a curve to the right

46) having a radius of 300.00 feet for an arc length of
96.50 feet said curve being subtended by a chord bearing of South
62 degrees 57 minutes 00 seconds West, a distance of 96.08 feet
to a point of tangency; thence -

47) South 72 degrees 09 minutes 54 seconds West, a distance of 120.81 feet to a point; thence

48) South 15 degrees 27 minutes 51 seconds East, a distance of 207.90 feet to a opint on the northern bank of the Stony Creek; thence running with the northern bank of the Stony Creek and continuing with the outline of the aforesaid Plat 15

49) South 87 degrees 54 minutes 10 seconds West, a distance of 139.55 feet to a point; thence still with the northern bank of the Stony Creek

50) South 81 degrees 01 minutes 08 seconds West, a distance of 176.16 feet to a point; thence continuing with said Stony Creek

51) North 89 degrees 04 minutes 51 seconds West, a distance of 93.51 feet to a point; thence continuing with the Stony Creek

52) North 70 degrees 58 minutes **4** seconds West, a distance of 121.12 feet to a point at the beginning of the North 82

BOOK 4580 PAGE 688

degrees 27 minutes 02 seconds West, 125.59 foot line of the outline of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 12, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5331, in Platbook 103 at Page No. 6; thence running with the outline of Plat 12 and with the northern bank of the Stony Creek the four (4) following courses and distances, viz:

53) North 82 degrees 27 minutes 02 seconds West, a distance of 125.59 feet to a point; thence

54) South 88 degrees 54 minutes 39 seconds West, a distance of 131.51 feet to a point; thence -

55) South 72 degrees 39 minutes 19 seconds West, a distance of 199.59 feet to a point; thence

56) South 57 degrees 19 minutes 53 seconds West, a distance of 74.29 feet to a point; thence leaving the aforesaid bank of the Stony Creek and continuing with the outline of Plat 12

57) North 23 degrees 56 minutes 13 seconds West, a distance of 216.42 feet to a point on the South 48 degrees 10 minutes 31 seconds West, 235.91 foot line of a plat of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plat 3, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No. 5322 in Platbook 102 at Page No. 47, said point being distant 67.00 feet from the beginning of said line; thence running with and binding on part of said line

58) South 48 degrees 10 minutes 30 seconds West, a distance of 168.91 feet to the end of said line; thence running with the outline of Plat 3 and with the outline of the aforesaid Plat 2

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

BOOK 4580 PAGE 689

:

59) North 41 degrees 49 minutes 29 seconds West, a distance of 1283.64 feet to the point of beginning.

Containing 56.7013 acres of land, more or less.

Being a part of the lands conveyed by Stanwick Holdings, Inc., an Ohio Corporation to Sterling Homes Corporation, a Maryland Corporation by deed dated July 13, 1984 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3763 at Folio 138.

Also being the lands shown on plats of subdivision entitled "Supplemental and Amended Plat of Subdivision for Plats 1 through 15, STONEY BEACH," as recorded among the aforesaid Land Records as Plat No.'s 5320 through 5334 and in Platbook 102 Page No.'s 45 through 50 and Platbook 103 Page No.'s 1 through 9.

Saving and Excepting there from the Public rights-of-ways of Hilltop Road, Cluster Court and Crestwood Court as shown on the aforesaid Plats 1 through 15, STONEY BEACH.

Containing 6.0485 acres of land, more or less.

Leaving a total area in this Condominium Regime of 50.6528 acres of land, more or less.

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BOOK 4580 PAGE 690

37-14/B18

DECLARATION FOR SHG Land CONDOMINIUM

EXHIBIT 2

Unit Number Percentage of Interest in Common Profits and Common Expenses and Common Elements (%) A 35.0 162

B	10.0	102
	10.0	46
С	27.0	
	27.0	122
D	28.0	
TOTAL	1 00.0	<u>128</u> 458
IOIND	100.0	258
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STATE OF MARYLAND, ANNE ARUNDEL COUNTY, SCT.

I HEREBY CERTIFY, that the aforegoing Neclandron is truly taken and copied from Liber HES No 4580 tolio La one of the Sand

> > Clerk of the Circuit Court for Anne Arunde

MICRO-12

EXTENSION OF AGREEMENT

THIS EXTENSION OF AGREEMENT (herein this "Extension") is made this 27TH day of December, 1996, by and between MARYLAND SUBURBAN UTILITY CORPORATION, INC., a Maryland corporation (herein "Maryland Suburban") and STERLING HOMES CORPORATION, A Maryland corporation (herein "Sterling").

RECITALS

R1. Maryland Suburban and Sterling entered into a Deed and Agreement conveying certain land from Maryland Suburban to Sterling and creating Water Facilities Connection Charges recorded among the Land Records of Anne Arundel County, Maryland, in Liber 4580, Page 619 et seq. and a Deed and Agreement conveying certain land from Maryland Suburban to Sterling and creating Sewer Facilities Connection Charges recorded as aforesaid in Liber 4580, Page 637 et seq. (jointly herein referred to as the "Deeds")

R2. The agreements contained within the Deeds burdened certain land, therein described in an Exhibit A, attached to each Deed, for the purpose of creating charges against the land and specifically the condominium units to be built upon the land for the repayment of the cost of construction and installation of the Water Facilities and Sewer Facilities constructed upon the land.

R3. It was intended by Maryland Suburban that the charges were to be paid by each condominium unit ... "for a period of thirty-three (33) years on an annual basis, and will terminate, except as to those charges accrued but unpaid, on December 2028". [Emphasis added]

R4. The grantee of the Deeds, Sterling, was exempted from the obligation to pay.

R5. The grantor of the Deeds, Maryland Suburban, and the grantee of the Deeds, Sterling, wish to recognize that it was always their intention that the charge upon the land and the condominium units to be built on the land was to extend for a full 20.00 33 years as against each unit, when constructed and converted by 2.00 Sterling.

R6. In order to carry out their intention, Maryland 12/30/96 desire to extend the grantor and the grantee of the measure, Micking the condominium units (some of which are unbuilt and some of which are unsold as of the date of this Extension) so that the charge against the units yet to be conveyed extends for a full 33 years from the

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the grantor, Maryland Suburban, does hereby extend the charges aforesaid against the unconveyed lands and units described in Exhibit A attached 5 hereto, subject to the following terms and conditions:

1. The charges for Water Facilities and for Sewer among the Land Records of Anne Arundel County, Maryland in Book 4580, Pages 619 and 637, respectively are hereby extended as against the land and units described in Exhibit A attached hereto

2. The charges for Water Facilities and Sewer Facilities shall be due and payable on January 1 of the year immediately following the year in which the condominium unit is conveyed to an owner other than Sterling or the grantor and they shall be payable for a term of 33 years after which the charges for Water Facilities and Sewer Facilities shall terminate.

3. Sterling joins herein to evidence its consent and agreement to the extension of the charges for Water Facilities and Sewer Facilities against the unconveyed land and units.

4. The agreements contained in the Deeds, except as herein modofied shall remain in full force and effect. Recitals R1 thru R6 are incorporated herein by reference.

