

AMENDED DECLARATION

FOR

STONEY BEACH CONDOMINIUM

(formerly SHG Land Condominium)

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FOR

STONE BEACH CONDOMINIUM
(FORMERLY SHG LAND CONDOMINIUM)

THIS AMENDED DECLARATION, Made this 9th day of MARCH, 1989, 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 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, et seq., 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

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 seq., 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 seq.

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.

2. Creation of the Condominium Regime.

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

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.

C. The subdivision of the four Land Units shall be 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.

B. The Developer shall be entitled at any time to 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. On 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. The Name of the Condominium. This Condominium Regime shall be known as: Stoney Beach Condominium.

6. Description of Units.

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

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 the Council of Unit Owners (hereinafter, the "Board") may approve (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 by the Developer.

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.

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 diagrammatically 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. Percentage 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 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.

A. All areas and facilities which are not part of 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 maintenance; 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

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").

F. Notwithstanding anything in this Amended 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.

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 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

1. 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. 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 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.

B. The Council of Unit Owners or authorized 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

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:

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.

F. 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 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.

B. 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

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 approved by written consent of all Owners of Units of the Regime and all holders of mortgages or Trustees under Deeds of Trust on Units, as provided herein, in order for such amendment or amendments to become effective.

21. Invalidity. 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. Waiver. No provision contained in this Amended Declaration shall be 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. Compliance. This Amended Declaration is set forth in compliance with the requirements of Section 11-101, et seq., of the Act. In the event of any conflict between the Act and this Amended Declaration, the provisions of the Act shall control.

24. Captions. 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. Gender, Etc. 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.

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

WITNESS:

STERLING HOMES CORPORATION

Jennifer Brantley
Secretary

By: Henry Lopez (SEAL)
President

STATE OF MARYLAND, ^{City} County of Baltimore, To Wit:

On this 2nd day of March, 1989, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared Henry Lopez, 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.

Charles L. White
Notary Public

My Commission Expires: 7/16/90

I hereby affirm under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article if applicable, have been fulfilled.

STERLING HOMES CORPORATION

By: Henry Lopez (SEAL)
President

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

Sharon S. Phillips

By: John N. Pinson (SEAL)
John N. Pinson
Executive Vice President
SUBSTITUTE TRUSTEES

Sharon S. Phillips

David M. Blum (SEAL)
David M. Blum

Sharon S. Phillips

Michael J. Fotts (SEAL)
Michael J. Fotts

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

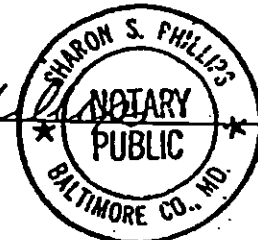
I HEREBY CERTIFY, that on this 3rd day of March, 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOHN N. PINSON who acknowledged himself to be the Exec. V.Pres. of Fairfax Savings, a Federal Savings Bank and that he as such Exec. V.Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the ~~XXXXXX~~ Bank by himself as Exec. V.Pres.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

7/1/90

Sharon S. Phillips
Notary Public



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

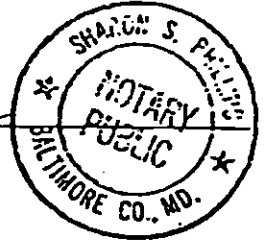
I HEREBY CERTIFY, that on this 3rd day of March 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared David M. Blum, who acknowledged himself to be the Substitute Trustee of Fairfax Savings, a Federal Savings Bank and that he as such Trustee, being authorized so 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

Sharon S. Phillips
Notary Public



STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

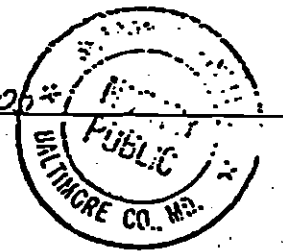
I HEREBY CERTIFY, that on this 3rd day of March 1989, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Michael J. Potts, who acknowledged himself to be the Substitute Trustee of Fairfax Savings, a Federal Savings Bank and that he as such Trustee, being authorized 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

Sharon S. Phillips
Notary Public



CONSENT OF BENEFICIARY AND TRUSTEES

The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1968, and recorded in Liber 4582, Folio 047 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 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

[Signature]

By: [Signature] (SEAL)

SUBSTITUTE TRUSTEES

[Signature]

[Signature] (SEAL)
Thomas A. Scanlon

[Signature]

[Signature] (SEAL)
Norman F. Hecht, Sr.

DISTRICT OF COLUMBIA, to wit:

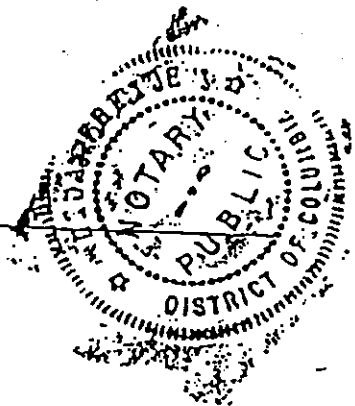
I HEREBY CERTIFY, that on this 9th day of March, 1989, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Robert J. Sullivan, who acknowledged himself to be the Vice-President of Madison National Bank and that he as such Vice-President being authorized so to do, executed ~~the~~ foregoing instrument for the purposes. therein contained by signing, in my presence, the name of the Association by himself as Vice-President

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

~~7/1/90~~ 11-14-92

Anna Neve
Notary Public



DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 9th day of March, 1988, 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.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

~~7/1/90~~ 11/14/92

Anna Neve
Notary Public



DISTRICT OF COLUMBIA, to wit:

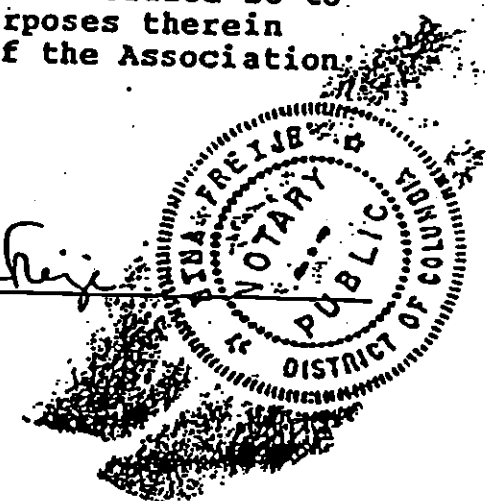
I HEREBY CERTIFY, that on this 9th day of March, 1988, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Norman F. Hecht, Sr., who acknowledged himself to be the Substitute Trustee of Madison National Bank and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained 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~~ 11/14/92

Anna Neve
Notary Public



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

EXHIBIT 1

Schedule of Land Unit Subdivisions

Land Unit	# of Subdivisions	% of each Subdivided Unit*
A	162	.21834 **
B	46	.21834
C	122	.21834
D	128 458	.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

Land 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 foregoing Amended Declaration is truly taken
and copied from Liber 485, No. 4805, folio 383, one of the Land
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 March
A.D., 1989.

H. E. Schaper
Clerk of the Circuit Court for Anne Arundel County

X

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 9th day of MARCH, 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 382, 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 13-16, being Plat through E-2016, et seq.;

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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:

H. ERLE SCHAFER AA CO, CIRCUIT COURT

I. 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)"

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(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 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.

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

IN WITNESS WHEREOF, the Developer has caused this FIRST 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)

Leslie J. Keidel

By: Ellwood L. Brown (SEAL)
Ellwood Brown, Vice President

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 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 date aforesaid.

Charles [Signature]
Notary Public

My Commission Expires:

7/1/90

Mail to MICHAEL MANVES

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

THIS SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Second Amendment"), Made this 10th day of April, 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 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 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 390 through 397 in Building 58, Phase 2 and Subdivided Units 398 through 405 in

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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.

3. Definitions. All terms used herein shall have the 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 Glover

By: Ellwood Brown (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, *City* COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 22nd 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 Second 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.

Cheryl L. DeVal
Notary Public

My Commission Expires:

7/1/90

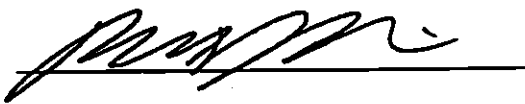
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CONSENT OF BENEFICIARY AND TRUSTEES

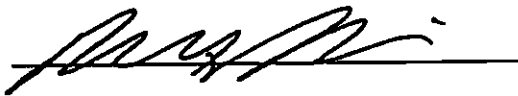
The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the 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.

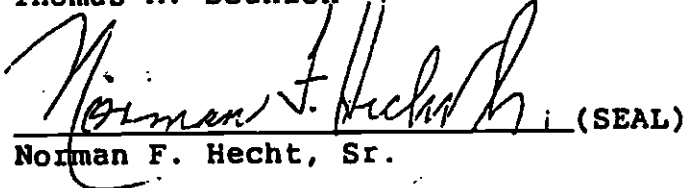
WITNESS:

SUBSTITUTE TRUSTEES




Thomas A. Scanlon



 (SEAL)
Norman F. Hecht, Sr.

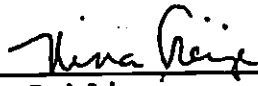
DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 30 day of March, 1988 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:

7/1790 11-14-92


Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 30 day of March, 1988 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:

~~7-1-90~~ 11-14-92

Kina Reize
Notary Public

1846 717

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

THIS THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Third Amendment"), Made this 18th day of April, 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, 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, at 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, at 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;

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 8 through 13 in Building 2, Phase 4), all as shown on the "Supplemental Plat of

CK

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Condominium Subdivision for Stoney Beach Condominium (Formerly SBC 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. 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 27.35776% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 35 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 Third Amendment to be executed on its behalf, on the date first above written.

WITNESS:

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

Sherlie J. Keidel

By: *Ellwood Brown* (SEAL)
Ellwood Brown, Vice President

110
7.11c

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

THIS FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Fourth Amendment"), Made this 28th day of June, 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 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 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 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.

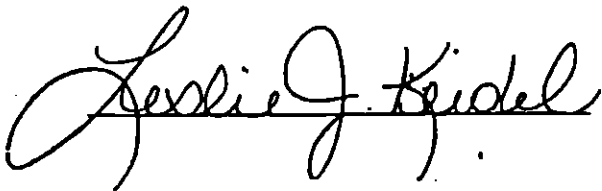
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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. Definitions. 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:  (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, ^{City} 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.

Charles L. Myer
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 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

(SEAL)

Norman F. Hecht, Sr.

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.

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 _____, 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:

Notary Public

*as to
phase 1*

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

THIS FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Fifth Amendment"), Made this 26th day of July, 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 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 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 20 through 26 in Building 4, Phase 7), 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 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.

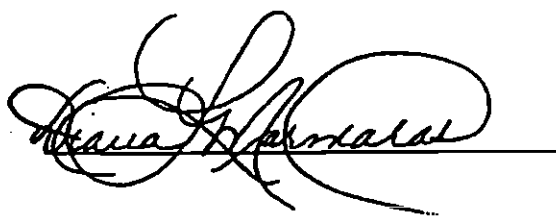
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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. Definitions. 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:

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)
Ellwood Brown, Vice President

STATE OF MARYLAND, ^{City} 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.

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

Charles L. McVane
Notary Public

My Commission Expires:

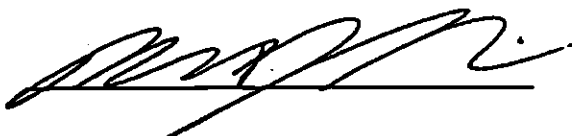
7/1/90

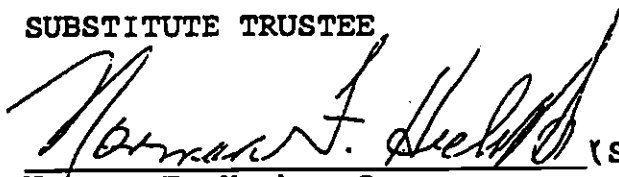
CONSENT OF BENEFICIARY AND TRUSTEE

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, 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 TRUSTEE



 (SEAL)
Norman F. Hecht, Sr.

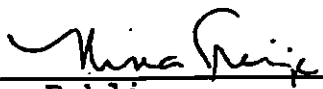
DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 24 day of July, 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 Public

SIXTH AMENDMENT TO THE AMENDED DECLARATION FOR
STONE BEACH CONDOMINIUM
(FORMERLY SHG LAND CONDOMINIUM)

RECORD FEE 20.00
POSTAGE .50
4564730 COST 902 110/11
09/20/89

THIS SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Sixth Amendment"), Made this 5th day of ~~November~~ ^{NOVEMBER} 1989, by Sterling Homes Corporation, a Maryland corporation, ^{W. ERIC SCHAFER} ~~STERLING HOMES 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 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 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 55 through 62 in Building 9, Phase 8), all as shown on the "Supplemental Plat of

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4933 730

Condominium 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. Definitions. 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.

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)

Ellwood Brown

By: *Ellwood Brown* (SEAL)
Ellwood Brown, Vice President

RETURN TO: G. M. YOUNG
WEINBERG AND GREEN
1003 CHARLES ST., 14th FLOOR
BALTIMORE, MARYLAND 21201

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____, 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.

Notary Public

My Commission Expires:

7/1/90



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

THIS SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Seventh Amendment"), Made this 17th day of November, 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 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 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 49 through 54 in Building 8, Phase 9), all as shown on the "Supplemental Plat of

4973 PAGE 66

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 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 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. Definitions. 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:

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)

[Handwritten Signature]

By: *[Handwritten Signature]* (SEAL)
Ellwood Brown, Vice President

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

STATE OF MARYLAND, ^{City} COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 9th day of November, 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.

Charles L. McNeil
Notary Public

My Commission Expires:

7/1/90

4993 717

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

THIS EIGHTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Eighth Amendment"), Made this 18 day of December, 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 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 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 41 through 48 in Building 7, Phase 10), all as shown on the "Supplemental Plat of GK

2008
[Signature]

LIBER 4993 PAGE 718

Condominium Subdivision for Stoney Beach Condominium (Formerly SHU 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 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 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. Definitions. 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:

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 Glover

By: *Ellwood Brown* (SEAL)
Ellwood Brown, Vice President

1993 719

STATE OF MARYLAND, ^{City}COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 6th day of December, 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 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.

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

Cheryl L. Allen
Notary Public

My Commission Expires:

7/1/90

5039 234

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 9th 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, 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"), 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:

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 33 through 40 in Building 6, Phase 1), all as shown on the "Supplemental Plat of

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RECEIVED
FEB 21 1990
REGISTRY

==5039 JAE 235

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) 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 17.96924% interest in the Common Profits and Common Expenses and in the Common 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.

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 Glover

By: Ellwood Brown (SEAL)
Ellwood Brown, Vice President

5039 REG 236

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

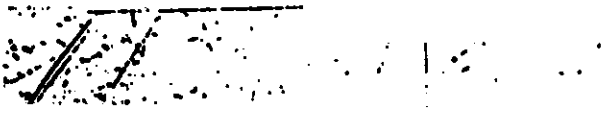
I HEREBY CERTIFY that on this 9th day of February, 1990, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ellwood L. Brown, Vice President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this 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.

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

Cheryl L. Mullet
Notary Public

My Commission Expires:

7/1/90



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.

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 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.

3. Definitions. All terms used herein shall have the 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 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)

[Signature]

By: *[Signature]* (SEAL)
Ellwood Brown, Vice President

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.

[Signature]
Notary Public

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, 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"), 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:

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 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 for the purpose of subdividing Land Unit A as provided in Paragraph 3 of the Amended Declaration and as described in the Tenth Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEES:

_____ (SEAL)
Carl V. Bank

_____ (SEAL)
Betty Jo Richards

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:

_____ (SEAL)
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 contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

_____ (SEAL)
Notary Public

RETURN TO: G. M. YOUNG
WEINBERG AND GREEN
100 S. CHARLES ST., 14th FLOOR
BALTIMORE, MARYLAND 21201
ECSF 5090 270

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

THIS ELEVENTH AMENDMENT TO THE AMENDED DECLARATION
(herein this "Eleventh Amendment"), Made this 16th day
of May, 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 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"), 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:

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 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,

RECORD FEE 16.00
POSTAGE .50
RECORDED CITY AND COUNTY 15-01-90

H. ERLE SCHAFER
REGISTERED COURT

16/8

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.

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 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.

3. Definitions. All terms used herein shall have the 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
OWNERS OF STONEY BEACH CONDOMINIUM
(pursuant to Paragraph 3.C of the
Amended Declaration)



By: Ellwood L. Brown (SEAL)
Ellwood Brown, Vice President

COUNTY OF CARROLL
STATE OF MARYLAND, ~~CITY OF BALTIMORE~~, TO WIT:

I HEREBY CERTIFY that on this 17th day of May, 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.