IN WITNESS WHEREOF, the grantor, Maryland Suburban, and the grantee, Sterling have executed this Extension of Agreement under their respective hands and seals as of the day and year first above written.

WITNESS:

anaden

MARYLAND SUBURBAN UTILITY CORPORATION, INC.

(SEAL) President

۰,

WITNESS:

ander

STERLING HOMES CORPORATION

(SEAL) President

[NOTARY AFFIDAVITS FOLLOW ON NEXT PAGE]

. . . .

STATE OF MARYLAND, COUNTY of Bostimores, to wit:

I HEREBY CERTIFY that on this 27th day of December, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared <u>Access I. Reaman</u>, who acknowledged himself to be the <u>President of Maryland Suburban Utility</u> Corporation, Inc., and that he as such <u>President being</u> authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such _____ President.

TNESS WHEREOF, I hereunto set my hand and official seal. NOTARY PUBLIC My Commission Expires: 11/1/97

STATE OF MARYLAND, COUNTY OF Destimate ___, to wit:

I HEREBY CERTIFY that on this 27th day of December, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared <u>Rickan Biseman</u>, who acknowledged himself to be the <u>Nick</u> President of Sterling Homes Corporation, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such <u>Nick</u> President.

MINESS WHEREOF, I hereunto set my hand and official seal. NOTARY michael H. D. Public My Commission Prires:

11/17/97

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland Attorney.

Mail To:

2/26/94

Michael H. Mannes, Esq. Michael H. Mannes, P. A. 1 East Franklin Street Baltimore, Maryland 21202-2239

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	EXHIBIT A	
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	7804 Creek Shore Way	
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		EXHIBIT A	
TIEM	: TO THE		
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DEED AND AGREEMENT CREATING WATER FACILITIES CONNECTION CHARGES

THIS FEE SINBLE DEED AND AGREEMENT, made this will OF DECEMBER ‴day 1987, by and between MARYLAND SUBURBAN UTILITY CORPORATION, INC., Maryland Corporation, а Grantor, party of the first part, and STERLING HOMES CORPORATION, Maryland Corporation, Grantee, hereinafter referred to as "Developer", party of the second part, is made without consideration and in order to facilitate the establishment of water facilities connection charges and for no other purpose.

WITNESSETH

WHEREAS, the Developer, by Deed executed and recorded immediately prior hereto, conveyed to the Grantor all that property described in Exhibit A and Exhibit B, attached hereto and incorporated herein.

WHEREAS, it is the present intention of the Developer to. create а Condominium regime upon portion а of the above-mentioned property, in accordance with the terms and conditions contained in a Supplemental and Amended Plat of subdivision for Stoney Beach, as may be hereafter modified or camended, as said Plats are recorded among the Land Records of Anne Arundel County in Plat Numbers Erea through Erea, Book 33, pages 12, pt sog Book 103, pages | thru 10. in Plat

WHEREAS, it is the intention of the Grantor to provide the above described condominium regime and units thereof with water pipes in the streets and water connections from the water Inprovement:, all of such pipes and connections being increinafter referred to collectively as the "Water Facilities";

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WHEREAS, the Developer has agreed with Anne Arundel County, Maryland, that in consideration of the Developer's completion of construction of the Water Facilities, directly or in conjunction with Grantor in accordance with the County's specifications, at no cost to the County and the connection of the Water Facilities to the water distribution systems of the County, the County has agreed that it will not impose any charges under Section 15A-313 and 17-605 of the Anne Arundel water County Code (1957 Edition - as amended). Such charges_being Water facilities connection charges; and

WHEREAS, the Developer and Grantor have covenanted and agreed to establish charges upon the condominium units now or hereafter established upon the Property, whereby the cost of the construction and installation of the Water Facilities located within a portion of the Plats entitled "Stoney Beach Townhouse Condominium", is to be paid by the owner or owners of the said units, their respective representatives, heirs, successors and assigns, in annual installments over a period of thirty-three (3) years, commencing upon the initial conveyance of a condominium unit to someone other than Sterling Homes

Corporation, or January 1, 1995, whichever is earlier (butivin

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any event, such charges shall not be assessed against Sterling Homes Corporation), and ending thirty three (33) years after such above-described sale, but in any event no later than December 31, 2028. Such paymentaments of the known was "Water -Facilities Charges"; and

WHEREAS, the maintenance after construction of said pipes and connections, insofar as they are located within the streets and are not located within the common elements of the condominium regime or any individual unit, is to be the responsibility of Anne Arunde. County in accordance with the terms of the agreement between Anne Arundel County and the Developer; and

WHEREAS, the actual water services supplied to and used by said individual unit owners (as distinct from the Capital Facilities charge) is to be furnished by Anne Arundel County, and billed by or on behalf of Anne Arundel County to said individual unit owners from time to time, and is to be paid as billed; and

WHEREAS, in order to make the covenant and agreement to pay the Water Facilities Charges a covenant and agreement running with the land and binding upon the parties hereto and each of their respective heirs, representatives, successors and assigns, the parties to this Agreement have agreed to enter into this Deed and Agreement whereby the Grantor, having previously received the Property from the Developer, will convey the

- 3 -

Property to the Developer subject to the covenants and agreements hereinafter set forth.

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NOW, THEREFORE, for and in consideration of the premises herein contained and the sum of Five Dollars (\$5.00) in hand paid by each of the parties to the other, the receipt whereof is hereby acknowledged, and the performance of the covenants, agreements, conditions and charges hereinafter set forth, Grantor and the Developer do hereby grant, covenant and agree as follows:

FIRST: For the purposes of this Deed and Agreement, the terms hereafter listed shall have the following definitions: a. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Unit which is a part of the Property, excluding therefrom persons or entities those having such

interest merely as security for the performance of an obligation. b. "Common Elements" shall mean and refer to all

that real property, including the improvements thereon, owned by the Council of Unit Owners of Stoney Beach Condominium, and/or any other condominium regime hereafter established upon the Property, for the common use and enjoyment of all of the owners comprising the respective council of unit owners.

c. "Common Areas" shall mean all real property, including the improvements thereon, owned by any mandatory homeowners association hereafter established upon the Property for the common use and enjoyment of the owners comprising such association.

d. "Unit" shall mean any condominium unit, single family dwelling, residential dwelling facility or improved lot located on any portion of the Property.
e. "Developer" shall mean and refer to Sterling Homes Corporation, a Maryland Corporation, its successors and assigns and any other legal entity which, in conjunction with or in lieu of Sterling Homes Corporation, develops units on the Property, if such successor, assign, or legal entity should acquire all or a portion of the Property for the purpose of development.

real property described in Exhibit A and Exhibit B of this Deed and Agreement, attached hereto and incorporated herein.

SECOND: The Grantor does hereby grant and convey the Property unto the Developer, in fee simple, together with the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted Property unto Sterling Homes Corporation, Developer, party of the second part, its successors and assigns, forever in fee simple;

SUBJECT, however, to the herein contained covenants, agreements, conditions and charges which it is hereby covenanted

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and agreed shall be binding upon the Developer, its successors and assigns, and upon Grantor, its successors and assigns, and upon the Property aforesaid. North States THIRD:

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The Property and each of the aforesaid units Scructed Chereon shall be subject to this Deed and Agreement and the annual Water Facilities Charges, representing annual 5 (g. 4). charges for the construction and installation of water pipes in the streets, the connection from the water pipes in the street to the common elements, common areas, and each individual unit, which Water Facilities Charges shall constitute a lien or encumbrance on the landswith respect to which said charge is

made.

Contral Action Contractor

FOURTH: By acceptance of title to any of the land included in the Exhibit A Property, the owner from the time of acquiring title thereto shall be held to have covenanted and agreed to pay to Grantor, its successors and assigns, all charges provided for in this Deed and Agreement, due and unpaid as of the time the unit owner acquires title, and all charges thereafter falling due as long as said unit owner shall hold title of record, without the right in any event to reimbursement from the Developer or Grantor for charges which the unit owner or that unit owner's predecessor in title may pay in advance. certificate in writing, signed by a representative of Grantor, its successors or assigns, will be given on demand to any unit owner liable for said charges, setting forth the status A CONTRACTOR OF A CONTRACTOR O of such

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charges with respect to the unit in question and in reference to which an inquiry is made, and such certificate in favor of anyone relying thereon to his damage shall be binding on

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FIFTH: The Water Facilities Charges for the Property described in Exhibit A shall commence upon the initial conveyance

a unit to someone other than Sterling Homes Corporation, or January 1, 1995, whichever is earlier (but in any event, such charges shall not be assessed against Sterling Homes Corporation), and shall continue for a period of thirty-three (33) years on an annual pasis; and will terminate, except as to those charges accrued but unpaid, on December 31, 2028 All such annual charges shall be due and

payable in advance on the first day of January of each year.

SIXTH: The annual Water Facilities Charges for the Property described on Exhibit A, payable by the owner of each

unit during the thirty-three (33) year period shall be One

Hundred Forty-Pour Dollars (\$144.00) and the owner of each of the units subject to this beed and Agreement shall be liable for the

annual charge as set forth above. Upon request of the Grantor The second s the Council of Unit Owners of Stoney Beach Condominium and/or

any other condominium regime hereafter established upon the Property, shall be obligated to collect the annual charges due

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from all owners of units within its respective regime; provided (学校) (新聞表) however, that the Council shall not be obligated to pay any

annual charges on behalf of an individual owner.

SEVENTH: The Water Facilities Charges for the Property described on Exhibit B shall commence upon the installation and connection of water pipes located within that parcel to the water facilities serving the Exhibit A Property, and will terminate, except as to those charges accrued but unpaid, on December 31, 2028. All such annual charges shall be due and payable in advance on the first day of January of each year.

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EIGHTH: The annual Water Facilities Charges for the Property described on Exhibit B, payable by the owner of that parcel during the period from installation and connection to the water facilities serving the Exhibit A Property until December 31, 2028 shall be One Thousand Dollars (\$1,000.00) and the owner of Exhibit B Property subject to this Deed and Agreement shall be liable for the annual charge as set forth above.

NINTH: Grantor and Sterling Homes Corporation and/or their respective Successors and assigns, shall be responsible for complying with the statutory terms and provisions contained within Article 17, Section 11-103 of the Anne Arundel County Code (1985, as amended). In addition to the general terms, contained within Article 17, Section 11-103, Sterling Homes Corporation, its successors and assigns, shall include in each contract of sale a notice to the contract purchaser in

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Section 11-103.

TENTH: All Water Facilities Charges payable in Hordance with this Deed and Agreement shall be payable to Granter, its successors and assigns, in accordance with billings issued from time to time by Granter, its successors and assigns. Failure to receive a bill for the Water Facilities Charges does not relieve an owner of his/her/its liability to the same or interest thereon.

ELEVENTH: If any charges remain unpaid for a period of sixty (60) days af or becoming due, there shall be a delinguent charge of one and one-half percent (1-1/2%) per month beginning March 1st of each year in which the charge is made; if a charge is unpaid for more than ninety (90) days, a five percent (5%) late charge shall also be due. The Grantor, its successors and assigns, may bring an action at law against any owner failing to make payment within ninety (90) days from the date a charge is due. In addition, the Grantor may establish a lien upon the in accordance with the statutory requirements now unit. οι hereafter effect pertaining in the establishment to and enforcement of statements of lien contained in the Maryland Contract Lien Act. The statement of lien shall be signed and verified by an officer or agent of the Grantor and recorded among the Land Records of Anne Arundel County. In the event that an action at law is instituted or a statement of lien is

- 9 -

recorded, the Grantor shall be entitled to recover all court costs and reasonable attorney fees incurred in the preparation, recordation and collection of the amount due. On full payment the amount due, the owner shall be entitled to a recordable satisfaction of the lien, or dismissal of any legal action. No sale, lease, mortgage, disposition or TWELFTH: transfer of the aforesaid units shall be made or perate otherwise than subject to the aforesaid covenants, agreements, i de la composición d conditions and charges and, thereupon, all the covenants, agreements, conditions and charges herein contained shall run with and bind (1) the Property, (2) each and all of the units and premises and every part thereof, (3) the Developer, its successors and assigns, (4) and the present and future owners of each of the units and each of their respective personal representatives, executors, administrators, heirs, successors and assigns.

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THIRTEENTH: The Grantor shall have the rights to assign, pledge or in any other fashion encumber its right to

any of the charges set forth herein to any party. AND the Grantor hereby covenants that it has not done

nor suffered to be done any act, matter or thing, other than as herein provided, to encumber the Property hereby granted, that it will warrant specially the Property hereby granted and conveyed, and that it will executed such further assurances of Said land as may be required.

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The Grantor herein declares and affirms under the penalties of perjury that there is no consideration paid or to be paid for this transfer within the meaning of Article 81,

Section 277(b) and 278(b)

GRANTOR herein certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and the second of the second second second second and assets of said corporate grantor.

WITNESS the corporate scal of MARYLAND SUBURBAN UTILITY en en gan gaaraan in mini ambalala da CORPORATION, INC., and the signature of Storling L. Leppo, its

President.

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WITNESS the corporate seal of STERLING HOMES CORPORATION and the signature of Martin L. Goldscher, its Vice President.