Kelly Glover
Notary Public

My Commission Expires: 12/29/93


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


5000-272

CONSENTS OF BENEFICIARY AND TRUSTEE

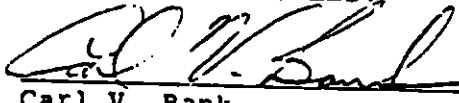
The undersigned Substitute Trustees, trustees pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 7 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, do hereby consent to the 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:



Carl V. Bank (SEAL)


Betty Jo Richards (SEAL)

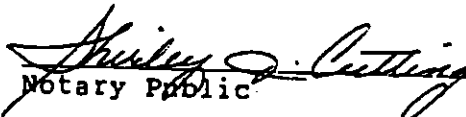
DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 16th 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 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:

10-14-94



Notary Public

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 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:

10-14-94



Notary Public

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)

5090 273

THIS TWELFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Twelfth Amendment"), Made this 16th day of May, 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 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"), 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. 16.00
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#658430 DTTT R05 710/38

NOW, THEREFORE, for the purposes aforesaid, the Developer does hereby state and declare as follows: 05/21/90
H. ERLE SCHAFER
44 TH. CIRCUIT COURT

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 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,

16

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 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 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: (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, ~~CITY OF BALTIMORE~~ ^{COUNTY OF CARROLL}, TO WIT:

I HEREBY CERTIFY that on this 9th day of May, 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.

Notary Public

My Commission Expires: 12/29/93

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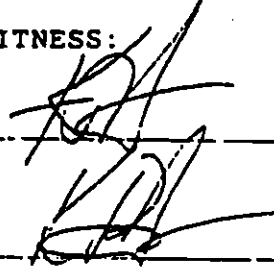
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CONSENTS OF BENEFICIARY AND TRUSTEE

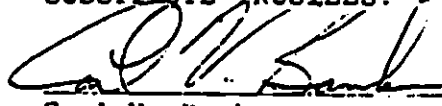
5090 275


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 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:



SUBSTITUTE TRUSTEES:



Carl V. Bank (SEAL)


Betty Jo Richards (SEAL)

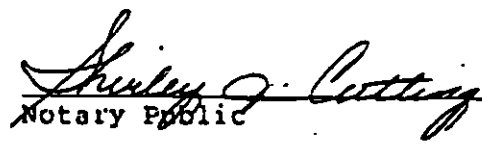
DISTRICT OF COLUMBIA, to wit:

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 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:

10-14-94



Notary Public

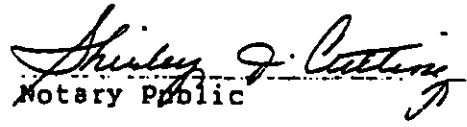
DISTRICT OF COLUMBIA, to wit:

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 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:

10-14-94



Notary Public

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

THIS ~~THIRTEENTH~~ AMENDMENT TO THE AMENDED DECLARATION (herein this "Thirteenth Amendment"), Made this 1st day of August, 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 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"), 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:

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,

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 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 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. Definitions. 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 Paragraph 3.C of the
Amended Declaration)

David D. Chermaras

By: *Ellwood L. Brown* (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY that on this 1st day of August, 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.

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

Kelly Glover
Notary Public

My Commission Expires: 12/29/93

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:

SUBSTITUTE TRUSTEES:

[Signature]

[Signature] (SEAL)
Carl V. Bank

[Signature]

[Signature] (SEAL)
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2nd day of August, 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

[Signature]
Notary Public



DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2nd day of August, 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

[Signature]
Notary Public



[Signature]

5187 549

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 15th day of AUGUST, 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 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"), 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:

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,

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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. Definitions. 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)

Dianna K. Sharma

By: *Ellwood L. Brown* (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY that on this 15th day of August, 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.

Kelly Glavin
Notary Public

My Commission Expires: 12/29/93

EGG 5187 PAGE 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:

J. Dystra
J. Dystra

SUBSTITUTE TRUSTEES:

Carl V. Bank (SEAL)
Carl V. Bank
Betty Jo Richards (SEAL)
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2nd day of August, 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

Marie Reje
Notary Public



DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 2nd day of August, 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

Marie Reje
Notary Public



Carl V. Bank

528: 250

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

THIS FIFTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 11th day of December, 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 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 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 19.00

WHEREAS, the Developer further desires to reallocate the 19.00 percentage interests in the Common Elements and the Common Expenses and Common Profit and the Votes between the Land Unit and the Subdivided Units. 19.00

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 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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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 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.

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:

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)

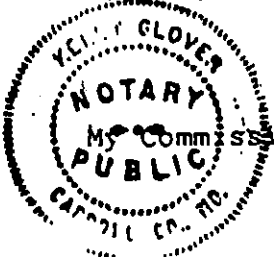
Dianna D. Parmaras

By: *Ellwood L. Brown* (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of October, 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 aforesaid.



Kelly Glover
Notary Public

My Commission Expires: 12/29/93

5228 252

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:

J. Dykstra
J. Dykstra

Carl V. Bank (SEAL)
Betty Jo Richards (SEAL)
Carl V. Bank
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 26th day of OCTOBER, 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

Nina Rize
Notary Public



DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 26th 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 WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

Nina Rize
Notary Public



BOOK 5240 PAGE 618

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

THIS SIXTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 22nd 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, 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 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:

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 421 through 428 in Building 62, Phase 1B), 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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14-10

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. 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 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. 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:

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)

[Handwritten Signature]

By: *Ellwood L. Brown* (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 25th day of October, 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 aforesaid.



Willie Stewart
Notary Public

My Commission Expires: 12/29/93

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:

J. Dykstra

Carl V. Bank (SEAL)
Carl V. Bank

J. Dykstra

Betty Jo Richards (SEAL)
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 26th day of OCTOBER, 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

Theresa Raje
Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 26th 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 WITNESS my hand and Notarial Seal.

My Commission Expires:

11-14-92

Theresa Raje
Notary Public

4000:02/08/91
BNN37(5240T)

LIBER 5273 PAGE 635

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

17th Amendment

THIS SEVENTEENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 12th day of March, 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 4590, 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 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

18-20

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 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: G. M. YOUNG
WEINBERG AND GREEN
100 S. CALVERT ST., 2ND FLOOR
BALTIMORE, MARYLAND 21201

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88MS7(5240T)

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.

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 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.

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:

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)

Jerry T. Kline

By Ellwood L. Brown (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 11th day of February, 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.

Billy Houser
Notary Public

My Commission Expires: 12/29/93

4000:02/08/91
BMS7(5240Y)

LIBER 273 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:

[Signature]

[Signature] (SEAL)
Carl V. Bankk

[Signature]

[Signature] (SEAL)
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 12 day of February, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Carl V. Bankk, 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:

12-14-91

[Signature]
Notary Public

4000:02/08/91
BMM37(52407)

BOOK 5273 PAGE 638

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 12th day of February, 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:

12-14-91

Patricia M. Evans
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
Michael H. Mannes

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

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 18th day of April, 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 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.;

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 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,

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.

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 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.

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:

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)

Mary T. Kline

By: Ellwood L. Brown (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 aforesaid.

Byling Kline
Notary Public

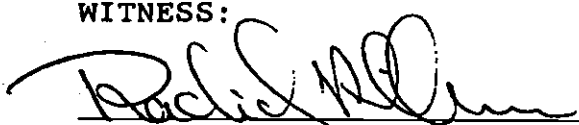
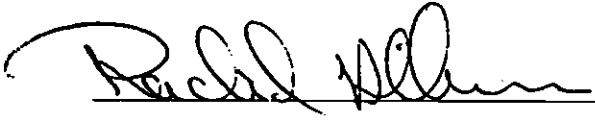
My Commission Expires: 12/29/93

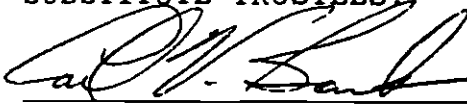
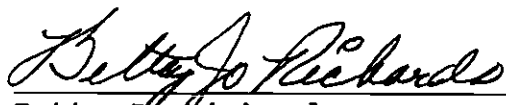
CONSENTS OF BENEFICIARY AND TRUSTEES

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)
Carl V. Bank
 (SEAL)
Betty Jo Richards

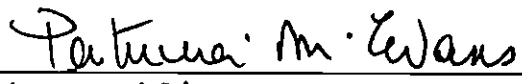
DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 1st day of April, 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:

12/14/91


Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 1st day of April, 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:

12/14/91

Patricia M. Evans

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

Michael H. Mannes

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 10th day of April, 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 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.;

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 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

528

LIBER 200 400

"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(6) 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 1.74672% interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 154 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:

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)

Mary T. Kline

By Ellwood L. Brown (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 22nd 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.

Kelly Howell
Notary Public

My Commission Expires: 12/29/93

LIBER: 5012148 407

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:

[Signature]

[Signature] (SEAL)

Carl V. Banks

[Signature]

[Signature] (SEAL)
Betty Jo Richards

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 1st day of April, 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:

12/4/91

[Signature]
Notary Public

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 1st day of April, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Letty 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:

12/14/91

Patience M. Evans
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
Michael H. Mannes

FORM 81, 1981
REVISIONS: 10/81

BOOK 5352 PAGE 756

**TWENTIETH AMENDMENT TO THE AMENDED DECLARATION FOR
STONEY BEACH CONDOMINIUM
(FORMERLY SHC LAND CONDOMINIUM)**

THIS TWENTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), made this 3rd day of July, 1991, by Sterling Homes Corporation, 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 SHC Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 664, et seq.; (2) By-Laws of SHC Land Condominium dated April 13, 1988, and recorded in Book 4580, Page 691; and (3) a Plat of Condominium Subdivision for SHC 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 SHC 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 - Stoney Beach Condominium (Formerly SHC 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 the Land Units creating a Subdivided Unit 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 Charges 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:

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1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C by creating from Land Unit C, Subdivided Unit C-1 as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHC Land Condominium) (Partial Subdivision of Land Unit C, creating Subdivided Unit C-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 C. 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 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 8.51526% interest. After this subdivision, there shall be 155 Subdivided Units in the Regime. Land Unit C will retain the rights to 83 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 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)

[Signature]

By: *[Signature]* (SEAL)
Ellwood Brown, Vice President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 6th 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 Twentieth 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.

[Signature]
Notary Public

My Commission Expires: 12/24/93

BOOK 5352 PAGE 758

CONSENTS OF BENEFICIARY AND TRUSTEE

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, 1991 and recorded in Liber 5270, folio 104 do hereby consent to the Twentieth Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit C 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. Howard Conquest _____ (SEAL)
Dominic J. Pasta
A. Howard Conquest *Daniel Higham* _____ (SEAL)
Daniel Higham

State of Maryland, County of Baltimore:

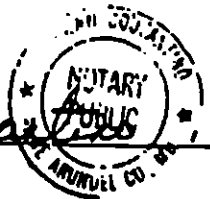
I HEREBY CERTIFY, that on this 5th day of April, 1991, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Dominic J. Pasta, who acknowledged himself to be the Substitute Trustee of Fairfax Bank, FSB and that he as such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:

4/1/92

A. Howard Conquest
Notary Public



State of Maryland, County of Baltimore:

I HEREBY CERTIFY, that on this 5th day of April, 1991, 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, 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:

4/1/92

A. Howard Conquest
Notary Public



0158,01701291
000011706491

BOOK 5352 PAGE 759

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

Michael H. Mannes

Michael H. Mannes

Return to:

*Michael Mannes
46 Waverly + Green
100 S. Charles St
220 Howard, MD
21201*

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01A31

BOOK 5379 PAGE 156

**TWENTY-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 2nd day of August, 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, at 822.; (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, at 822., (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 822.;

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 D by creating from Land 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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 REAL PROP 2.00
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 08/07/91
 MARY H. ROSE
 AA CO. CIRCUIT COURT

185-15

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 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 D shall have thirty-five (35) votes in the Council of Unit Owners; Subdivided Unit D-1 shall have thirty-nine (39) votes in 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 Paragraph 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 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 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 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)

Mary T. Lewis

By: *Ellwood Brown* (SEAL)
Ellwood Brown, Vice President

330/6/11/91

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BOOK 5379 PAGE 158

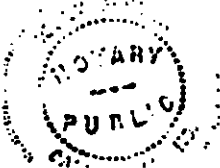
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 14th day of July, 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.

[Signature]
Notary Public

My Commission Expires: 12/31/92



CONSENT OF TRUSTEE

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 5379, folio 153, 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 Amended Declaration and as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

SUBSTITUTE TRUSTEE:

[Signature]

[Signature] (SEAL)

DISTRICT OF COLUMBIA, to wit:

I, Mary D. Hadley, a Notary Public in and for the District of Columbia, do hereby certify that [Signature], who acknowledged himself to be the Substitute Trustee for the FDIC Receiver of Madison National Bank, personally appeared before me in said District, and being personally well known to me to be the person who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand seal this 2nd day of August, 1991.

Mary D. Hadley
Notary Public

My Commission Expires: 4/1/92

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

Michael H. Mannes
Michael H. Mannes



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

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

PAID BY PG&E
AA CO. STONEY BEACH

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 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.;

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 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

Handwritten notes: 1600, 1000, JB

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 Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

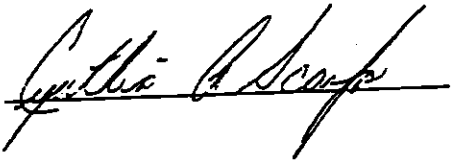
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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. 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:

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

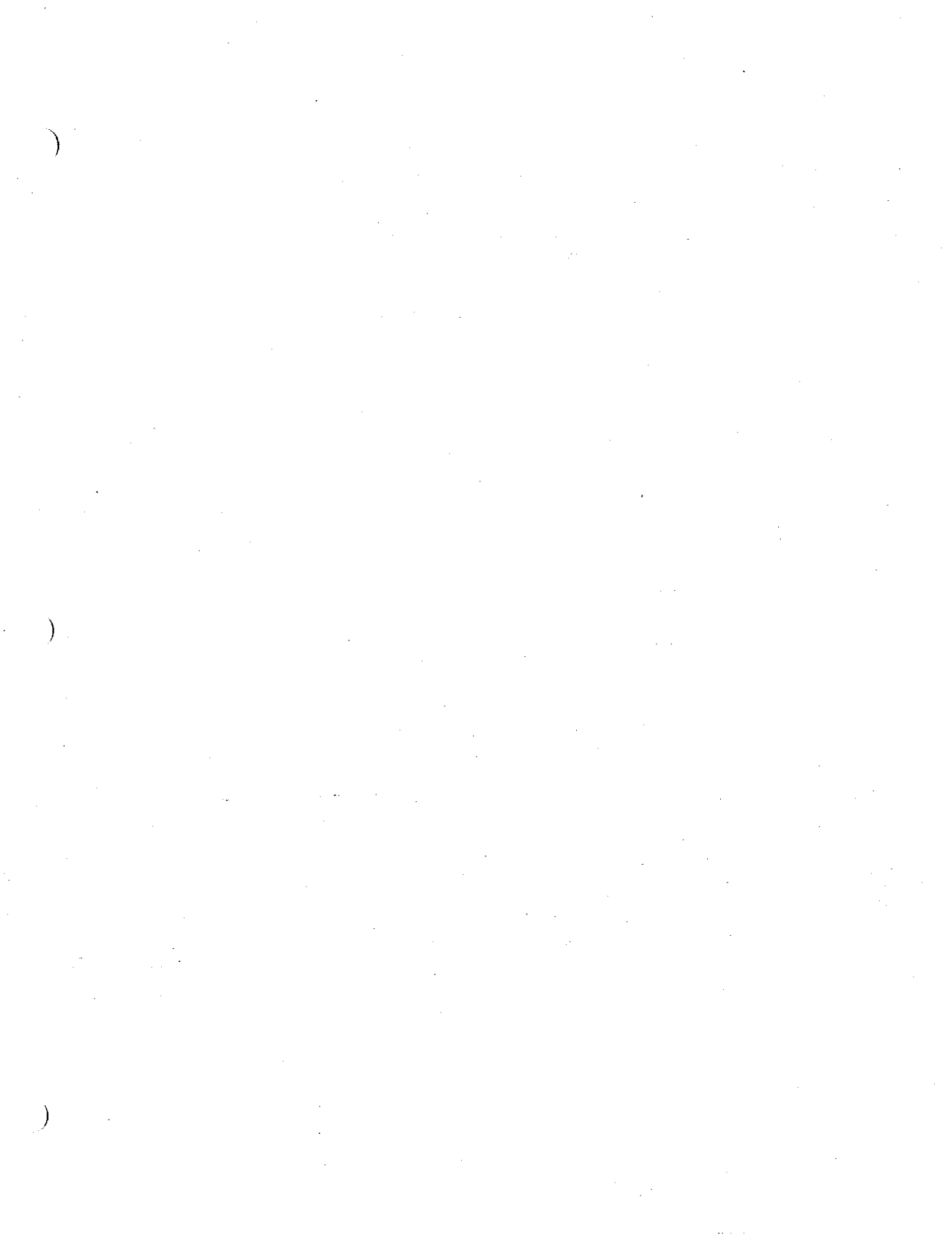
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of October, 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.