WITNESS:

MARYLAND SUBURBAN UTILITY CORPORATION, INC. a Maryland Corporation

Bv: (SEAL) Sterli Ceppo, President

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STERLING HOMES CORPORATION a Maryland Corporation

By: (SEAL) Martin L. Goldscher, Vice President

MARYLAND, COUNTY OF ANNE ARUNDEL, to wit: CERTIFY, HEREBY That nn this day 1987, before me, the subscriber, a Notary

Par 4550 (14) 639 Public of the State of Maryland aforesaid, personally appeared Sterling L. Leppo, who acknowledged himself to be the President of Maryland Suburban Utility Corporation, Inc.. a Maryland corporation, and that he as such President, being authorized so to do, executed the within Deed and Agreement for the purposes WITNESS my hand and Notarial Seal. 1. H.C.X. NOTARY, PUBLIC My Commission Expires: 7/1/90 STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit: I HEREBY CERTIFY, That on this day of _____, 1987, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared Martin L. Goldscher, who acknowledged himself to be the Vice President of Sterling Homes Corporation, a Maryland Corporation, and that he as such Vice President, being authorized so to do, executed the within Deed and Agreement for the purposes therein contained, by signing in my presence the name of the joint venture by himself as such Vice President. WITNESS my hand and Notarial Seal. discharge to the - 1999 - 1999 - <u>-</u> NOTARYPUBLIC My Commission Expires: -7/1/90 MY COMMIDDION EXPLICE. and the state of the state of the and the second Stand Sec. 35 and the second - 12 -

Dewberry & Davis

Architects Engineers Planners Surveyors

2594 Riva Road Annapolis, MD 24401 301 841-6811 metro 261 8707

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September 16, 1987

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DESCRIPTION OF 56.7013 ACRES A PORTION OF THE STONEY BEACH SUBDIVISION

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND BEGINNING for the same at a point on the MEAN HIGH TIDE LINE on the southeast shore of Cox Creek, the westernmost corner of the lands herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described, said point being at for near, the terminus of the herein described in the same at a point on the plat recorded in the Book 2 at folio 32 among the plat records of Anne Arundel County, tryland and being additionally located North 41° 49' 29" West 521.85 the Intersection of the center line of Hilltop Road and the the intersection of the trands herein described; thence with three (3) courses binding on said MEAN HIGH TIDE (MHT) line, with bearings referred to the Maryland State Grid Meridian as now described by Desberry & Davis, Registered Professional Land Surveyors:

North 33° 35' 03" East 75.46 feet to a point; thence
 North 65° 27' 43" East 101.13 feet to a point; thence
 North 79° 33' 24" East 169.98 feet to a point on the creekside face of an existing bulkhead; thence binding on the face of said

bulkhead South 84° 18' 46" East 93.24 feet to a point; thence South 86° 30' 26" East 43.17 feet to a point; thence South 84° 26' 20" East 20.01 feet to a point on said bulkhead on the Her line; thence binding on said MHT line North 890 12' 57" East 146.06 feet to a point; thence 7. South 000 35' 05" West 196.01 feet to a point; thence South 28 34 40" East 140.06 feet to a point; thence North 890 13' 33" East 148.01 feet to a point; thence 10. North 570 59' 40" East 66.04 feet to a point; thence 11. North 28° C4' 21" East 102.00 feet to a point; thence 12. "orth 27° 12' 52" West 157 '3 feet to a point: thence 13. North 10° 56' 21" East 242.40 reet to a point; thence 14.

Exhibit "A"

Amapolis, MD Baltimore, MD Danville VA Gathersburg MD Landover, MD Leesburg, VA Manassae, VA Marken, VA

Mornstown, TN Raleigh, NC Hichmond, VA Wowlfundger, VA

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DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Two

North 360 09' 28" West 235.08 feet to a point; thence 15. North 190 02' 18" West 89.80 feet to a point; thence 16. North 08° 02' 31" West 114.44 feet to a point; thence 17. North 030 00' 41" East 38.05 feet to a point on the MATT line of 18. the Patapsco River; thence binding on said MHT line North 51° 12' 56" East 71.84 feet to a point; thence 19. North 36° 55' 18" East 86.30 feet to a point on the riverside 20. face of an existing bulkhead; thence six (6) courses binding on said bulkhead; North 54° 53' 37" West 14.24 feet to a point; thence 21. North 330 261 24" East 43.63 feet to a point; thence 22. North 48° 58' 38" West 15.19 feet to a point sthence 23. North 56° 17' 48" East 38.48 feet to a point; thence 24. North 710 42' 11" East 23.89 feet to a point; thence 25. 26. South 43^G 59' 52" FASt 91.76 feet to a point on said bulkhead and on the MAP line; thence binding on said MAT line 27. South 53° 31' 19" East 197.35 feet to a point; thence 28. North 790 17' 14" East 75.31 feet to a point; thence 29. South 200 42' 34" East 87.66 feet to a point; thence 30. South 59° 37' 15" East 168.08 feet to a point; thence 31. South 72° 27' 15" East 142.64 feet to a point; thence 32. South 490 35' 37" East 139.68 feet to a point on the riverside face of an existing bulkhead; thence binding on said bulkhead 33. South 74⁰ 44' 26" East 232.00 feet to a point, and 34. South 51° 14' 43" East 45.24 feet to a point on said bulkhead and on the MHT line of said river; thence binding on said MHT line 35. South 35° 10' 06" East 155.46 feet to a point; thence 36. North 690 43' 01" East 49.04 feet to a point; thence South 190 18' 49" East 226.76 feet to a point; thence 37. 38. South 35⁰ 29' 52" East 167.05 feet to a point; thence 39. South 28° 13' 03" East 119.59 feet to a point; thence

Dewberry & Davis

DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Three

- 40. South 42⁰ 21' 26" East 138.03 feet to a point; thence
- 41. South 31° 29' 26" East 289.07 feet to a point; thence
- 42. South 56° 58' 18" East 38.14 feet to a point at the terminous of the North 76° 55' 15" East 235.08 feet plat line as shown on the plat entitled "Supplemental and Amended Plat of Subdivision for Plat 16, Stoney Beach" as recorded among the plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335; thence binding reversed on the lines common to Plat 16
- 43. South 76° 55' 15" West 235.08 feet; thence non-tangent, southwesterly 59.73 feet along the arc of a curve to the right having a kadius of 60.00 feet subtended by a chord boaring and distance of
- 44. South 25⁰ 12' 56" West 57.29 feet to a point of compound curvature; thence southwesterly 96.50 feet along the arc of a curve to the right having a radius of 300.00 feet subtended by a chord bearing and distance of

45. South 62° 57' 00" West 96.08 feet to a point of tangency; thence

- 46. South 72⁰ 09' 54" Mest 120.81 feet to a point; thence
- 47. South 15^o 27' 51" East 207.90 feet to a point intersecting the MHT line of Stoney Creek; thence binding on said MHT line for said creek
- 48. South 87⁰ 54' 10" West 139.55 feet to a point; thence
- 49. South 81° 01' 08" West 176.16 feet to a point; thence
- 50. North 89⁰ 04' 51" West 93.51 feet to a point; thence
- 51. North 70⁶ 58' 01" West 121.12 feet to a point; thence
- 52. North 82° 27' 02" West 125.59 feet to a point; thence
- 53. South 88° 54' 41" West 131.52 feet to a point; thence
- 54. South 72° 39' 16" West 199.58 feet to a point; thence
- 55. South 57⁰ 19' 53" West 74.29 feet to a point; thence departing the shore of Stoney Creek and binding on two (2) lines common to the Louis Goodwin property
- 56. North 23° 56' 17" West 216.42 feet, to a point, and
- 57. South 48[°] 10' 31" West 168.91 feet to a point in the northeast boundary of "Orchard Beach"; thence binding on said line

Dewberry & Davis



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DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Four

North 41° 49' 29" West 1283.65 feet to the point and place of beginning.

CONTAINING 56.7013 acres, more or less.

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Dewberry & Davis

BEING all of the lands shown on sheets 1 through 15 of the "Supplemental and Amended Plat of Subdivision for Stoney Beach" and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 102 pages 45 through 50 and Plat Book 103 pages 1 through 9 respectively.

BEING a portion of the lands described in the deed dated July 13, 1984 from Stanwick Holdings, Inc., an Ohio Corporation, to Sterling Homes Corporation, a Maryland Corporation, and recorded among the Land Records of Anne Arundel County, Earyland in Lilber 3763 at folio 138.



Architects Engineers Planners Surveyors

2204 Roya E. (4) Annapoles, Mis (445) (91-844 6634 Refer 204 876 (

September 16, 1987

DESCRIPTION OF 3.2582 ACRES MORE OR LESS RESERVED PARCEL ZONED MA-2 STONEY BEACH THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING at a point marking the southwesternmost point of the property herein desr ib . located on the Mean High Tide (MHT) line for Stoney Creek and at the terminous of the South 87° 54' 10" West 38.07 feet Plat line as shown on the Plat...entitled "Supplemental and Amenderi, Plat of Subdivision for Plat 16 Stoney Beach" and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335; said point also marking the corner common to the "Supplemental and Amended, Plat of Subdivision for Plat 15 Stoney Beach" as recorded among said Plat Records in Plat Book 103 Page 9 Plat 5334 at the beginning of the South 87° 54' 10" West 139.55 feet line as shown on said plat; thence with the point of beginning so fixed and binding on the lines common to said Plat 15 with the meridian referenced to Maryland State Grid North as now described by Dewberry & Davis, Registered Professional Land Surveyors the following four (4) bearings and distances

1. North 15° 27' 51" West 207.90 feet to a point; thence

- 2. North 72⁰ 09' 54" East 120.81 feet to a point; thence thence northeasterly 96.50 feet along the arc of a curve to the left having a radius of 300.00 feet subtended by a chord bearing and distance of
- 3. North 62⁰ 57' 00" East 96.08 feet to a point of compound curvature; thence northeasterly 59.73 feet along the arc of a curve to the left having a radius of 60.00 feet subtended by a chord bearing and distance of

Exhibit "B"

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Landover, MD Mo Landstang VA Rail Manassas VA Riel Manassa VA Riel Manast, VA Wo

Mortstown, TN Raleigh NC Richmond VA Westburdge VA DESCRIPTION OF 3.2582 ACRES September 16, 1987 Page Two

4. North 25[°] 12' 56" East 57.29 feet to a point marking the corner common between the aforementioned Plat 15 and the terminous of the South 76° 55' 15" West 235.08 feet line as shown on the plat entitled "Supplemental and Amended Plat of Subdivision. for Plat 11, Stoney Beach" as recorded among the said Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 5 Plat 5330; thence departing the line of Plat 15 and binding reversed on the line common to Plat 11

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North 76⁰ 55! 15" East 235.08 feet to intersect the MHT for the Patapsco River; thence departing the line common to Plat 11 and binding on the MHT line for the Patapsco River
 South 56⁰ 58! 18" Fact 17 (2010)

6. South 56° 58' 18" East 47.63 feet to a point; thence

South 05⁰ 45' 00" West 327.00 feet to a point on the MIT line of Stoney : sek; thence binding on said MHT line
 North 84⁰ 14! 50" West 17 22 5

8. North 84⁰ 14' 50" West 17.00 feet to a point; thence

South 63⁰ 29' 11" West 98.99 feet to a point on the creekside face of an existing bulkhead; thence binding on said bulkhead
 South 05⁰ 461 43" Work 65 55 5

10. South 05° 46' 43" West 65.65 feet to a point; thence

11. North 86⁰ 34' 14" West 16.55 feet to a point; thence

- 12. North 35⁰ 12' 51" West 39.07 feet to a point on the MHT line of said creek; thence binding on said MHT line
- 13. North 59° 23' 20" West 69.72 feet to a point; thence
- 14. North 87⁰ 48' 16" West 156.61 feet to a point; thence
 15. South 87⁰ 54' 10" West 38.07 feet to the point and place of beginning.

CONTAINING 3.2582 acres of land more or less.

BEING all of the land shown on the plat entitled "Supplemental and Amended Plat of Subdivision, for Plat 16, Stoney Beach and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335.

BEING a portion of the land described in the deed dated July 13, 1984 from Stanwick Holdings, Inc. an Ohio Corporation, to Sterling Homes Corporation, a Maryland Corporation, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3763 at folio 138.

Dewberry & Davis

Mail to Place R. Bean

DEED AND AGREEMENT CREATING SEWER FACILITIES CHARGES

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THIS FEE SIMPLE DEED AND AGREEMENT, made this [ET. day of DECEMBER., 1987, by and between MARYLAND SUBURBAN UTILITY CORPORATION, INC., a Maryland Corporation, Granter, party of the first part, and STERLING HOMES CORPORATION, a Maryland Corporation, Grantee, hereinafter referred to as "Doveloper", part of the second part, the made without consideration and in order to facilitate the establishment of sewer facilities charges and for no other purpose.

WITNESSETH:

WHEREAS, the Developer, by Deed executed and recorded immediately prior hereto, conveyed to the Grantor all that property described in Exhibit A and Exhibit B, attached hereto and incorporated herein.

WHEREAS, it is the present intention of the Developer to create a condominium regime upon a portion of the above-mentioned property, in accordance with the terms and conditions contained in a Supplemental and Amended Plat of Subdivision for Stoney Beach, as may be hereatter modified or amended, as said Plats are recorded among the Land Records of Anne Arundel County in Plat Numbers 5320 Size through 5335 Hook 33, page 45 through 65355, in Plat Book 33, page 45 through 800 and 800 control 10.

WHEREAS, it is the intention of the Grantor to provide the above described condominium regime and units thereof with sewer pipes in the streets and sewer connections from the sewer

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pipes in the street to the individual units or common element improvements, sewer transmission lines to the sewer treatment area, and necessary treatment facilities to be installed by Grantor and maintained by Grantor until such time as the same are dedicated to Anne Arundel County. All of such pipes and connections shall hereinafter be referred to collectively as the "Sewer Facilities"; and

WHEREAS, the Developer and Grantor have covenanted and agreed to establish charges upon the condominium units now orhereafter established upon the Property, whereby the cost of the construction and installation of the Sewer Facilities located within a portion of the Plats entitled "Stoney Beach Townhouse Condominium", is to be paid by the owner or owners of the said units, their respective representatives, heirs, successors and assigns, in annual installments over a period of thirty three years, commencing upon the initial conveyance (33) of а "法法律律师"。 condominfum unit to someone other than Sterling Homes Corporation, or January 1, 1995, whichever is earlier (but in THE REPORT OF THE REPORT OF any events such charges shall not be assessed against Sterling Homes Corporation), and ending thirty-three (33) years after such above-described sale, but in any event no later than December 31, 2028. Such payments are to be known as "Sewer Facilities Charges"; and

WHEREAS, the maintenance after construction of said pipes and connections, insofar as they are located within the

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streets and are not located within the common elements of the condominium regime or any individual minit, is to be the responsibility of Anne Arundel County in accordance with the terms of the agreement between Anne Arundel County and the Developer; and

WHEREAS, in order to make the covenant and agreement to pay the Sewer Facilities Charges a covenant and agreement running with the land and hinding upon the parties hereto and each of their respective heirs, representatives, successors and assigns, the parties to this Agreement have agreed to enter into this Dead and Agreement whereby the Grantor, having previously received the Property from the Developer, will convey the Property the Developer to subject to the covenants and agreements hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises herein contained and the sum of Five Dollars (\$5.00) in hand paid by each of the parties to the other, the receipt whereof is hereby acknowledged, and the performance of the covenants, agreements, conditions and charges hereinafter set forth, Grantor and the Developer do hereby grant, covenant and agree as follows:

FIRST: For the purposes of this Deed and Agreement, the terms hereafter listed shall have the following definitions:

a. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee

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simple title to any Unit which is a part of the Property, excluding therefrom persons or entities those having such interest merely as security for the performance of an obligation.