Sybil Stone
Notary Public

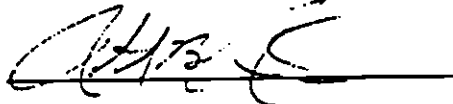
My Commission Expires: 12/29/93



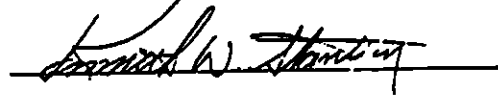
CONSENTS OF BENEFICIARY AND TRUSTEES

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 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:



SUBSTITUTE TRUSTEES:

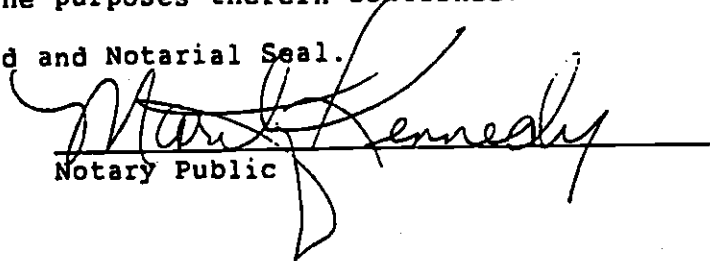
 (SEAL)

(SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 31st day of October, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared Kenneth W. Stoney, 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.

AS WITNESS my hand and Notarial Seal.


Notary Public

My Commission Expires:

July 14, 1996

DISTRICT OF COLUMBIA, to wit:

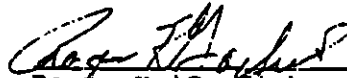
I HEREBY CERTIFY, that on this _____ day of _____, 1991, before me, the subscriber, a Notary Public of the District of Columbia personally appeared _____, who acknowledged ___self to be the Substitute Trustee of Madison National Bank and that _he as such Trustee, being authorized so to do, executed the 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 t.e 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. Garfink

Mail to Weenking + Green
100 South Charles St.
- 5 - Baltimore, Md. 21201

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

IN. PROP
POSTAGE
#547980 C489 R02

THIS THIRTY-SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 23rd day of November, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

MARY M. ROSE
AA CO. CIRCUIT CO

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 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.;

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.

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 235 through 240 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, Phase 31, Building 36)" (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 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 1.31004% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 227 Subdivided Units in the Regime.

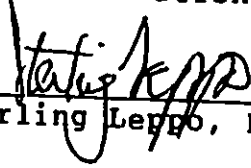
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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

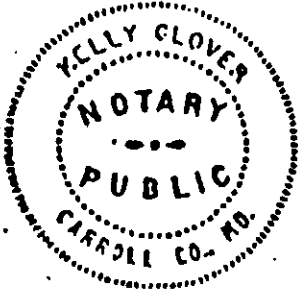
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 16th day of September, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPP0, 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.

Kelly Glover
Notary Public

My Commission Expires: 12/29/93



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:

[Signature]

[Signature] (SEAL)
Dominic J. Pasta

[Signature]

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND

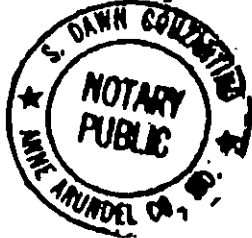
COUNTY OF BALTIMORE

)
) to wit:

I HEREBY CERTIFY that on the 16th day of September, 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.

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

[NOTARY SEAL]



[Signature]
Notary Public

S Dawn Conzantino
Printed Name of Notary Public

My Commission Expires: 4/1/96

STATE OF MARYLAND

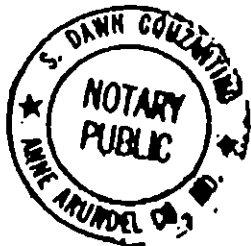
COUNTY OF BALTIMORE

} to wit:

I HEREBY CERTIFY that on the 16th day of September, 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 SEAL]



S. Dawn Compton
Notary Public

S. Dawn Compton
Printed Name of Notary Public

My Commission Expires: 4/1/96

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:

[Signature]

Michael J. Sullivan (SEAL)
Michael J. Sullivan

Mary J. Navata

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 28 day of September, 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 Washington 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.

[NOTARY SEAL]



Sally A. Stinson
Notary Public

SALLY A. STINSON
Printed Name of Notary Public

My Commission Expires: 7/2/94

STATE OF MARYLAND

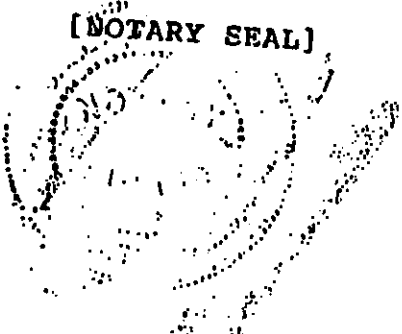
COUNTY OF Charles

} to wit:

I HEREBY CERTIFY that on the 27 day of September, 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 contained.

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

[NOTARY SEAL]



Sally A. Stinson
Notary Public

SALLY H. STINSON
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.

Mh
Michael H. Mannes

10 Weinberg & Greene

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 21st day of January, 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, 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 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 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.

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2-
-11.

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 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 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 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. 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:

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

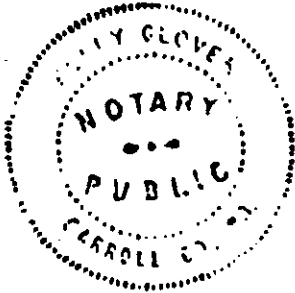
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 21st day of December, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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.

Sterling Leppa
Notary Public

My Commission Expires: 12/27/93



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:

[Signature]
[Signature]

SUBSTITUTE TRUSTEES:

[Signature] (SEAL)
Dominic J. Pasta
[Signature] (SEAL)
Daniel Higham

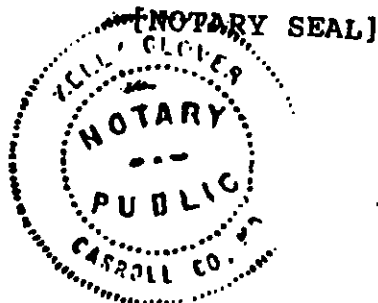
STATE OF MARYLAND

COUNTY OF BALTIMORE

)
) to wit:
)

I HEREBY CERTIFY that on the 28th day of December, 1992, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DOMINIC J. PASTA, 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.



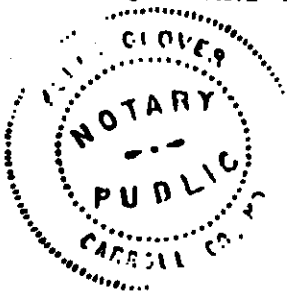
[Signature]
Notary Public
Kelly Glover
Printed Name of Notary Public
My Commission Expires: 12/29/93

STATE OF MARYLAND)
) to wit:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on the 28th 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 the purposes therein contained.

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

[NOTARY SEAL]



Kelly Glover
Notary Public

Kelly Glover
Printed Name of Notary Public

My Commission Expires: 12/29/93

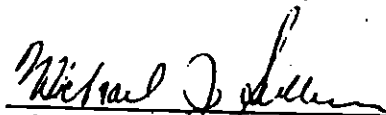
CONSENT OF TRUSTEES

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:




Michael J. Sullivan (SEAL)




Sherrie L. Kubala (SEAL)

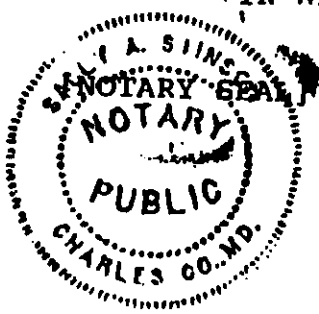
STATE OF MARYLAND


COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 29th day of December, 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 contained.

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




Notary Public

Sally A. Stinson
Printed Name of Notary Public

My Commission Expires: 7/2/96

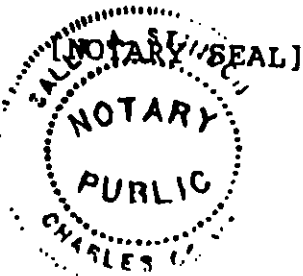
STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 29th day of December, 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 contained.

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



Sally A. Stinson
Notary Public

Sally A. Stinson
Printed Name of Notary Public

My Commission Expires: 7/2/94

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
Michael H. Mannes

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

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

THIS THIRTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 27th day of January, 1988, by Sterling Homes Corporation, a Maryland corporation (herein 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 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.;

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 the Subdivided Units.

302

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-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 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 C-2 thru C-12 shall have 16.81218% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 225 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:

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

BOOK 5920 PAGE 445

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 21st day of DECEMBER, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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.

Kelly Glenn
Notary Public

My Commission Expires: 12/21/93



0350-12/9/92(2)
CM334-43728

BOOK 5920 PAGE 446

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 Starling 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-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:

SUBSTITUTE TRUSTEES:

[Handwritten signature]

[Handwritten signature]
Dominic J. Pasta (SEAL)

[Handwritten signature]

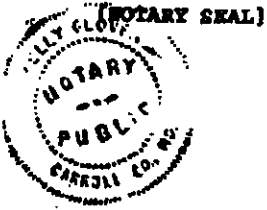
[Handwritten signature]
Daniel Higham (SEAL)

STATE OF MARYLAND
COUNTY OF BALTIMORE

}
} to wit:

I HEREBY CERTIFY that on the 25th day of December, 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.

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



[Handwritten signature]
Notary Public
[Handwritten name]
Printed Name of Notary Public
My Commission Expires: 12/29/93

STATE OF MARYLAND

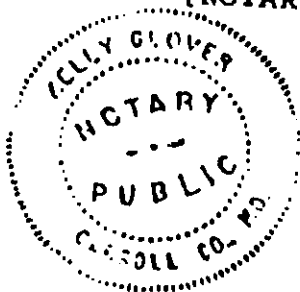
COUNTY OF BALTIMORE

)
) to wit:
)

I HEREBY CERTIFY that on the 28th 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 the purposes therein contained.

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

[NOTARY SEAL]



Kelly Glover
Notary Public

Kelly Glover
Printed Name of Notary Public

My Commission Expires: 6/29/93

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:

[Signature]

Michael J. Sullivan (SEAL)
Michael J. Sullivan

[Signature]

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND

COUNTY OF Charles

} to wit:
}

I HEREBY CERTIFY that on the 29th day of November, 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 contained.

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



Sally A. Stinson
Notary Public

Sally A. Stinson
Printed Name of Notary Public

My Commission Expires: 7/2/96

BOOK 5920 PAGE 449

STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 29th day of December, 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 contained.

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



Sally A. Stinson
Notary Public

SALLY A. STINSON
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

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

BOOK 5944 PAGE 224

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

X

THIS THIRTY-FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 19th day of February, 199~~7~~³, 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 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.;

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 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

1828

BOOK 5944 PAGE 225

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-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, Phase 34, Building 54)" (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 Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

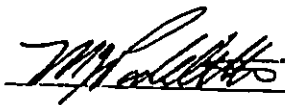
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 D-1 shall have 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:

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 21st day of DECEMBER, 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.

Sterling Leppo
Notary Public

My Commission Expires: 12/29/93



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-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:

[Signature]

SUBSTITUTE TRUSTEE:

Gregory K. Watson (SEAL)
Gregory K. Watson

BOOK 5944 PAGE 227

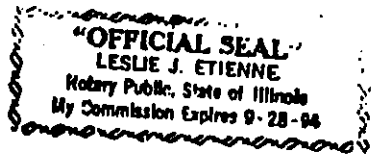
_____, to wit:

I HEREBY CERTIFY, that on this 3rd day of ~~September~~ ^{January}, 199~~2~~, before me, the subscriber, a Notary Public of Illinois, the _____ 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 Notarial Seal.

Leslie J. Etienne
Notary Public

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
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Weinberg and Green
100 South Charles Street
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 11th day of February, 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, 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 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.;

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REPRODUCTION 2.00
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WHEREAS, the Developer has also previously executed and recorded a Twenty-First Amendment to the Amended Declaration subdividing Land Unit D 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;

RECORDED BY M. ROSE
CIRCUIT COURT

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:

1. Subdivision of the Land Units. The Developer desires to and 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,

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.

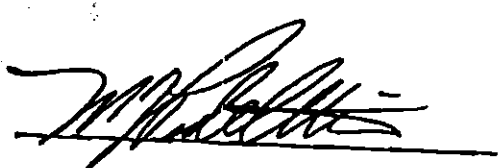
After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration and on Exhibit A hereof. Each Subdivided Unit shall have the votes in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended Declaration, and listed on Exhibit A hereof. After this subdivision, Land Units D-3 thru and D-16 shall have 21.17898% 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 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



By: Sterling Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 28th day of December, 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.

Hell Glove
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 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 Units D and D-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:

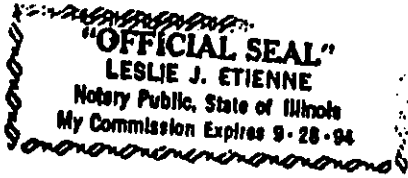
[Signature]

SUBSTITUTE TRUSTEE:

Gregory K. Watson (SEAL)
Gregory K. Watson

State of Illinois, to witi

I HEREBY CERTIFY, that on this ^{February}~~September~~ 14th day of ~~September~~ 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.



AS WITNESS my hand and Notarial Seal.

Leslie J. Etienne
Notary Public

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
Michael H. Mannes

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

EXHIBIT "A"

<u>Subdivided Unit</u>	<u>Building Number</u>	<u>Right Retained to Subdivided Units</u>	<u>Votes</u>	<u>* Interest in Common Profits and Common Expenses and Common Elements</u>
D-3	11	5	5	1.09170
D-4	10	5	5	1.09170
D-5	12	5	5	1.09170
D-6	13	6	6	1.31004
D-7	19	7	7	1.52838
D-8	20	7	7	1.52838
D-9	21	6	6	1.31004
D-10	22	8	8	1.74672
D-11	23	8	8	1.74672
D-12	28	8	8	1.74672
D-13	29	8	8	1.74672
D-14	30	8	8	1.74672
D-15	31	8	8	1.74672
D-16	32	8	8	1.74672
TOTALS:	--	97	97	21.17898

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

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 31st 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, 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 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 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 the Subdivided Units.

302

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-2 by creating from Land Unit C-2, Subdivided Units (being Subdivided Units 247 through 254 in Building 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, Building 38)" (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 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 C-2 thru C-12 shall have 15.06546% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 238 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:

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)

[Signature]

By: *[Signature]* (SEAL)
Sterling Lepp President

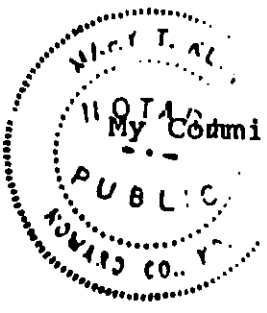
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 9th day of MARCH, 1997, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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. Kline
Notary Public

My Commission Expires: 12/24/94



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-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:

SUBSTITUTE TRUSTEES:

Donna J. Trump

[Signature] (SEAL)
Dominic J. Pasta

Donna J. Trump

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND

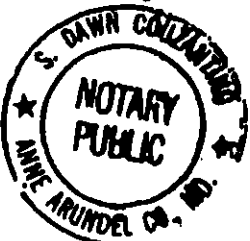
COUNTY OF BALTIMORE

)
) to wit:
)

I HEREBY CERTIFY that on the 29th day of March, 1993, 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.

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

[NOTARY SEAL]



[Signature]
Notary Public

S. Dawn Couzartine
Printed Name of Notary Public

My Commission Expires: 4/1/96

STATE OF MARYLAND
COUNTY OF BALTIMORE

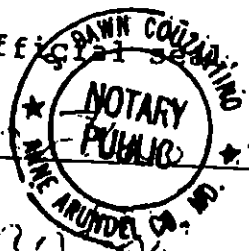
BOOK 5987 PAGE 496
to wit:

March I HEREBY CERTIFY that on the 27th day of March, 1973, 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]

[Signature]
Notary Public
S Dawn Cozzolino
Printed Name of Notary Public
My Commission Expires: 4/1/96



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:

Sally A. Stinson

Michael J. Sullivan (SEAL)
Michael J. Sullivan

Sally A. Stinson

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND

COUNTY OF Prince Georges

)
) to wit:
)

I HEREBY CERTIFY that on the 30th day of March, 1993 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.

[NOTARY SEAL]

Sally A. Stinson
Notary Public

SALLY A. STINSON
Printed Name of Notary Public

My Commission Expires: 7-2-96

STATE OF MARYLAND

COUNTY OF Ches

)
) to wit:
)

I HEREBY CERTIFY that on the 30th day of March, 1983 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 SEAL]

Sally A. Stinson
Notary Public

Sally A. Stinson
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
Michael H. Mannes

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

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

X

es here

AND
CONFIRMATORY THIRTY-SIX AMENDMENT

THIS THIRTY-EIGHTH AMENDMENT AND CONFIRMATORY THIRTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 20th day of May, 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, 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;

RECORDED FEE 22.00
RI PRDP 2.00
50

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 43, Folio 13-14, being Plat Nos. E-2013 through E-2014, et seq.;

RECORDED FEE 22.00
RI PRDP 2.00

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-1 and D-2 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;

RECORDED FEE 22.00
RI PRDP 2.00

22
22
50

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 7 of the Amended Declaration and in Section 11-107(d) of the Real Property Article of the Annotated Code of Maryland, as amended;

RECORDED FEE 22.00
RI PRDP 2.00

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

RECORDED FEE 22.00
RI PRDP 2.00

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).

RECORDED FEE 22.00
RI PRDP 2.00
MAY 11 1993
MAY 11 1993

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-10 by creating from Land 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 Condominium) (Partial Subdivision of Land Unit D-10, Phase 36, Building 22)" (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 19.43226% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 246 Subdivided Units in the Regime.