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b. "Common Elements" shall mean and refer to all that real property, including the improvements thereon, owned by the Council of Unit Owners of Stoney Beach Condominium, and/or any other condominium regime hereafter established upon the Property, for the common use and enjoyment of all of the owners comprising the spective council of unit owners.

c. "Common Areas" shall mean all real property, including the improvements thereon, owned by any mandatory homeowners association hereafter established upon the Property for the common use and enjoyment of the owners comprising such association.

d. "Unit" shall mean any condominium unit, single family dwelling, other residential dwelling facility or improved lot located on any portion of the Property.

e. "Developer" shall mean and refer to Sterling Homes Corporation, a Maryland Corporation, its successors and assigns and any other legal entity which, in conjunction with or in lieu of Sterling Homes Corporation, develops units on the Property, if such successor, assign, or legal entity should acquire all or a portion of the Property for the purpose of development.

f. "Property" shall mean and refer to all that

- 4 -

real property described in Exhibits A and B of this Deed and Agreement, attached hereto and incorporated herein.

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SECOND: The Grantor does hereby grant and convey the Property unto the Developer, in fee simple, together with the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted Property unto Sterling Homes Corporation, Developer, party of the second part, its successors and assigns, forever in fee simple;

SUBJECT, however, to the herein contained covenants, agreements, conditions and charges which it is hereby covenanted and agreed shall be binding upon the Developer, its cuccessors and assigns, and upon Grantor, its successors and assigns, and upon the Property aforesaid.

THIRD: The Property and each of the aforesaid units constructed thereon shall be subject to this Deed and Agreement and the annual Sewer Facilities Charges, representing annual charges for the construction and installation of sewer pipes in the streets, the connection from the sewer pipes in the streets to the common elements, common areas, and each individual unit, which Sewer Facilities Charges shall constitute a lien or encumbrance on the land with respect to which said charge is made.

FOURTH: By acceptance of title to any of the land

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included in the Exhibit A Property, the owner from the time of inviting title thereto shall be held to have covenanted and agreed to pay to Grantor, its successors and assigns, all charges provided for in this Deed and Agreement, due and unpaid of the time the unit owner acquires title, and all charges thereafter falling due as long as said unit owner shall hold title of record, without the right in any event to reimbursement from the Developer or Grantor for charges which the unit owner or that unit owner's predecessor in title may pay in advance. A certificate in writing, signed by a representative of Grantor, its successors or assigns, will be given on demand to any unit owner liable for said charges, setting forth the status of such charges with respect to the unit in question and in reference to which an inquiry is made, and such certificate in favor of anyone relying thereon to his damage shall be binding on Grantor, its successors and assigns.

FIFTH: The Sewer Facilities Charges for the Property described on Exhibit A shall commence upon the initial conveyance of a unit to someone other than Sterling Homes Corporation, or January 1, 1995, whichever is earlier (but in any event, such charges shall not be assessed against Sterling Homes Corporation), and shall continue for а period of thirty-three (33) years on an annual basis, and will terminate, except as to those charges accrued but unpaid, on December 31, 2028. All such annual charges shall be due and payable in

advance on the first day of January of each year.

- 6 -

SIXTH: The annual Sewer Facilities Charges for the Property described on Exhibit A grayable by the owner of each unit during the thirty-three (33) year period shall by One Hundred Forty Four Dollars (\$144.00) and the owner of each of the units subject to this Deed and Agreement shall be liable for the annual charge as set forth above. Upon requer of the Grantor, the Council of Unit Owners of Stoney Beach Coodenium and/or any other condominium regime hereafter established upon the Property, shall be ohligated to collect the annual charge due from all owners of units within its respective regime; provided, however, that the Council shall not be owner.

SEVENTH: The Sewer Facilities Charges for the Property described on Exhibit B shall commence upon the installation and connection of sewer pipes located within that parcel to the sewer facilities serving the Exhibit A Property, and will terminate, except as to those charges accrued but unpaid, on December 31, 2028. All such annual, charges shall be due and payable in advance on the first day of January of each year.

EIGHTH: The annual Sewer Facilities Charges for the Property described on Exhibit B, payable by the owner of that parcel during the period from installation and connection to the facilities serving the Exhibit A Property until December 31, 2028 shall be One Thousand Dollars (\$1,000.00) and the owner of the Exhibit B Property subject to this Deed and Agreement shall be liable for the annual charge as set, forth above.

- 7 -

NINTH: Grantor and Sterling Homes Corporation and/or their respective successors and assigns, shall be responsible for complying with the statutory terms and provisions contained within Article 17, Section 11-103 of the Anne Arundel County Code (1985, as amended). In addition to the general terms, contained within Article 17, Section 11-103, Sterling Homes Corporation, its successors and assigns, shall include in each contract of sale a notice to the contract purchaser in substantially the same form as that required in Article 17, Section 11-103.

TENTH: All Sewe Facilities Charges payable in accordance with this Deed and Agreement shall be payable to Grantor, its successors and assigns, in accordance with billings issued from time to time by Grantor, its successors and assigns. Failure to receive a bill for the Sewer Facilities Charges does not relieve an owner of his/her/its liability to the same or interest thereon.

ELEVENTH: If any charges remain unpaid for a period of sixty (60) days after becoming due, there shall be a delinquent charge of one and one-half percent (1-1/2%) per month beginning March 1st of each year in which the charge is made; if a charge is unpaid for more than ninety (90) days, a five percent (5%) late charge shall also be due. The Grantor, its successors and assigns, may bring an action at law against any owner failing to make payment within ninety (90) days from the date a charge is

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due. In addition, the Grantor may establish a lien upon the unit in accordance with the statutory requirements now or hereafter in effect pertaining to the establishment and enforcement of statements of lien contained in the Maryland Contract Lien Act. The statement of lien shall be signed and verified by an officer or agent of the Grantor and recorded among the Land Records of Anne Arundel County. In the event that an action at law is instituted or a statement of lien is reight defined, the Grantor shall be entitled to recover all court costs and reasonable attorney fees incurred in the preparation, recordation and coll tion of the amount due. On full payment of the amount due, the owner shall be entitled to a recordable satisfaction of the lien, or dismissal of any legal action.