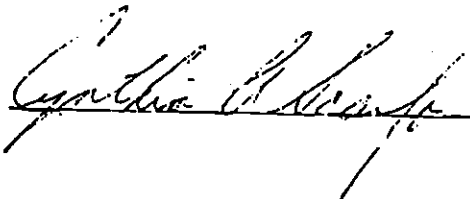
3. Confirmatory 36th Amendment. The Developer desires to and does hereby explain and confirm that the remainder of Land Unit D-1 after subdivision and recordation of Subdivided Units in Buildings 24-27 and 54-55 (being also Phases 22-23, 26, 29-30, and 34) consisted of Building 30 which was renamed in 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. 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:

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 Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

BOOK 6053 PAGE 394

I HEREBY CERTIFY, that on this 18th day of May, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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. Flinn
Notary Public

My Commission Expires: 12/24/94

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:

[Signature]
[Signature]

TRUSTEES:

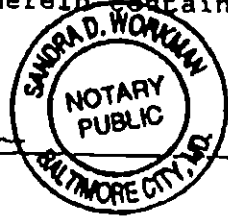
[Signature] (SEAL)
Raymond E. Schlissler

[Signature] (SEAL)
James M. Smith

I HEREBY CERTIFY, that on this 19th day of May, 1993, before me, the subscriber, a Notary Public of the State aforesaid, 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.

Sandra D. Workman
Notary Public



My Commission Expires: 9/24/94

CONSENT OF SUBSTITUTE TRUSTEE

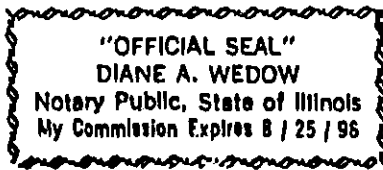
The undersigned Substitute Trustee, trustee pursuant to a certain Deed of Trust, dated April 15, 1988, and recorded in Liber 4582, Folio 47 among the Land Records of Anne Arundel County, made by Sterling Homes Corporation, Grantor therein and Madison National Bank, Beneficiary, and a certain Second Deed 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 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:

Diane A. Wedow

SUBSTITUTE TRUSTEE:

Gregory K. Watson (SEAL)
Gregory K. Watson



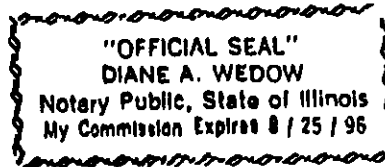
Sept 12, 1992, to wit:

I HEREBY CERTIFY, that on this 4th day of September, 1992, before me, the subscriber, a Notary Public of the 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.

AS WITNESS my hand and Notarial Seal.

Diane A. Wedow
Notary Public

My Commission Expires:
8/25/96



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
Michael H. Mannes

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

Hager, Liefer and Correll
393 N. Clark Street
Baltimore, Maryland 21201

THIRTY-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 8th day of June, 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, 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 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 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 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:

22/10/93

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-8 by creating from Land Unit C-8, Subdivided Units (being Subdivided Units 263 through 270 in Building 40, Phase 37), all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Unit C-8, Phase 37, Building 40)" of Land Unit C-8, Phase 37, Building 40" (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 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 C-2 thru C-12 shall have 11.57202% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 254 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:

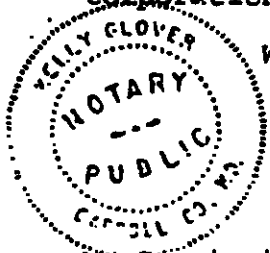
STERLING HOMES CORPORATION, DEVELOPER,
AND AS AUTHORIZED DESIGNEE OF THE
COUNCIL OF UNIT OWNERS OF STONEY BEACH
CONDOMINIUM (pursuant to Paragraph 3.C
of the Amended Declaration)



By: *Sterling Leppb* (SEAL)
Sterling Leppb, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 8th day of July, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **STERLING LEPPA**, 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.

[Signature]
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-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:

SUBSTITUTE TRUSTEE:

[Signature]

[Signature] (SEAL)
Dominic J. Pasta

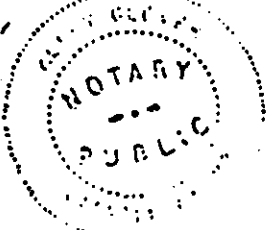
[Signature]

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 5th day of June, 1993, 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 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.



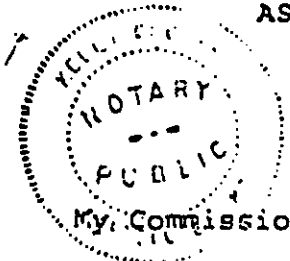
[Signature]
Notary Public

My Commission Expires: 12/31/95

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 5th day of June, 1993, 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. -



[Signature]
Notary Public

My Commission Expires: 12/31/95

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

Vertical text on the right margin, possibly a page number or reference.

'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:

Thomas M. Knight
Thomas M. Knight

TRUSTEES:

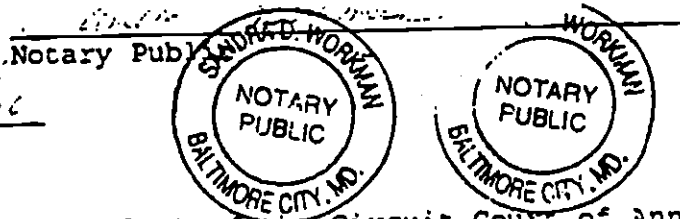
Raymond E. Schlissler (SEAL)
Raymond E. Schlissler
James M. Smith (SEAL)
James M. Smith

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

City I HEREBY CERTIFY, that on this 2nd day of June, 1993, before me, the subscriber, a Notary Public of the State of Maryland 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: 06/26/96



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
Michael H. Mannes

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

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

THIS FORTIETH AMENDMENT TO THE AMENDED DECLARATION (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, 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 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-2012 through E-2014, et 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 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 Units; and

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

2
2
Sr.

1. Subdivision of the Land Unit. 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 Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

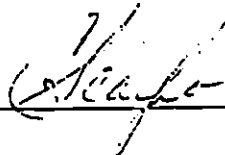
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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.

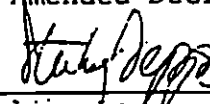
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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:

BOOK 6096 PAGE 017

I HEREBY CERTIFY, that on this 16th day of June, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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 Teresa Hines
Notary Public

My Commission Expires: 12/24/94

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:

Dominic J. Pasta
Daniel Higham

Dominic J. Pasta (SEAL)
Dominic J. Pasta
Daniel Higham (SEAL)
Daniel Higham

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

BOOK 6096 PAGE 018

I HEREBY CERTIFY, that on this 17th day of March, 1993, 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 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.

[Signature]
Notary Public

My Commission Expires: 5-4-95

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 17th day of March, 1993, 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.

[Signature]
Notary Public

My Commission Expires: 5-4-95

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

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:

Raymond E. Schlissler

Raymond E. Schlissler (SEAL)

James M. Smith

James M. Smith (SEAL)

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 17th day of June, 1993, before me, the subscriber, a Notary Public of the State of Maryland 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.

Elizabeth D. Easton
Notary Public

ELIZABETH D. EASTON
COMMISSION EXPIRES JUNE 1, 1996

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
Michael H. Mannes

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

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

BOOK 5443 PAGE 759

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

RECORD FEE 24.00
RE PROP 2.00
POSTAGE .00
RECEIVED 1991 OCT 11 11:30

THIS TWENTY-THIRD AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 31st day of October, 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 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.;

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 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

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 Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

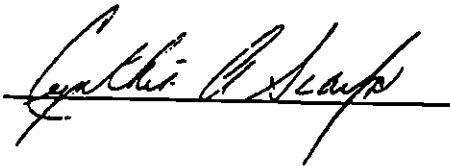
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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. 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:

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

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

BOOK 5443 PAGE 761

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of October, 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.

S. Leppo
Notary Public

My Commission Expires: 12/29/93

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 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:

SUBSTITUTE TRUSTEES:

[Signature]

Kenneth W. Stanley (SEAL)

_____ (SEAL)

DISTRICT OF COLUMBIA, to wit:

I HEREBY CERTIFY, that on this 31st day of October, 1991, 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 contained.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:

July 14, 1996

4000:0350/9/30/91
81A31:4456T

BOOK 5443 PAGE 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
Roger K. Garfank

Wambrecht Corcoran

X

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 28th day of JANUARY, 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 Nos. E-1830 through E-1832;

RECORD FEE 32.0
RC PROP 2.0
POSTAGE .5
#065480 6191 ROJ TIC
02/18
MARY H. ROSE
CIRCUIT COURT

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.;

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.

302 SW

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 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 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.

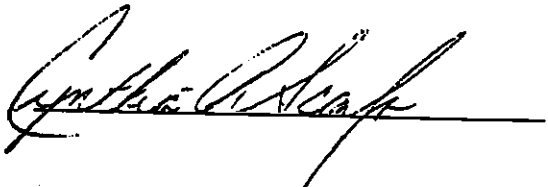
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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. 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:

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 28th day of January, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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.

Sterling Leppa
Notary Public

My Commission Expires: 12/29/93



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:

[Handwritten Signature]

[Handwritten Signature]
_____ (SEAL)
Dominic J. Pasta

[Handwritten Signature]

[Handwritten Signature]
_____ (SEAL)
Daniel Higham

STATE OF MARYLAND)

COUNTY OF BALTIMORE)

) to wit:

I HEREBY CERTIFY that on the 27th day of January, 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.

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

[NOTARY SEAL]

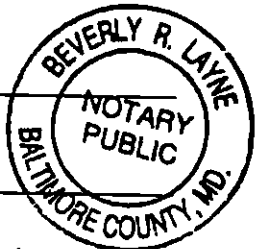
[Handwritten Signature]

Notary Public

[Printed Name]

Printed Name of Notary Public

My Commission Expires: 12-1-95



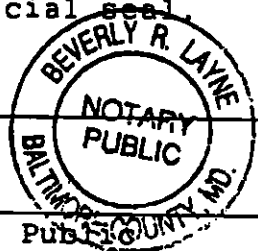
STATE OF MARYLAND)
) to wit:
COUNTY OF BALTIMORE)

I HEREBY CERTIFY that on the 27th day of January, 1965, 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]

Beverly R. Layne
Notary Public
Beverly R. Layne
Printed Name of Notary Public



My Commission Expires: 1-1-65

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:

[Signature]

Michael J. Sullivan (SEAL)
Michael J. Sullivan

[Signature]

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND)
COUNTY OF Charles) to wit:

I HEREBY CERTIFY that on the 27th day of January, 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 contained.

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



Alie Jean Rhea
Notary Public

Alie Jean Rhea
Printed Name of Notary Public

My Commission Expires: 7-1-94

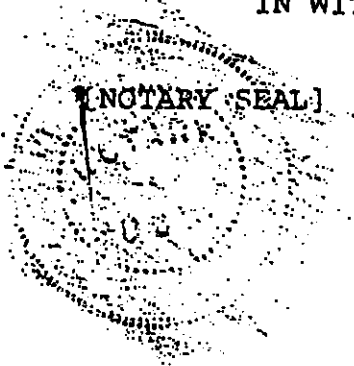
STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 27th day of January, 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 contained.

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



Alice Jean Rhea
Notary Public

Alice Jean Rhea
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.

Michael H. Mannes
Michael H. Mannes

Return to:

Ms. Lauri D. Miller
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201-2773

Mail to _____

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 22ND day of April, 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 Plat Nos. E-1830 through E-1832;

RECORD FEE 42.0
RL PROP 2.0

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.;

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04/27/92

MARY M. ROSE
AA CO. CIRCUIT COURT

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.

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, Phase 25, Building 16)" (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 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 5.24016% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 183 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:

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)

Mary T. Kline

By: Sterling Lepp (SEAL)
Sterling Lepp, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 21st day of April, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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.

Sterling Leppa
Notary Public

My Commission Expires: 12/29/93



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:

[Signature]

[Signature] (SEAL)
Dominic J. Pasta

[Signature]

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND)

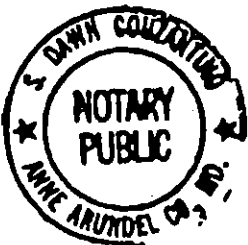
COUNTY OF BALTIMORE)

) to wit:

I HEREBY CERTIFY that on the 21st day of April, 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.

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

[NOTARY SEAL]



[Signature]
Notary Public

S. Dawn Couzartino
Printed Name of Notary Public

My Commission Expires: 4/1/96

STATE OF MARYLAND

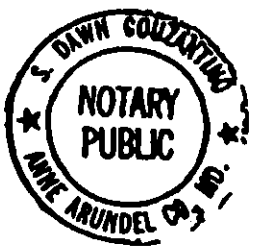
COUNTY OF BALTIMORE

} to wit:
}

April I HEREBY CERTIFY that on the 21st day of 1997, 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]



S. Dawn Couzantino
Notary Public

S. Dawn Couzantino
Printed Name of Notary Public

My Commission Expires: 4/1/96

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:

Sally A. Stinson

Michael J. Sullivan (SEAL)
Michael J. Sullivan

Sally A. Stinson

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:
)

I HEREBY CERTIFY that on the 22nd day of April, 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 Washington 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.

[NOTARY SEAL]

Alice Jean Shea
Notary Public

Alice Jean Shea
Printed Name of Notary Public

My Commission Expires: 7/1/94

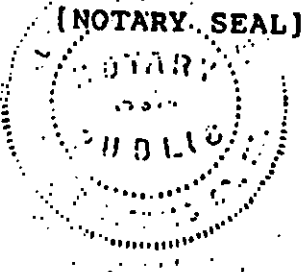
STATE OF MARYLAND

COUNTY OF Charles

)
) to wit:

I HEREBY CERTIFY that on the 22nd day of April, 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 contained.

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



Alice Jean Rhea
Notary Public

Alice Jean Rhea
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.

Michael H. Mannes
Michael H. Mannes

RETURN TO:

MICHAEL H. MANNES
WEINBERG AND GREEN
100 S. CHARLES ST,
BALTIMORE, MD 21201

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 MAY, 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, a 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 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.;

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 "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.

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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-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 158 through 162 in Building 25, Phase 26), 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 26, Building 25)" (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 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 D-1 shall have 5.02182% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 188 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:

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)

Mary T. Kline

By: Sterling Leppo (SEAL)
Sterling Leppo President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 18th day of May, 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.

Kelly Glone
Notary Public

My Commission Expires: 12/29/93

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, and a certain Deed of Appointment of Substitute Trustee, 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 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:

Kenneth C. Massey

SUBSTITUTE TRUSTEE:

Kenneth W. Stanley (SEAL)
Kenneth W. Stanley

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

James C. Kerwin
Notary Public

My Commission Expires
August 15, 1997

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 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.

Michael H. Mannes

Michael H. Mannes

Return to:

Michael H. Mannes, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201
(410) 332-8600

~~Mail to~~

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

BOOK 5674 PAGE 00

THIS TWENTY-SEVENTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 22 day of June, 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 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.;

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.

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COURT

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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 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, Phase 27, Building 17)" (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 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 3.93012% 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.

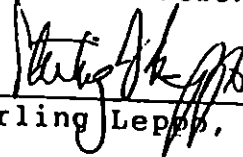
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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. Jaifer

By:  (SEAL)
Sterling Lepp, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 20th day of May, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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.

Sybil Glavin
Notary Public

My Commission Expires: 12/29/93

BOOK 2674 PAGE 003

BOOK 5674 PAGE 004

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:

S. Dawn Couzantino

[Signature] (SEAL)
Dominic J. Pasta

S. Dawn Couzantino

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND)

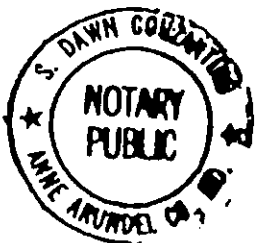
COUNTY OF BALTIMORE)

to wit:

I HEREBY CERTIFY that on the 1st day of June, 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.

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

[NOTARY SEAL]



[Signature]
Notary Public

S. Dawn Couzantino
Printed Name of Notary Public

My Commission Expires: 4/1/96

STATE OF MARYLAND

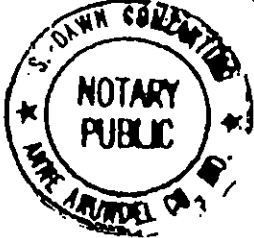
COUNTY OF BALTIMORE

)
) to wit:
)

I HEREBY CERTIFY that on the 1st day of June, 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 SEAL]



S. Dawn Couzantine
Notary Public

S. Dawn Couzantine
Printed Name of Notary Public

My Commission Expires: 4/1/96

BOOK 5674 PAGE 005

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.

BOOK 5674 PAGE 006

WITNESS:

TRUSTEES:

Sally A. Stinson

Michael J. Sullivan (SEAL)
Michael J. Sullivan

Sally A. Stinson

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND)

COUNTY OF Charles) to wit:

I HEREBY CERTIFY that on the 3rd day of June, 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 contained.