TWELFTH: No sale, lease, mortgage, disposition transfer of the aforessid units shall be made or operate or otherwise than subject to the aforesaid covenants, agreements, conditions and charges and, thereupon, all the covenants, agreements, conditions and charges herein contained shall run with and bind (1) the Property, (2) each and all of the units and premises and every part thereof, (3) the Developer, its successors and assigns, (4) and the present and future owners of each of the units and each of their respective personal representatives, executors, administrators, heirs, successors and assigns.

THIRTEENTH:

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The Grantor shall have the rights

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to assign, pledge or in any other fashion encumber its right to any of the charges set forth herein to any party.

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WITNESS/ATTEST

AND the Grantor hereby covenants that it has not done nor suffered to be done any act, matter or thing, other than as herein provided, to encumber the Property hereby granted, that it will warrant specially the Property hereby granted and conveyed, and that it will executed such further assurances of said land as may be required.

The Grantor herein declares and affirms under the penalties of perjury that there is no consideration paid or the be paid for this transfer within the meaning of Article 81, Section 277(b) and 278(b).

GRANTOR herein certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said corporate grantor.

WITNESS the corporate seal of MARYLAND SUBURBAN UTILITY CORPORATION, INC., and the signature of Sterling L. Leppo, its President.

WITNESS the corporate seal of STERLING HOMES CORPORATION and the signature of Martin L. Goldscher, its Vice President.

MARYLAND SUBURBAN UTILITY CORPORATION, INC. a Maryland Corporation Βv Sterling 4. Leppo, President

- 10 -

STERLING HOMES CORPORATION a Maryland Corporation

By: Martin L. Goldscher, Vice President

NOTARY

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, That on this day of <u>triffic</u>, 1987, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared Sterling L. Leppo, who acknowledged himself to be the President of Maryland Suburban Utility Corporation, Inc. a Maryland corporation, and that he as such President, being authorized so to do, executed the within Deed and Agreement for the purposes therein contained, by signing in my presence the name of the corporation by himself as such President.

WITNESS my hand and Notarial Seal.

My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, That on this day of <u>killed</u> 1987, before me, the subscriber, a Notary Public of the State of Maryland aforesaid, personally appeared Martin L. Goldscher, who acknowledged himself to be the Vice President of Sterling Homes Corporation, a Maryland Corporation, and that he as such Vice President, being authorized so to do, executed the within Deed and Agreement for the purposes therein contained, by signing in my presence the name of the joint venture by himself as such Vice President.

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WITNESS my hand and Notarial/Seal.

My Commission Expires: 7/1/90

Dewberry & Davis

Architects Engineers Planners Surveyors

September 16, 1987

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DESCRIPTION OF 56.7013 ACRES A PORTION OF THE STONEY BEACH SUBDIVISION

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING for the same at a point on the MEAN HIGH TIDE LINE on the southeast shore of Cox Creek, the westernmost corner of the lands herein described, said point being at or near, the terminus of the northeast boundary of "Orchard Boach" as shown on the plat recorded in Plat Book 2 at folio 32 among the plat records of Anne Arundel County, Maryland and being additionally located North 41° 49' 29" West 521.85 feet from the intersection of the center line of Hilltop Road and the southwest boundary of the lands herein described; thence with three (3) courses binding on said MEAN HIGH TIDE (MHT) line, with bearings referred to the Maryland State Grid Meridian as now described by Dewberry & Davis, Registered Professional Land Surveyors:

- North 33° 35' 03" East 75.46 feet to a point; thence 1.
- ·2.
- North 65° 27' 43" East 101.13 feet to a point; thence North 790 33' 24" East 169.98 feet to a point on the creekside 3. face of an existing bulkhead; thence binding on the face of said bulkhead
- South 84⁰ 18' 46" East 93.24 feet to a point; thence 4.
- South 86° 30' 26" East 43.17 feet to a point; thence 5.
- South 84⁰ 26' 20" East 20.01 feet to a point on said bulkhead and 6. on the MHT line; thence binding on said MHT line
- North 890 12' 57" East 146.06 feet to a point; thence 7. South 00⁰ 35' 05" West 196.01 feet to a point; thence 8. South 28° 34' 40" East 140.06 feet to a point; thence 9. North 890 13' 33" East 148.01 feet to a point; thence 10. North 57⁰ 59' 40" East 66.04 feet to a point; thence 11. North 280 04' 21" East 102.00 feet to a point; thence 12. North 270 12' 52" West 157.43 feet to a point; thence 13. North 10° 56' 21" East 242.40 feet to a point; thence 14.

Exhibit "A

Landover, MD Annapolis MD Lonaburg, VA Hallimon MD Manassas, VA Danwille VA Materia VA Garterstand MD

Morristown, TN Raleigh, NC Richmond, VA Woodbridge, VA DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Two

North 360 09' 28" West 235.08 feet to a point; thence North 190 02' 18" West 89.80 feet to a point; thence 16. North 080 02' 31" West 114.44 feet to a point; thence 17. North 030 00' 41" East 38.05 feet to a point on the MAT line of 18. the Patapsco River; thence binding on said MHT line North 510 12' 56" East 71.84 feet to a point; thence 19. 20. North 36⁰ 55' 18" East 86.30 feet to a point on the riverside face of an existing bulkhead; thence six (6) courses binding on said bulkhead: 21, North 54⁰ 53' 37" West 14.24 feet to a point; thence North 33° 36' 24" East 43.63 feet to a point; thence 22. North 48° 58' 33" West 15.19 feet to a point; thence 23. North 56° 17' 48" East 38.48 feet to a point; thence 24. 25. North 71⁰ 42' 11" East 23.89 feet to a point; thence South 43° 59' 52" EASt 91.76 feet to a point on said bulkhead and 26. on the MHF line; thence binding on said MHF line South 53° 31' 19" East 197.35 feet to a point; thence 27. North 790 17' 14" East 75.31 feet to a point; thence 28. 29. South 20⁰ 42' 34" East 87.66 feet to a point; thence South 59° 37' 15" East 168.08 feet to a point; thence 30. South 72° 27' 15" East 142.64 feet to a point; thence 31. South 490 35' 37" East 139.68 feet to a point on the riverside 32. face of an existing bulkhcad; thence binding on said bulkhead South 74⁰ 44' 26" East 232.00 feet to a point, and 33. South 51⁰ 14' 43" East 45.24 feet to a point on said bulkhead and 34. on the MHT line of said river; thence binding on said MHT line South 350 10' 06" East 155.46 feet to a point; thence 35. North 690 43' 01" East 49.04 feet to a point; thence 36. South 190 18' 49" East 226.76 feet to a point; thence -37. South 35° 29' 52" East 167.05 feet to a point; thence 38. South 280 13' 03" East 139.59 feet to a point; thence 39.