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

[NOTARY SEAL]

Alice Jean Rhea
Notary Public

Alice Jean Rhea
Printed Name of Notary Public

My Commission Expires: 7-1-94

STATE OF MARYLAND

COUNTY OF Charles

} to wit:

I HEREBY CERTIFY that on the 3rd day of June, 1991, 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 SEAL]

Alice Jean Shea
Notary Public
Alice Jean Shea
Printed Name of Notary Public

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
Michael H. Mannes

BOOK 5674 PAGE 007

**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 21 day of June, 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 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.

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 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)"

Handwritten initials: JF, JF, JF

(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.

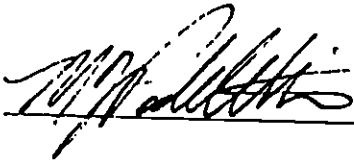
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration and 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 interests shown on Exhibit "A." After this subdivision, there shall be 206 Subdivided Units in the Regime.

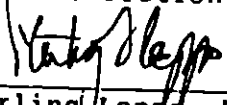
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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 11th day of June, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPP0, 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

Commission Expires: 12/31/93

BOOK 5711 PAGE 760
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 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:

[Handwritten Signature]

[Handwritten Signature]
_____ (SEAL)
Dominic J. Pasta

[Handwritten Signature]

[Handwritten Signature]
_____ (SEAL)
Daniel Higham

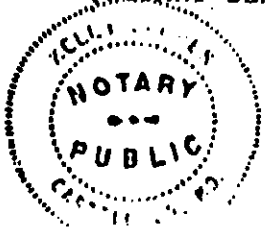
STATE OF MARYLAND)
COUNTY OF BALTIMORE)

to wit:

I HEREBY CERTIFY that on the 19th day of June, 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.

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

(NOTARY SEAL)



[Handwritten Signature]
_____ Notary Public

KELLY G... R
_____ Printed Name of Notary Public

My Commission Expires: 12/24/93

STATE OF MARYLAND)

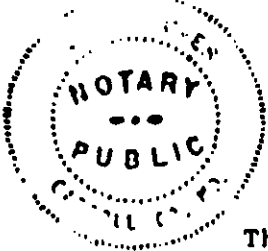
COUNTY OF BALTIMORE)

to wit:

I HEREBY CERTIFY that on the 19th day of June, 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 SEAL]



Kelly Green
Notary Public

KELLY GREEN
Printed Name of Notary Public

My Commission Expires: 12/31/93

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
Michael H. Mannes

MAIL TO:

Michael H. Mannes, Esquire
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201

0350:6/12/92
CGN18:29418

BOOK 5711 PAGE 762

TWENTY-EIGHTH AMENDMENT TO THE AMENDED
DECLARATION FOR STONEY BEACH CONDOMINIUM

EXHIBIT "A"

<u>Subdivided Unit</u>	<u>Building Number</u>	<u>Rights Retained To Subdivided Units</u>	<u>Votes</u>	<u>% Interest in Common Profits and Common Expenses & 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	8	1.74672
TOTALS:	--	83	83	18.12222

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 27th day of August, 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 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.; TW

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.

SD

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 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, Phase 28, Building 18)" (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 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 2.62008% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 211 Subdivided Units in the Regime.

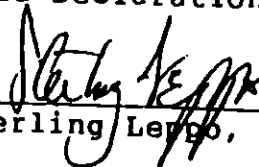
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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

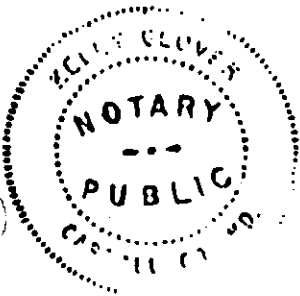
STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 17th day of July, 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPO, 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.

Sterling Leppo
Notary Public

My Commission Expires: 12/29/93



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:

S. Dawn Couzantno
S. Dawn Couzantno

[Signature] (SEAL)
Dominic J. Pasta
[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND

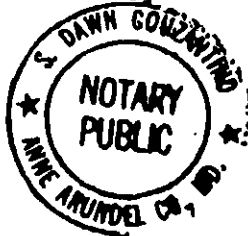
COUNTY OF BALTIMORE

)
) to wit:
)

I HEREBY CERTIFY that on the 20th day of July, 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.

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

[NOTARY SEAL]



[Signature]
Notary Public
S. Dawn Couzantno
Printed Name of Notary Public
My Commission Expires: 4/1/96

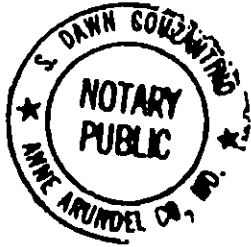
STATE OF MARYLAND
COUNTY OF BALTIMORE

)
) to wit: BOOK 5737 PAGE 731

I HEREBY CERTIFY that on the 20th day of July, 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 SEAL]



S. Dawn Courantino
Notary Public
S. Dawn Courantino
Printed Name of Notary Public
My Commission Expires: 4/1/96

CONSENT OF TRUSTEES BOOK 5737 PAGE 732

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:

Sally A. Strison

Michael J. Sullivan (SEAL)
Michael J. Sullivan

Sally A. Strison

Sherrie L. Kubala (SEAL)
Sherrie L. Kubala

STATE OF MARYLAND)

COUNTY OF Charles) to wit:

I HEREBY CERTIFY that on the 21st day of July, 1994, 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.

[NOTARY SEAL]

Alice Jean Rhea
Notary Public

Alice Jean Rhea
Printed Name of Notary Public

My Commission Expires: 7-1-94

STATE OF MARYLAND

BOOK 5737 PAGE 733

COUNTY OF Charles

) to wit:
)

I HEREBY CERTIFY that on the 21st day of July, 1994, 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 SEAL]

Alice Jean Shea
Notary Public

Alice Jean Shea
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.

Michael H. Mannes
Michael H. Mannes

Mail to W. Neuberg & Green

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

BOOK 5790 PAGE 681

THIS THIRTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 15th day of October, 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 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.;

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 (A and D-1) and common elements, all as provided in Paragraph 3 of the Amended Declaration and in Section 11-100 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 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

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2 -
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RECORDS
18.0
2.0
10/15
MARY H. ROSE
CIRCUIT COURT

WHEREAS, the Developer further desires to subdivide Land Unit A and transfer certain general common elements in conjunction with this subdivision;

BOOK 5790 PAGE 682

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-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. 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 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. General Common Elements. 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 Declaration.
4. 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:

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 8th day of September 1992, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **STERLING LEPP**, 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.

BOOK 5790 PAGE 68

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

Mary T. Elmer
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 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:

[Signature]

SUBSTITUTE TRUSTEE:

Gregory K. Watson (SEAL)
Gregory K. Watson

GREGORY K. WATSON
ASSISTANT MANAGING LIQUIDATOR

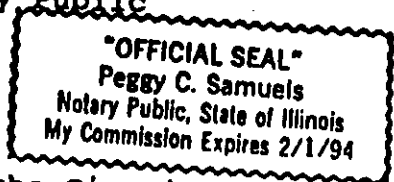
STATE OF ILLINOIS, COUNTY OF COOK, TO-WIT:

I HEREBY CERTIFY, that on this BOOK 5790 PAGE 684
September 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
contained.

AS WITNESS my hand and Notarial Seal.

Peggy C. Samuels
Notary Public

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.

M. Mames

Mail to Wentworth & Treese

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

RECORD FEE 24.
RI. PROP 2.
POSTAGE
#347860 (ARR NO. 1)

THIS THIRTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 23rd day of November, 1992, by Sterling Homes Corporation, a Maryland corporation (hereinafter referred to as the "Developer").

MARY N. ROSE
AA CO. CIRCUIT COURT

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 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.;

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 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.

100

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-1 by creating from Land Unit D-1, Subdivided Units (being Subdivided Units 153 through 157 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 "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 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 D-1 shall have 2.83842% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 221 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:

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 Lippo, President (SEAL)

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

I HEREBY CERTIFY, that on this 23rd day of September 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.

Sybil Stone
Notary Public



Commission Expires: 12/29/93

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:

[Signature]

SUBSTITUTE TRUSTEE:

Gregory K. Watson (Seal)
GREGORY K. WATSON

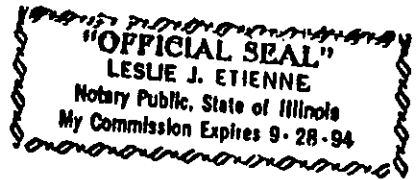
STATE OF ILLINOIS, COUNTY OF COOK, TO-WIT:

I HEREBY CERTIFY, that on this 16th 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 contained.

AS WITNESS my hand and Notarial Seal.

Leslie J. Etienne
Notary Public

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
Michael H. Mannes

Att to Weinberg & Greene

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

THIS FORTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 14th day of July, 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, 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, as 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 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 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 Units; and

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

stonybeach\claword
08/01/92

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 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 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. 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:

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)



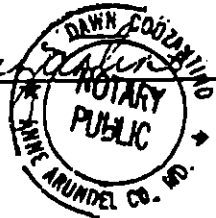
By: Sterling Leppo (SEAL)
Sterling Leppo, President

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 LEPO, 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.

S Dawn Cooper
Notary Public



My Commission Expires: 4/1/96

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-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.

WITNESS:

SUBSTITUTE TRUSTEE:

Anna Trump

Dominic J. Pasta (SEAL)

Anna Trump

Daniel Higham (SEAL)
Daniel Higham

06/69/03

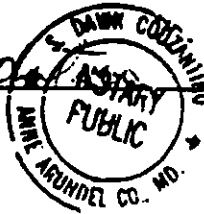
BOOK 6150 PAGE 722

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 County of Baltimore 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.

Shawn Cougle
Notary Public



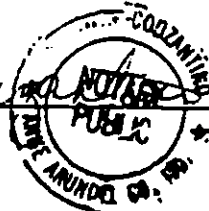
My Commission Expires: 4/1/96

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 County of Baltimore 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.

Shawn Cougle
Notary Public



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

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:

[Handwritten signatures]

TRUSTEES:

[Handwritten signature] (SEAL)
Raymond E. Schlissler
[Handwritten signature] (SEAL)
James M. Smith

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 Howard County, 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.

[Handwritten signature]

Notary Public

My Commission Expires: 12/24/94

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.

[Handwritten signature]

Michael H. Mannes

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

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 7th day of September, 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, 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 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;

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. Subdivision of the Land Unit. 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

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 0% 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.

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:

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)

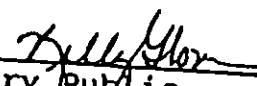


By:  (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

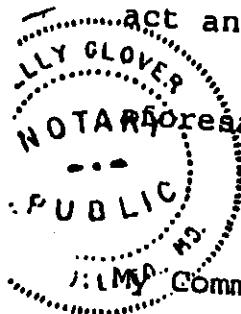
I HEREBY CERTIFY, that on this 14th day of July, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPO, President of Sterling Homes Corporation, a Maryland corporation, who made oath in due form of law that he is authorized to execute this Amendment 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

Commission Expires: 12/29/93



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:

TRUSTEES:

Mary Green
Mary Green

Gary R. Dowell (SEAL)
Suzann M. Stephens (SEAL)
Suzann M. Stephens

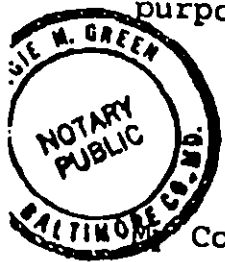
STATE OF MARYLAND)
Charles J. Walters) TO WIT:

I HEREBY CERTIFY, that on this 17th day of July, 1993, before me, the subscriber, a Notary Public of the County of Baltimore 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.

Mary Green
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
Michael H. Mannes

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

sanjbeach.com
10/13/93

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

THIS FORTY-THIRD AMENDMENT TO THE AMENDED DECLARATION (this "Amendment"), Made this 29th day of October, 1993, 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 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.;

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 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:

2.00
2.00
2.00

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 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 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.

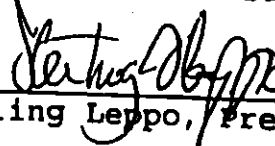
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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)

Diana S. Redican

By:  (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

BOOK 6288 PAGE 117

I HEREBY CERTIFY, that on this 15 day of October, 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.

Mary T. Blume
Notary Public

My Commission Expires: 12/24/94

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-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.

WITNESS:

[Signature]

[Signature]

SUBSTITUTE TRUSTEE:

[Signature] (SEAL)
Dominic J. Pasta

[Signature] (SEAL)
Daniel Higham

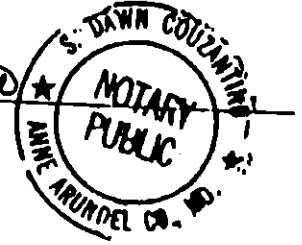
STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

BOOK 6288 PAGE 118

I HEREBY CERTIFY, that on this 21st day of October, 1993, before me, the subscriber, a Notary Public of the State + County above 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.

S. Dawn Couzantino
Notary Public



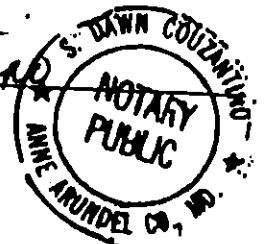
My Commission Expires: 4/1/96

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 21st day of October, 1993, before me, the subscriber, a Notary Public of the State + County above 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.

S. Dawn Couzantino
Notary Public



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

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.

WITNESS:

TRUSTEES:

Renee J. Dyer

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

Renee J. Dyer

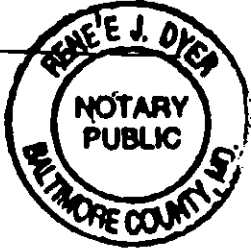
James M. Smith (SEAL)
James M. Smith

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 27th day of October, 1993 before me, the subscriber, a Notary Public of the State of Maryland 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.

Renee J. Dyer
Notary Public



My Commission Expires: Renee J. Dyer
Notary Public for the State of Maryland
My Commission Expires June 17, 1997

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
Michael H. Mannes

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

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

THIS FORTY-FOURTH AMENDMENT AND CONFIRMATORY THIRTY-SIX
AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"
Made this 19th day of November, 1993, by Sterling Hon
Corporation, a Maryland corporation (hereinafter referred to as t
"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 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.;

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

16
2 1

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. 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 17.68554% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 293 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:

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)

Dianna K. Pichan

By: Sterling Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 13th day of October, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPP, 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.

[Signature]
Notary Public

My Commission Expires: 12/24/94

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.

WITNESS:

TRUSTEES:

[Signature]
[Signature]

[Signature] (SEAL)
Raymond E. Schlissler
[Signature] (SEAL)
James M. Smith

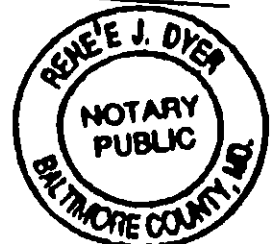
I HEREBY CERTIFY, that on this 27th day of October, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared RAYMOND E. SCHLISSLER and JAMES M. SMITH, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:

Renee J. Dyer
Notary Public State of Maryland
My Commission Expires June 17, 1997



Stony Beach Amend
9/12/93

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 19th day of November, 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, 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 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 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

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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 Elements of the Regime. After this subdivision, there shall be 299 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:

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)

Diana J. Italian

By: Stacy Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 11th day of October, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPP, 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.

[Signature]
Notary Public

My Commission Expires: 12/27/91

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:

[Signature]
[Signature]

[Signature] (SEAL)
Raymond B. Schlissler
[Signature] (SEAL)
James M. Smith

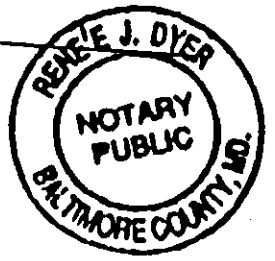
I HEREBY CERTIFY, that on this 27th day of October 1993, before me, the subscriber, a Notary Public of the State of Maryland personally appeared RAYMOND B. SCHLISSLER and JAMES M. SMITH, who acknowledged themselves to be the Trustees of the Provident Bank of Maryland and that they, as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires:

Renée J. Dyer
Notary Public State of Maryland
My Commission Expires June 17, 1997



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

THIS FORTY-SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 16th day of January, 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, 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 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 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 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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1. Subdivision of the Land Unit. 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 Condominium) (Subdivision of Land Unit C-5, Phase 44, Building 34)" (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 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 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. After this subdivision, there shall be 306 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:

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)

Deana S. K... ..

By: *Sterling Leppo* (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 17th day of October, 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.

Mary T. Blue
Notary Public

My Commission Expires: 12/21/94

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-5 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:

Mary T. Blue

Dominic J. Pasta (SEAL)

Mary T. Blue

Daniel Higham (SEAL)

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 23rd day of March, 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, 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 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 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 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:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit C-4 by creating from Land Unit C-4, 7 Subdivided Units (being Subdivided Units 214 through 220 in 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)" (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 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 C-2 thru C-12 shall have 5.24016% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 313 Subdivided Units in the Regime.

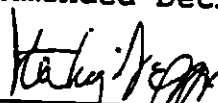
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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)

Diana A. Friedman

By:  (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 13th day of October, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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. Glue
Notary Public

My Commission Expires: 12/24/94

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-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:

SUBSTITUTE TRUSTEE:

[Signature]

[Signature] (SEAL)
Dominic J. Pasta

[Signature]

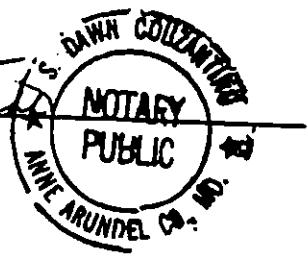
[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 21st day of March, 1994, before me, the subscriber, a Notary Public of the State & County aforesaid, 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.

[Signature]
Notary Public



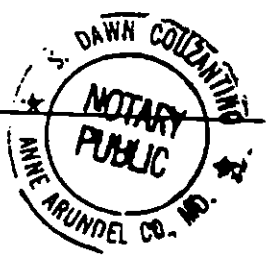
My Commission Expires: 4/1/96

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 21st day of March, 1994, before me, the subscriber, a Notary Public of the State & County aforesaid, 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.

[Signature]
Notary Public



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

at my office in Baltimore
10/12/93

Land Unit C-4 as provided in Paragraph 3 of the Amended Declaration as described in the Amendment to the Amended Declaration to which Consent is attached.

WITNESS:

Rene J. Dyer

TRUSTEES:

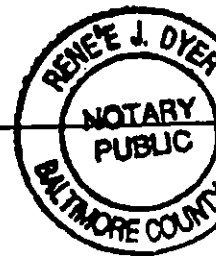
Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 23rd day of March, 1993 before me, the subscriber, a Notary Public of the State of Maryland 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 do executed the foregoing instrument for the purposes therein contained

AS WITNESS my hand and Notarial Seal.

Rene J. Dyer
Notary Public



My Commission Expires: Rene's J. Dyer
Notary Public State of Maryland
My Commission Expires June 17, 1997

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

Michael H. Mannes
Michael H. Mannes

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

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 May, 1997A- 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 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.;

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 350, 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

14-
2-
-50

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-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.

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 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.

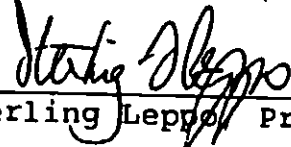
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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 10th day of MAY, 1997, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPA, 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. Kline
Notary Public

My Commission Expires: 12/24/94

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 attached.

WITNESS:

Sharon Marden
Sharon Marden

TRUSTEES:

Gary R. Dowell (SEAL)
Suzanne M. Stephens (SEAL)
Gary R. Dowell
Suzanne M. Stephens

I HEREBY CERTIFY, that on this 11 day of May, 1994 before me, the subscriber, a Notary Public of the Maryland 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 contained.

AS WITNESS my hand and Notarial Seal.

Sharon Marden
Notary Public

My Commission Expires: 11-1-97

at 11:15 AM on 09/16/94

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 21st day of October, 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, 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 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 Land Units 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 Land Units; and

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 B by creating from Land Unit B Subdivided Land Units B-1 through B-7, all as shown on the "Supplemental Plat of Condominium Subdivision for Stoney Beach Condominium (Formerly SHG Land Condominium) (Subdivision of Land Unit B)" (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 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" hereof. Each Subdivided Land Unit shall have the votes in the Council of Unit Owners as provided in Paragraph 13 and Exhibit 2 of the Amended 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. 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:

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)

Mary T. Klein

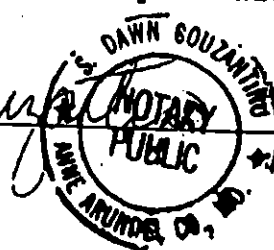
By: Sterling Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 20th day of June, 1993, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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.

S. Dawn Couzant
Notary Public



My Commission Expires: 4/1/96

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:

Shava S. Phillips

William F. Gisriel, Jr. (SEAL)

Shava S. Phillips

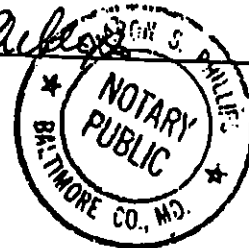
Daniel Higham (SEAL)

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 12th day of October 1994, 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, 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.

Shava S. Phillips
Notary Public



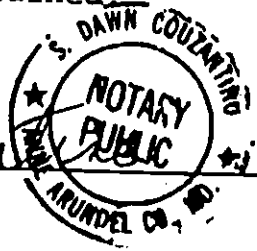
My Commission Expires: 5-1-98

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30th day of June 1994, 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.

[Signature]
Notary Public



My Commission Expires: 4/1/96

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 as described in the Amendment to the Amended Declaration to which this Consent is attached.

WITNESS:

[Signature]

TRUSTEE:

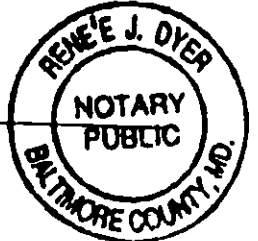
[Signature] (SEAL)
Raymond E. Schissler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 23rd day of June, 1994,
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.

Rene J. Dyer
Notary Public



My Commission Expires: My Commission Expires June 17, 1997

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
Michael H. Mannes

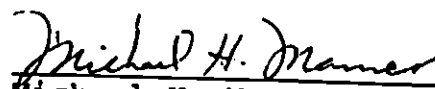
FORTY-NINTH AMENDMENT TO THE AMENDED
 DECLARATION FOR STONEY BEACH CONDOMINIUM
 (FORMERLY SHG LAND CONDOMINIUM)

EXHIBIT "A"

BOOK 6815 PAGE 380

Subdivided Land Unit #	Building Number	Rights Retained		Interest in	
		To		Common Profits & Common Expenses & Common Elements	
		Subdivide			
		Units	Votes		
B-1	48	5	5		1.09170
B-2	60	7	7		1.52838
B-3	49	8	8		1.74672
B-4	50	5	5		1.09170
B-5	51	6	6		1.31004
B-6	52	7	7		1.52838
B-7	53	8	8		1.74672
Totals		46	46		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.


 Michael H. Mannes

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

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

THIS FIFTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 21st day of October, 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, 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 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 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 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:

1. Subdivision of the Land Unit. 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"). 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 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 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.

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:

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)

Shannon Lynd Lowe

By: *Sterling Leppo* (SEAL)
Sterling Leppo, President

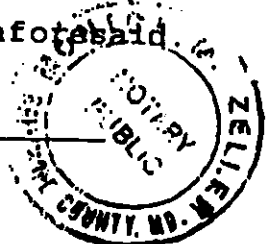
STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 26th day of September, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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.

Manica M. Zeller
Notary Public

My Commission Expires: 7/1/95



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 in Liber 6742, 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 C-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:

SUBSTITUTE TRUSTEE:

[Signature]

[Signature] (SEAL)
William F. Gisriel, Jr.

[Signature]

[Signature] (SEAL)
Daniel Higham

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Harford

I HEREBY CERTIFY, that on this 22nd day of Sept., 1994, before me, the subscriber, a Notary Public of the Harford 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.

[Signature]
Notary Public

My Commission Expires: 12-1-95

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Harford

I HEREBY CERTIFY, that on this 22nd day of Sept., 1994, before me, the subscriber, a Notary Public of the Harford personally appeared Daniel Higham, who acknowledged himself to be the Substitute Trustee of the Fairfax Savings Bank, F.S.B. and that he, as

Instrument
11/91

BOOK 6816 PAGE 884

such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Judith A. Bryan
Notary Public

My Commission Expires: 12-1-95

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 C-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:

Angela M. Farley

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

Angela M. Farley

M. David LeBrun (SEAL)
M. David LeBrun

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 27 day of September, 1994, 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.

AS WITNESS my hand and Notarial Seal.

Angela M. Farley
Notary Public



My Commission Expires: Notary Public State of Maryland
My Commission Expires July 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.

Michael H. Mannes
Michael H. Mannes

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

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

THIS FIFTY-FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 11 day of January, 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, 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 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 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:

Handwritten signature or initials.

1. Subdivision of the Land Unit. 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 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.

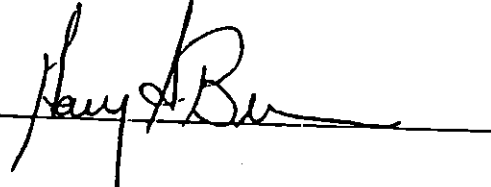
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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.

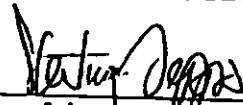
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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 30th day of November, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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.

Shannon Lynn Rowe
Notary Public

My Commission Expires: 10/5/98

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:

TRUSTERS:

Emily L. Wilkinson

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

Emily L. Wilkinson

M. David LeBrun (SEAL)
M. David LeBrun

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30th day of November 1994, 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.

AS WITNESS my hand and Notarial Seal.

Rene J. Dyer
Notary Public



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.

Michael H. Mannes
Michael H. Mannes

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

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 17th day of January, 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 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 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 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 Units; and

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-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 Annotated Code of Maryland, as amended, and Paragraph 3 of the Amended Declaration.

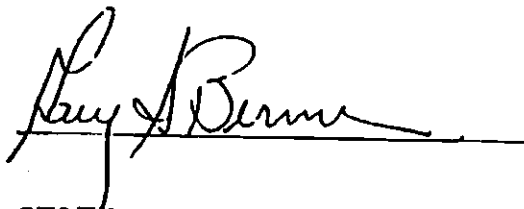
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 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.

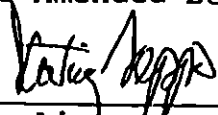
3. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

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

WITNESS:

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 30th day of November, 1994, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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: 10/5/98

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 in Liber _____, Page _____ 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-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:

SUBSTITUTE TRUSTEE:

[Signature]

[Signature] (SEAL)
William F. Gisriel, Jr.

[Signature]

[Signature] (SEAL)
Daniel Higham

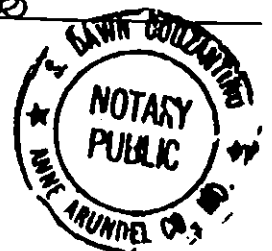
STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 25th day of November, 1994, 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, 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.

[Signature]
Notary Public

My Commission Expires: 4/1/96



STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30th day of Nov., 1994, 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

notary public commission expires 11/11/96

such Substitute Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Alayne C. [Signature]
Notary Public



My Commission Expires: 4/1/96

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 C-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:

TRUSTEES:

Emily F. Wilkinson
Emily Wilkinson

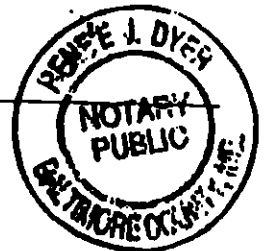
Raymond E. Schlissler (SEAL)
Raymond E. Schlissler
M. David LeBrun (SEAL)
M. David LeBrun

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 30th day of November, 1994, 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.

AS WITNESS my hand and Notarial Seal.

Renee J. Dyer
Notary Public



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.

Michael H. Mannes
Michael H. Mannes

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

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 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 seq.;

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:

1. Subdivision of the Land Unit. The Developer 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 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 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. 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:

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)

Ray S. Berman

By: Sterling Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 11 day of April, 1995, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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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act and deed of said corporation.

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

Sharon Marden
Notary Public

My Commission Expires: 11-1-96

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.

WITNESS:

TRUSTEES:

Sharon Marden

Gary R. Dowell (SEAL)
Gary R. Dowell

Sharon Marden

Suzanne M. Stephens (SEAL)
Suzanne M. Stephens

STATE OF ^{MD} MARYLAND ^{Calvert}
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 2 day of February, 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.

Sharon Marden
Notary Public

My Commission Expires: 11-1-97

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.

Michael H. Mannes

Michael H. Mannes

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



BOOK 7310 PAGE 744

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

THIS FIFTY-FOURTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 1st 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, 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 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 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 Annotated Code of Maryland, as amended;

WHEREAS, the Developer further desires to reallocate 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:

Handwritten signature/initials

RECORD FEE 20.00
PROP 2.00
02/08
ROBERT P. HENWORTH
COURT

1. Subdivision of the Land Unit. 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 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 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. 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:

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)

Jodi M. Jaguwa

By: Sterling Leppo (SEAL)
Sterling Leppo, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 15th day of November, 1995, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared STERLING LEPPU, 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.

Jodi M. Jaguwa
Notary Public

JODI M. JAGUWA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 26, 1999

My Commission Expires: 5-26-99

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 in Liber 6742, 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 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:

SUBSTITUTE TRUSTEE:

[Signature]
As to Do

[Signature]
William F. Gisriel, Jr. (SEAL)

[Signature]
Daniel Higham (SEAL)

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 1st day of November, 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, 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.

[Signature]
Notary Public

DAWN COZZANZO
NOTARY PUBLIC
ANNE ARUNDEL CO. MD.

My Commission Expires: 4/1/96

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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 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:

TRUSTEES:

Emily L. Wilkinison

RE Schlissler (SEAL)
Raymond E. Schlissler

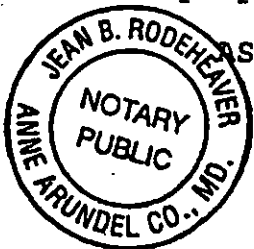
Emily L. Wilkinison

M. David LeBrun (SEAL)
M. David LeBrun

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 28th 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.

AS WITNESS my hand and Notarial Seal.



Jean B. Rodeheaver
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.

Michael H. Mannes
Michael H. Mannes

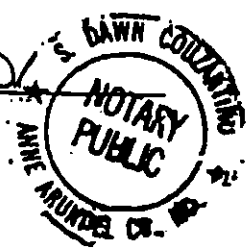
MAIL TO: Michael H. Mannes, Esquire
Hooper, Kiefer & Cornell
343 North Charles Street
Baltimore, Maryland 21201

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 1st day of November 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.

William C. ...
Notary Public



My Commission Expires: 4/1/26

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 30th day of May,
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, 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 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 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:

1. Subdivision of the Land Unit. The Developer desires 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 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 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. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

[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)

[Signature]

By: *[Signature]* (SEAL)
Gary A. Berman, Vice President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 15th day of April, 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.

[Signature]
Notary Public

JODI M. TAGUWA
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 26 1999

My Commission Expires:

CONSENT OF TRUSTEE

The undersigned Trustee pursuant to a certain Deed of Trust, recorded ~~E 412-412~~ in Liber 80, Folio 1647 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:

TRUSTEES:

[Signature]
(SEAL)

[Signature]
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 15th day of April, 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.

[Signature]
Notary Public

My Commission Expires: 6-20-00

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 undersigned Maryland attorney.

[Signature]
Michael H. Mannes

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

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 AUGUST, 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, 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 a Supplemental Condominium Plat, entitled "Supplemental Plat of a 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 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:

1. Subdivision of the Land Unit. 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 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 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. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

[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)

Garrick L. Wilkinson

By: Gary A. Berman J.P. (SEAL)
Gary A. Berman, Vice President

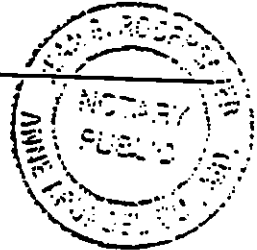
STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:

Bonne Brundage

I HEREBY CERTIFY, that on this 2nd day of August, 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.

Jean B. Robinson
Notary Public



My Commission Expires: 11/30/99

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 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:

Anne L. Wilkins

TRUSTEES:

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 2nd day of August, 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.

J. B. [Signature]
Notary Public



My 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.

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 E. Franklin Street
Baltimore, Maryland 21202

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 2nd day of August, 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, 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 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 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:

1. Subdivision of the Land Unit. 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 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 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. Definitions. All terms used herein shall have the meanings specified in the Amended Declaration.

[SIGNATURES ON FOLLOWING PAGES]

[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)

Emily L. Wilkinson

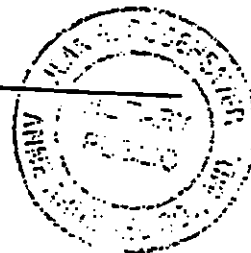
By: [Signature] (SEAL)
Gary A. Berman, Vice President

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 2nd day of August, 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.

[Signature]
Notary Public



My Commission Expires: 11/30/99

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 attached.

WITNESS:

TRUSTEES:

Emily L. Wilkinson

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 2nd day of August, 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.

Jean B. Rodenhiser
Notary Public



My 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.

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 E. Franklin Street
Baltimore, Maryland 21202

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 16th day of February, 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, 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 a Supplemental Condominium Plat, entitled "Supplemental 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.;

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STAMP FEE 2.00
NOTARIAL FEE \$100.00
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04/02/97
ROBERT P. DUCKWORTH
NOTARY PUBLIC

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:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit D-5 by creating from Land Unit D-5, 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

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 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 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.

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:

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)

Jean B. Rodeheaver

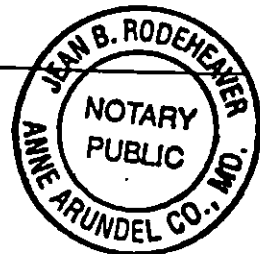
By: Gary A. Berman (SEAL)
Gary A. Berman, Vice President

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 10th day of February, 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.

Jean B. Rodeheaver
Notary Public



My Commission Expires: 11/30/99

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-5 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:

Jean B. Rodheaver

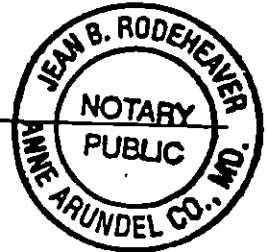
RE Schissler (SEAL)
Raymond E. Schissler

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 10th day of February, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schissler 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.