Dewberry & Davis



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DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Three

40. South 42° 21' 26" East 138.03 feet to a point; thence
41. South 31° 29' 26" East 289.07 feet to a point; thence
42. South 156° 58' 18" East 38.14 feet to a point at the terminous of the North 76° 55' 15" East 235.08 feet plat line as shown on the plat, entitled "Supplemental and Amended Plat of Subdivision for Plat 16, Stoney Beach" as recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335; thence binding reversed on the lines common to Plat 16
43. South 76° 55' 15" North 725 and an anticipation of the south 76° 55' 15" North 725 and an anticipation of the south 76° 55' 15" North 76° 55' 15" North 76° 55' 15" North 76° 55' 15" Supplemental and Amended Plat of Subdivision for Plat 16

43. South 76° 55' 15" West 235.08 feet; thence non-tangent, southwesterly 59.73 feet along the arc of a curve to the right having a radius of 60.00 feet subtended by a chord bearing and distance of

44. South 25⁰ 12' 56" West 57.29 feet to a point of compound curvature; thence southwesterly 96.50 feet along the arc of a curve to the right having a radius of 300.00 feet subtend: by a chord bearing and distance of

45. South 62° 57' 00" West 96.08 feet to a point of tangency; thence 46. South 72° 09' 54" West 120.81 feet to a point; thence

- 47. South 15⁰ 27' 51" East 207.90 feet to a point intersecting the MHT line of Stoney Creek; thence binding on said MHT line for said creek
- 48. South 87° 54' 10" West 139.55 feet to a point; thence 49. South 81° 01' 08" West 176.16 feet to a point; thence 50. North 89° 04' 51" West 93.51 feet to a point; thence 51. North 70° 58' 01" West 121.12 feet to a point; thence 52. North 82° 27' 02" West 125.59 feet to a point; thence 53. South 88° 54' 41" West 131.52 feet to a point; thence 54. South 72° 39' 15" West 199.58 feet to a point; thence

55. South 57° 19' 53" West 74.29 feet to a point; thence departing

the shore of Stoney Creek and binding on two (2) lines common to the Louis Goodwin property

56. North 23° 56' 17" West 216.42 feet, to a point, and 57. South 48° 101 21" Uset 257

57. South 48° 10' 31" West 168.91 feet to a point in the northeast boundary of "Orchard Beach"; thence binding on said line

Dewberry & Davis



DESCRIPTION OF 56.7013 ACRES September 16, 1987 Page Four

North 41° beginning.

CONTAINING 56.7013 acres, more or less.

BEING all of the lands shown on sheets 11 through 15 of the "Supplemental and Amended Plat of Subdivision for Stoney Beach" and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 102 pages 45 through 50 and Plat Book 103 pages 1 through 9 respectively.

1283.65 feet to the mount and place of

BEING a portion of the lands described in the deed dated July 13, 1984 from Stanwick Holdings, Inc., an Ohio Corporation, to Sterling Homes Corporation, a Maryland Corporation, and recorded among the Land Records of Anne Arundel County, Maryland in Lilber 3763 at folio 138.

Dewberry & Davis

Dewberry & Davis

Architects Engineers Planners Surveyors

2744 Pera Roset Autoreolis, MD 21401 841, 6411 metro 261, 8707

September 16, 1987

3.

DESCRIPTION OF 3.2582 ACRES MORE OR LESS RESERVED PARCEL ZONED MA-2 STONEY BEACH

THIRD ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING at a point marking the southwesternmost point of the property herein described located on the Mean High Tide (MHT) line for Stoney Creek and at the terminous of the South 87° 54' 10" West 38.07 feet Plat line as shown on the Plat entitled "Supremental and Amended, Plat of Subdivision for Plat 16 Stoney Beach" and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335; said point also marking the corner common to the "Supplemental and Amended, Plat of Subdivision for Plat 15 Stoney Beach" as recorded among said Plat Records in Plat Book 103 Page 9 Plat 5334 at the beginning of the South 87° 54' 10" West 139.55 feet line as shown on said plat; thence with the point of beginning so fixed and binding on the lines common to said Plat 15 with the maridian referenced to Maryland State Grid North as now described by Demberry & Davis, Registered Professional Land Surveyors the following four (4) bearings and distances

North 15⁰ 27' 51" West 207.90 feet to a point; thence North 72⁰ 09' 54" East 120.81 feet to a point of curvature; thence northeasterly 96.50 feet along the arc of a curve to the left having a radius of 300.00 feet subtended by a chord bearing Manth and

North 62⁰ 57' 00" East 96.08 feet to a point of compound curvature; thence northeasterly 59.73 feet along the arc of a curve to the left having a radius of 60.00 feet subtended by a chord bearing and distance of

Failfax, VA

Danville, VA

Annapaits, MD

Baltimore, MD

Gatherstand MD

Exhibit "B"

Landover, MD Leenburg, VA Manassas, VA Manon, VA Mortistown, TN Raleigh, NC Rictunond, VA Winsthridge, VA

20+4550 88 653

DESCRIPTION OF 3.2582 ACRES September 16, 1987 Page Two

North 25° 12' 56" East 57.29 feet to a point marking the corner common between the aforementioned Plat 15 and the terminous of the South 76° 55' 15" West 235.08 feet line as shown on the plat entitled "Supplemental and Amended Plat of Subdivision, for Plat 11, Stoney Beach" as recorded among the said Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 5 Plat 5330; thence departing the line of Plat 15 and binding reversed on the line common to Plat 11

- North 76° 55' 15" East 235.08 feet to intersect the MHT for the Patapsco River; thence departing the line common to Plat 11 and binding on the MHT line for the Patapsco River
 South 56° 58' 18" Each 47 52 5
- 6. South 56° 58' 18" East 47.63 feet to a point; thence 7. South 05° 451 contract and 100° 451 contract and 100°
- South 05⁰ 45' 00" West 327.00 feet to a point on the .fT line of Stoney Crock; thence binding on said Mff line
 North 84⁰ 14' 50" West 17 on 5 is in
- 8. North 8: $^{\circ}$ 1: $^{\circ}$ 50" West 17.00 feet to a point; thence 9. South 63 $^{\circ}$ 291 11" thence
- 9. South 63⁰ 29' 11" West 98.99 feet to a point on the creekside
- face of an existing bulkhead; thence binding on said bulkhead 10. South 05° 46; 42% where c_{1} are a
- 10. South 05° 46' 43" West 65.65 feet to a point; thence
- 11. North 86° 34' 14" West 16.55 feet to a point; thence 12. North 35° 121 51" that as a set of
- 12. North 35⁰ 12' 51" West 39.07 feet to a point on the MAT line of said creek; thence binding on said MHT line
 13. North 59⁰ 231 20" West 60 Parts
- 13. North 59° 23' 20" West 69.72 feet to a point; thence 14. North 87° 48! 16" West and a contract to a point; thence
- 14. North 87° 48' 16" West 156.61 feet to a point; thence 15. South 87° 54! 10" is to a set to a point; thence
- 15. South 87⁰ 54' 10" West 38.07 feet to the point and place of beginning.

CONTAINING 3.2582 acres of land more or less.

BEING all of the land shown on the plat entitled "Supplemental and Amended Plat of Subdivision, for Plat 16, Stoney Beach and recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 103 Page 10 Plat 5335.

BEING a portion of the land described in the deed dated July 13, 1984 from Stanwick Holdings, Inc. an Ohio Corporation, to Sterling Homes Corporation, a Maryland Corporation, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3763 at folio 138.

Mail to Bruce 10 Brown ewberry & Davis