Jean B. Rodheaver
Notary 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.

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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 14th day of February, 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, 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 a Supplemental Condominium Plat, entitled "Supplemental 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.;

ROBERT P. DUCKWORTH
CIRCUIT COURT

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04/02/97

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:

1. Subdivision of the Land Unit. 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)

(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 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 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. 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: 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)

Jean B. Roddeheaver

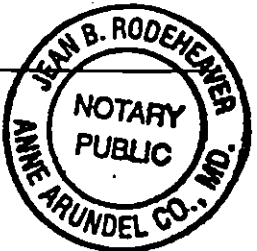
By: Gary A. Berman (SEAL)
Gary A. Berman, Vice President

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 10th day of February, 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.

Jean B. Roddeheaver
Notary Public



My Commission Expires: 11/30/99

BOOK 7843 PAGE 750

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-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:

Jean B. Rodheaver

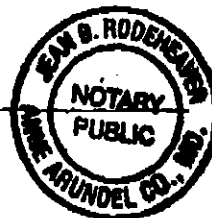
RE Schlessler (SEAL)
Raymond E. Schlessler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 10th day of February, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schlessler 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.

Jean B. Rodheaver
Notary 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.

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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

THIS SIXTIETH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 16th day of February, 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, 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 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 Thirty-Sixth Amendment to the Amended Declaration subdividing Land Units D and D-2 by creating Land Units D-3 through D-11, which Amendment was recorded as aforesaid in Liber 5968, Page 380, 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;

BL

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. Subdivision of the Land Unit. The Developer desires to 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 Waterway 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-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 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 an 2.83842% 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. 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:

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)

Jean B. Rodenever

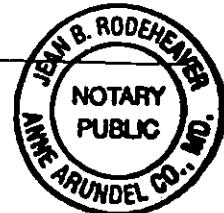
By: *Gary A. Berman* (SEAL)
Gary A. Berman, Vice President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 16th day of February, 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.

Jean B. Rodenever
Notary Public



My Commission Expires: 1/26/99

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:

TRUSTEES:

Jean B. Rodeneaver

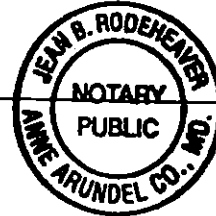
RE Schissler (SEAL)
Raymond E. Schissler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Anne Arundel

I HEREBY CERTIFY, that on this 10th day of February, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schissler 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.

Jean B. Rodeneaver
Notary Public



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.

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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

THIS SIXTY FIRST AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 17th day of DECEMBER, 1997, by Regency Homes Corporation, a Maryland 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 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.;

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)". said 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) (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 provided in the Amended Declaration, in Paragraph 4 thereof, the Original Developer has assigned its rights as developer to the Developer herein ~~(making the Developer a Successor Developer as that term is defined in the Amended Declaration)~~ by an Assignment of Developer Rights recorded 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

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:

1. Subdivision of the Land Unit. 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 58) (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) 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 in 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 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 1.09170% Interest in the Common Profits and Common Expenses and in the Common Elements of the Regime. After this subdivision, there shall be 407 Subdivided Units in the Regime.
3. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit B-4 by creating from Land Unit B-4, 5 Subdivided Units (being Subdivided Units 338 through 342 in Building 5, Phase 59) (also having the street addresses of 7919-7927 Riverrock 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-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 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.
4. Allocation of Percentage Interests and Votes. After the subdivision referred 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 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 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.

5. **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:

[Signature]

REGENCY HOMES CORPORATION, DEVELOPER

By: [Signature] (SEAL)
David Priddy, President

WITNESS:

[Signature]

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

By: [Signature] (SEAL)
Maria Lucas, President

STATE OF MARYLAND)
COUNTY OF Anne Arundel)

TO WIT:

I HEREBY CERTIFY, that on this 19th day of December, 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.

[Signature]
Notary Public

My Commission Expires: 4/1/99

STATE OF MARYLAND)
COUNTY OF Anne Arundel)

TO WIT:

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 acknowledged this document to be the free act and deed of said Council.

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

[Signature]
Notary Public

My Commission Expires: 4/1/99

CONSENT OF TRUSTEES

either of whom may act

12/23/97

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 Bank United, Beneficiary, do hereby consent to the Amendment to the Amended Declaration of Stoney Beach Condominium for the purpose of subdividing Land Unit D-16 ~~as provided~~ 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:

George D. Faurer

Marie Burke (SEAL)
Marie Burke

John Engel (SEAL)

VIRGINIA)
STATE OF ~~MARYLAND~~)
COUNTY OF ~~BALTIMORE~~) TO WIT:
~~W. JOHN~~

I HEREBY CERTIFY, that on this 23rd day of DECEMBER, 1997, before me, the subscriber, a Notary Public of the State of ~~Maryland~~ VIRGINIA personally appeared MARIE^N BURKE and JOHN ENGEL 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.

Harold S. Machala
Notary Public

Commission Expires: 1/31/99

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.

Michael H. Manner

MAIL TO:

Michael H. Manner, Esq.
Michael H. Manner, P.A.
1 East Franklin Street
Baltimore, MD 21202-2237
4

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 Amendment 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:

[Signature]
[Signature]

TRUSTEES:

[Signature] (SEAL)
Kevin Sullivan
[Signature] (SEAL)
William Eyring

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) to wit:

I HEREBY CERTIFY, that on this 15th day of December, 1997, before me, the subscriber, a Notary Public of the State of Maryland personally appeared KEVIN SULLIVAN and WILLIAM EYRING who acknowledged themselves to 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.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

Commission Expires 6/1/99

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.

[Signature]

1575

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

PH 12:27

THIS SIXTY SECOND AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 16 day of June, 1998, 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 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.;

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 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:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit B-3 by creating from Land Unit B-3, 8 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 herein referred to as the "Supplemental Plat"). The remainder of the

201

Amended Declaration
4/28/76

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.

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 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. 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:

STERLING HOMES CORPORATION, DEVELOPER

[Signature]

By: [Signature], VP. (SEAL)
Gary A. Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

[Signature]

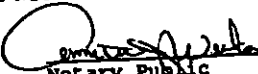
By: [Signature] (SEAL)
Robyn Bagby, President

Notary Seal Registration
1997/98

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Anne Arnold

I HEREBY CERTIFY, that on this 16 day of June, 1998, 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.



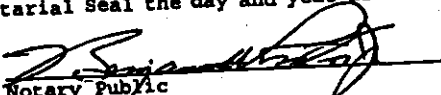
Notary Public

My Commission Expires: 9/5/01

STATE OF MARYLAND)
COUNTY OF _____) TO WIT:

I HEREBY CERTIFY, that on this 17 day of June, 1998, 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 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.



Notary Public

My Commission Expires: 06/01/99

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 S-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.

WITNESS:

[Signature]

TRUSTEES:

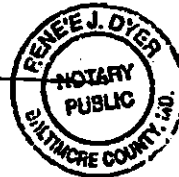
[Signature] (SEAL)
Raymond E. Schliessler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 26 day of June, 1998, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Raymond E. Schliessler 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.

[Signature]
Notary Public



Commission Expires: RENEE J. DYER
Notary Public of Maryland
My Commission Expires June 1, 2001

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
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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 12th day of August, 1998, 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 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 I)", 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 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 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:

1. Subdivision of the Land Unit. The Developer desires to and does hereby subdivide Land Unit B-6 by creating from Land Unit B-6, 7 Subdivided Units (being Subdivided Units 349 through 355 in 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

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.

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 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. 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:

STERLING HOMES CORPORATION, DEVELOPER

Felicia Haymon-Debes

By: *Gary A. Berman* (SEAL)
Gary A. Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

Robyn Bagby

By: *Robyn Bagby* (SEAL)
Robyn Bagby, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

VOL 8923 PAGE 92

I HEREBY CERTIFY, that on this 12th day of August, 1998, 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.



Michael H. Mamer
Notary Public

My Commission Expires: 11/01/01

STATE OF MARYLAND)
COUNTY OF _____) TO WIT:

I HEREBY CERTIFY, that on this 17 day of August, 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 said Council.

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

[Signature]
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 attached.

WITNESS:

Thomas H. Keyler

TRUSTEES:

Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

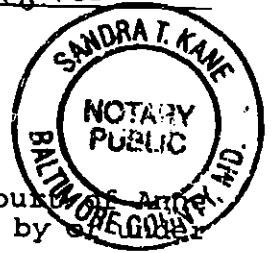
STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

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 WITNESS my hand and Notarial Seal.

Sandra T. Kane
Notary Public

Commission Expires: 3-22-99



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

Michael H. Mannes
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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 5th day of May, 1999, 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 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-2010 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 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 Units; and

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 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) (Partial Subdivision of Land Unit B-7, Phase 62, Building 53)" (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.

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. 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:

STERLING HOMES CORPORATION, DEVELOPER

McCluskey Phillips

By: Gary A. Berman (SEAL)
Gary A. Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

[Signature]

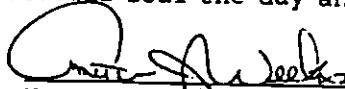
By: R. G. Bagby (SEAL)
Robyn Bagby, President

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Anne Arundel

BOOK 9173 PAGE 652

I HEREBY CERTIFY, that on this 14 day of January, 1999, 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: 9/5/01

STATE OF MARYLAND)
COUNTY OF Anne Arundel) TO WIT:

I HEREBY CERTIFY, that on this 14 day of January, 1999, 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 said Council.

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



Notary Public

My Commission Expires: 9/5/01

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:

Kim Domanst

TRUSTEES:

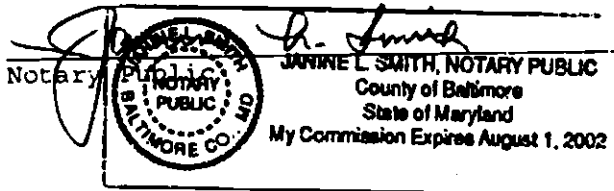
Raymond E. Schlissler (SEAL)
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:

I HEREBY CERTIFY, that on this 21st day of January, 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.

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
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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

THIS SIXTY FIFTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 25th day of August, 1999, 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;

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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 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.;

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 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:

1. Subdivision of the Land Unit. 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

Develop\sterling\CS\Amend
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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.

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.

WITNESS:

STERLING HOMES CORPORATION, DEVELOPER

Robin Edmonds Jr
(SEAL)

By: Gary A. Berman, VP
Gary A. Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

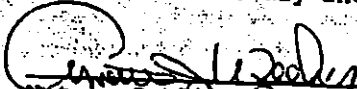
Julie K. Hoppo
(SEAL)

By: Rebyn Bagby
~~Rebyn Bagby~~, President
Jeff Grass

STATE OF MARYLAND
COUNTY OF BALTIMORE) TO WIT:
Anne Krundel

I HEREBY CERTIFY, that on this 2 day of September 1999, 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.

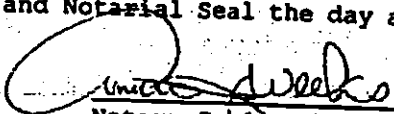

Notary Public Annette Weeks

My Commission Expires: 9/5/01

STATE OF MARYLAND
COUNTY OF BALTIMORE) TO WIT:
Anne Krundel

I HEREBY CERTIFY, that on this 2 day of September 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBERT 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.

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


Notary Public

My Commission Expires: 9/5/01

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-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:

Thomas R. Hyl
(SEAL)

TRUSTEES:

Raymond E. Schlissler
Raymond E. Schlissler

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~) TO WIT:

Anne Arundel

I HEREBY CERTIFY, that on this 05 day of August, 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.

Caroline H. Zehner
Notary Public

Commission Expires: 9/5/01

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
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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

THIS SIXTY SIXTH AMENDMENT TO THE AMENDED DECLARATION (herein this "Amendment"), Made this 15th day of August, 1999, 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 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.;

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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 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:

1. Subdivision of the Land Unit. The Developer desires to 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

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.

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.

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:

STERLING HOMES CORPORATION, DEVELOPER

Robin Erdman
(SEAL)

By: Gary A. Berman
Gary A. Berman, Vice President

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

Amie K. Lippo
(SEAL)


By: Rebyn Bagby
Rebyn Bagby, President
Jeff Gross

Develop/Sterling/60Amend
08/14/99

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Annette J. Weeks

I HEREBY CERTIFY, that on this 2 day of September, 1999, 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.

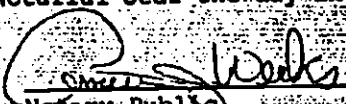

Notary Public Annette J. Weeks

My Commission Expires: 9/5/01

STATE OF MARYLAND)
COUNTY OF BALTIMORE) TO WIT:
Annette J. Weeks

I HEREBY CERTIFY, that on this 2 day of September, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ROBIN BABY, 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.


Notary Public

My Commission Expires: 9/5/01

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.

WITNESS:

TRUSTEES:

Thomas N. [Signature]
(SEAL)

[Signature]

Raymond E. Schissler

STATE OF MARYLAND)
COUNTY OF ~~BALTIMORE~~ Anne Arundel) TO WIT:

I HEREBY CERTIFY, that on this 25 day of August, 1999, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Raymond E. Schissler 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.

[Signature]
Notary Public

Commission Expires: 9/30/01

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.

[Signature]
Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

Doc. 1-1-1977 Amend
1/3/00

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 1 day of January, 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, 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.;

WHEREAS, the Original Developer had also previously executed
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 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

NCW, 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-4 by creating from Land Unit D-4, 5 Subdivided Units (being Subdivided Units 63 through 67 in Building 10, Phase 65) (also having the street addresses of 7800-08 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-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 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 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. 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:

C & R, LLC, DEVELOPER

Kate Clarke

By: Elizabeth M. A. Ryan SEAL
Elizabeth M. A. Ryan, Managing Member

WITNESS:

THE COUNCIL OF UNIT OWNERS OF STONEY BEACH CONDOMINIUM

Kate Clarke

By: Jeff Gross SEAL
Jeff Gross, President

[Notary Affidavits on following page]

Notary Public
1/18/00

BOOK 9638 PAGE 231

STATE OF MARYLAND)
COUNTY OF AA) TO WIT:

I HEREBY CERTIFY, that on this 8 day of June, 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.

Dea. L. L. L.
Notary Public

My Commission Expires: July 1, 2001

STATE OF MARYLAND)
COUNTY OF Anne Arundel) TO WIT:

I HEREBY CERTIFY, that on this 8 day of June, 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 Council.

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

Dea. L. L. L.
Notary Public

My Commission Expires: July 1, 2001

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.

WITNESS:

Amy D. [Signature]
Amy D. [Signature]

TRUSTEES:

[Signature]
Scott E. Nicholson
[Signature]
John A. Scaldara, Jr.

STATE OF MARYLAND)
COUNTY OF Prince George's) TO WIT:

I HEREBY CERTIFY, that on this 1 day of November, 2000, before me, the subscriber, a Notary Public of the State of Maryland personally appeared Scott A. Nicholson 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.

[Signature]
Notary Public

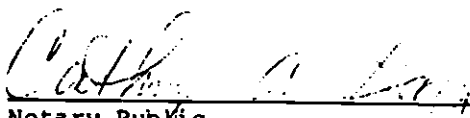
Commission Expires: _____

CATHY A. HAGY, NOTARY PUBLIC
CARROLL COUNTY
STATE OF MARYLAND
My Commission Expires March 8, 2000.

STATE OF MARYLAND)
COUNTY OF Carroll) TO WIT:

I HEREBY CERTIFY, that on this 7 day of April, 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.



Notary Public

Commission Expires: CATHY A. HAGY, NOTARY PUBLIC
CARROLL COUNTY
STATE OF MARYLAND
My Commission Expires March 8, 2002

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
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

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 24th day of July, 2000, by AmTrust Financial Services, Inc., an Ohio 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 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.;

WHEREAS, the Original Developer had also previously executed and recorded an 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 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:

IMP. FID. SER. \$ 2.00
RECORDING FEE 20.00
TOTAL 22.00
\$ 52782
\$ 1367
10:16 am

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

00 JUL 25 AM 10:17

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 Maryland, as amended, and Paragraph 3 of the Amended Declaration.

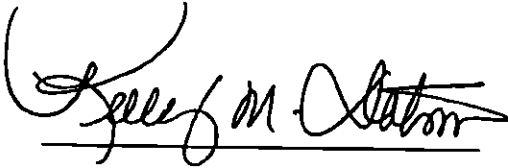
2. Allocation of Percentage Interests and Votes. After the subdivision referred to above, each Subdivided Unit will have and be vested with the Percentage Interest in the Common Profits and Common Expenses and in the Common Elements specified in Paragraph 7 and Exhibit 1 of the Amended Declaration. Each 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 B 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 458 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:

AMTRUST FINANCIAL SERVICES, INC.,
DEVELOPER



By:  (SEAL)
Steven S. Swartz, Authorized Agent

WITNESS:

THE COUNCIL OF UNIT OWNERS OF
STONEY BEACH CONDOMINIUM

By: _____ (SEAL)
~~XXXXXX~~, President
Frank Andracchi

[Notary Affidavits on following page]

STATE OF Ohio
COUNTY OF Cuyahoga TO WIT:

I HEREBY CERTIFY, that on this 24th day of July, 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.

[Signature]
Notary Public

My Commission Expires: 04.24.01

STATE OF MARYLAND)
COUNTY OF ANNE ARUNDEL) TO WIT:

I HEREBY CERTIFY, that on this ___ day of _____, 2000, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared ~~XXXXXXXXXX~~ ^{Frank Andracchi}, 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 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 B 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 458 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:

AMTRUST FINANCIAL SERVICES, INC.,
DEVELOPER

By: _____ (SEAL)
Steven S. Swartz, Authorized Agent

WITNESS:

THE COUNCIL OF UNIT OWNERS OF
STONE BEACH CONDOMINIUM

Frank Buckley

By: Frank Andracchi (SEAL)
~~xxxxxx~~, President
Frank Andracchi

[Notary Affidavits on following page]

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

Michael H. Mannes

MAIL TO: Michael H. Mannes, Esquire
Michael H. Mannes, P.A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

DECLARATION
OF
SHG LAND CONDOMINIUM

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RECORD FEE 11.00
 POSTAGE .50
 REGISTERED MAIL FEE 10.00
 11/14/86

785

37-14/B3
3.29.88

BOOK 4530 PAGE 605

DECLARATION
OF
SHG LAND CONDOMINIUM

THIS DECLARATION, Made this 13th day of April, 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 seq., 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, 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.

666
BOOK 4580 PAGE

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 immediately prior hereto and (2) a Deed and Agreement Creating Sewer Facilities Charges, dated DECEMBER 18, 1987 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.

AND ALSO SUBJECT to the covenants, terms and conditions contained in an Inspection and Maintenance Agreement dated December 18, 1987 and recorded among the aforesaid Land Records in Liber 4526, folio 247, by and between Sterling Homes Corporation and Anne Arundel County, Maryland, pertaining to storm water management.

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.

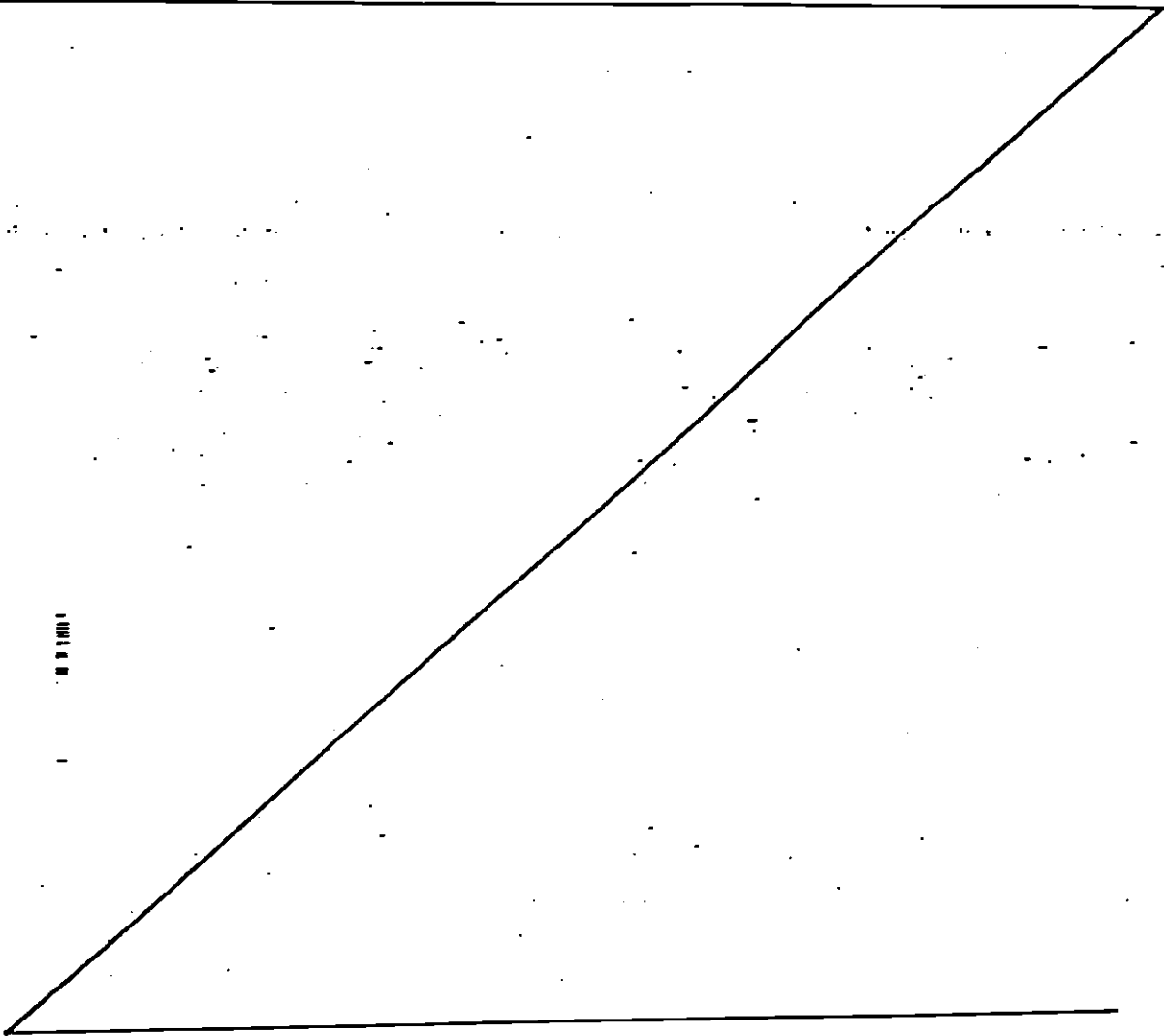
B. Said land and air space is more fully described in Plats recorded among the Land Records of Anne Arundel County simultaneously herewith consisting of three (3) sheets designated Sheet 1, 2, and 3 - Plat of Condominium Subdivision for SHG Land Condominium. Said Plat is considered a part hereof as if 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 60

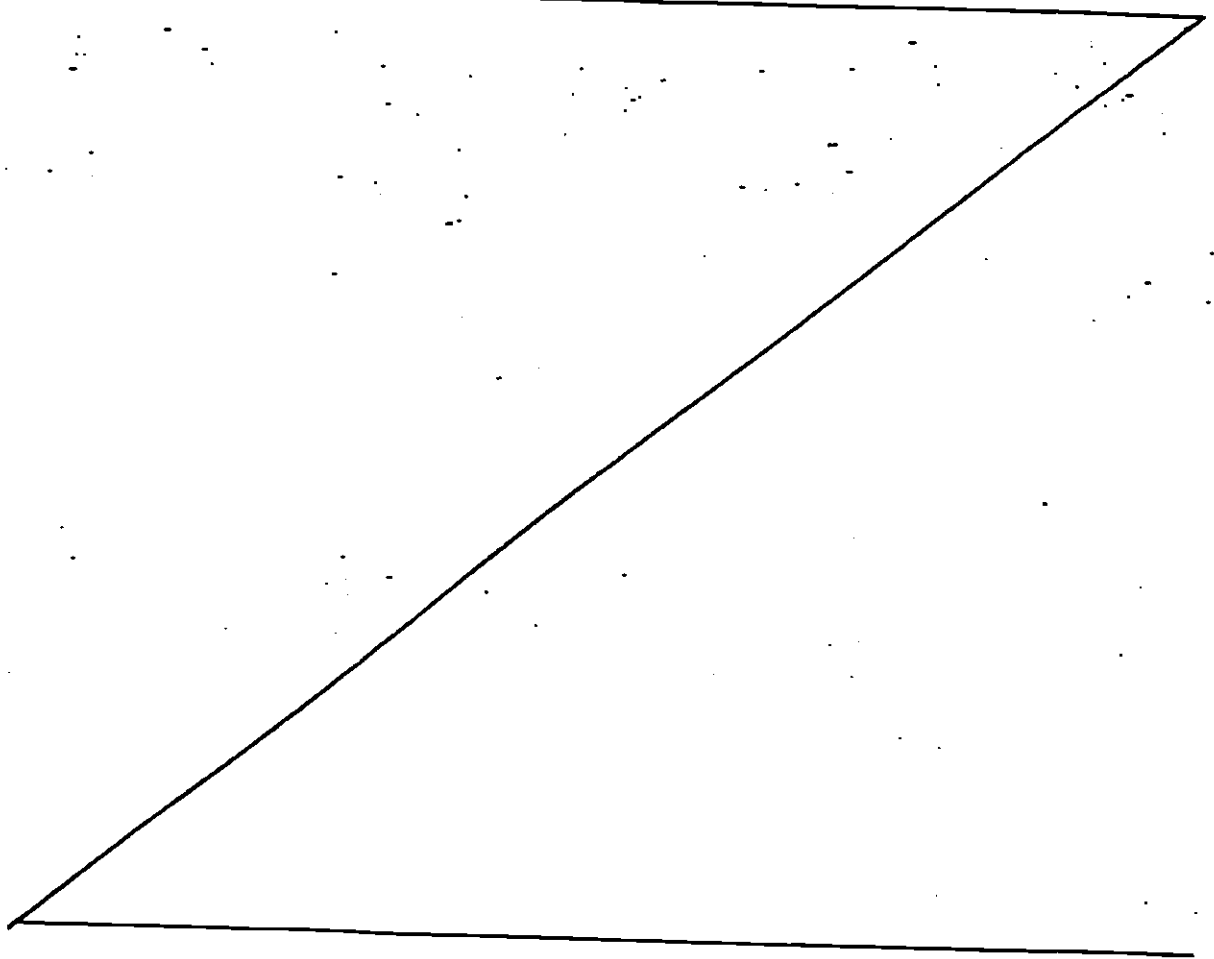
A. Each Unit Owner and each holder of a mortgage on any Unit or beneficiary of or Trustee in a Deed of Trust on any Unit, shall be deemed to have acquiesced to any amendment of this Declaration, the By-Laws, and the Plats for all purposes except as hereinafter provided and except that no such amendment(s) 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.



3. The Name of the Condominium. This Condominium Regime shall be known as: SHG Land Condominium.

4. Description of Units

A. The Condominium shall contain four (4) units, 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 (1929)). 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.



BOOK 4580 PAGE 669

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 diagrammatically govern where this Declaration is silent.

5. Percentage 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.

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").

F. Notwithstanding anything in this Declaration, 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 covenanted 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. Pipes, Ducts, Cables, Wires, Conduits, Public Utility Lines and Other Common Elements Located Inside of Units. Each Unit Owner shall have an easement in common with the owners of all other Units to use all pipes, wires, ducts, cables, conduits, 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.

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 successors and 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 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.

B. The Council of Unit Owners or authorized designee 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 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 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.

10. 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 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 Unit, 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 covenants running with the land, and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

11. 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 Unit Owner shall be entitled to cast on each question before the Council, a vote equal 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 this 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 Common 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.

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 taken 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.

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.

E. Unless otherwise provided in this Declaration 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 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.

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. Termination of Regime. 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. Amendment of Declaration. 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

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 or 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 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 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. Invalidity. 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. Waiver. No provision contained in this Declaration shall be 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. Compliance. This Declaration is set forth in compliance with the requirements of Section 11-101, et seq. of the Act. In the event of any conflict between the Act and this Declaration, the provisions of the Act shall control.

21. Captions. 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. Gender, Etc. 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:

STERLING HOMES CORPORATION

Michael G. Haff

By: Edward S. Ricklin (SEAL)
EDWARD S. RICKLIN VICE President

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

On this: 13th day of April, 1988, before me, the undersigned, a Notary Public of the State aforesaid, personally appeared EDWARD S. RICKIN, who acknowledged himself to be ^{VICE} 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 purposes therein contained, as his act.

Michael H. Manner
Notary Public
My Commission Expires: 11/1/90

I hereby affirm under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

STERLING HOMES CORPORATION

By: Edward S. Rickin (SEAL)
EDWARD S. RICKIN VICE, President

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

Michael G. Aeffen

By: Edward S. Ricklin (SEAL)
EDWARD S. RICKLIN Vice President

SUBSTITUTE TRUSTEES

David M. Blum

David M. Blum (SEAL)
David M. Blum

Michael J. Petts

Michael J. Petts (SEAL)
Michael J. Petts

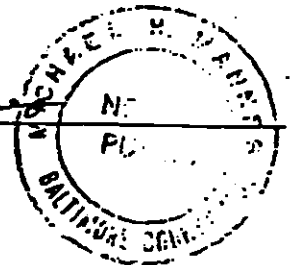
STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 13th day of April, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared EDWARD S. RICKLIN, who acknowledged himself to be the VICE PRES. OF FAIRFAX SAVINGS, A FEDERAL SAVINGS BANK 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

Michael H. Manned
Notary Public



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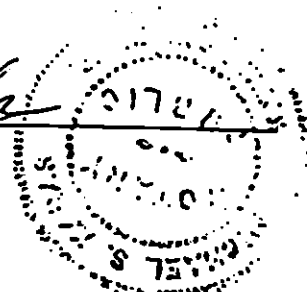
STATE OF MARYLAND, County OF Howard, to wit:

I HEREBY CERTIFY, that on this 12th day of April, 1988, 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 & Federal Savings Co. 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

Michael J. Polls
Notary Public



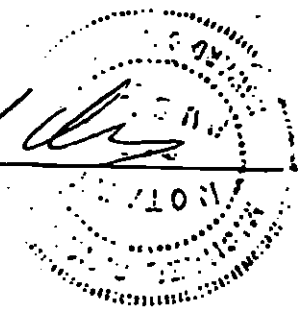
STATE OF MARYLAND, County OF Howard, to wit:

I HEREBY CERTIFY, that on this 12th day of April, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Michael J. Polls, who acknowledged himself to be the [Substitute] Trustee of Fairfax Savings 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

Michael J. Polls
Notary Public



KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

1100 West Street Suite 100
Laurel, MD 20707
(301) 953-1821

(301) 792-8086

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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

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6) South 84 degrees 26 minutes ⁰⁵~~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:

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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

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

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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

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

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 point 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 ⁰⁰~~22~~ seconds West, a distance of 121.12 feet to a point at the beginning of the North 82

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

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.

DECLARATION FOR SHG Land CONDOMINIUM

EXHIBIT 2

Unit Number	Percentage of Interest in Common Profits and Common Expenses and Common Elements (%)	Number of Votes
A	35.0	162
B	10.0	46
C	27.0	122
D	28.0	128
TOTAL	100.0	458

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, SCT:

I HEREBY CERTIFY, that the foregoing Declaration is truly taken and copied from Liber HES No. 4580 folio 664 one of the Land 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 14th day of April

A. D. 1988

H. Gale Schopf
Clerk of the Circuit Court for Anne Arundel County

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 33 years as against each unit, when constructed and conveyed by Sterling.

R6. In order to carry out their intention, Maryland Suburban and Sterling, the grantor and the grantee of the Deeds, desire to extend the charge against the un conveyed land and 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 date of said conveyance.

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

RECORD FEE 20.00
BY PAID 2.00
12/30/96
DICKWORTH
COUNTY CLERK

20

the unconveyed lands and units described in Exhibit A attached hereto, subject to the following terms and conditions:

1. The charges for Water Facilities and for Sewer Facilities established by the Deeds referred to above and recorded 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 and made a part hereof.

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 modified 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:

MARYLAND SUBURBAN UTILITY CORPORATION, INC.

Robin L. Edmonds

By: [Signature] (SEAL)
President

WITNESS:

STERLING HOMES CORPORATION

Robin L. Edmonds

By: [Signature] (SEAL)
VICE President

[NOTARY AFFIDAVITS FOLLOW ON NEXT PAGE]

STATE OF MARYLAND, COUNTY of Baltimore, 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 Richard I. Peerman, who acknowledged himself to be the President of Maryland Suburban Utility Corporation, Inc., and that he as such President being 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.

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



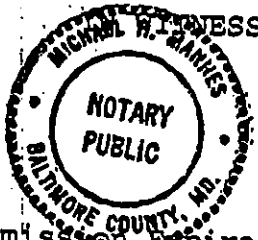
Michael H. Mannes
NOTARY PUBLIC

My Commission Expires: 11/17/97

STATE OF MARYLAND, COUNTY of Baltimore, 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 Richard Beaman, who acknowledged himself to be the Vice President of Sterling Homes Corporation, and that he as such Vice President being 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 Vice President.

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



Michael H. Mannes
NOTARY PUBLIC

My Commission Expires: 11/17/97

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

Michael H. Mannes
Michael H. Mannes

Mail To:
Michael H. Mannes, Esq.
Michael H. Mannes, P. A.
1 East Franklin Street
Baltimore, Maryland 21202-2239

ITEM #	EXHIBIT A TO THE EXTENSION OF AGREEMENT
1	7808 Creek Shore Way
2	7806 Creek Shore Way
3	7804 Creek Shore Way
4	7802 Creek Shore Way
5	7800 Creek Shore Way
6	7828 Creek Shore Way
7	7826 Creek Shore Way
8	7824 Creek Shore Way
9	7822 Creek Shore Way
10	7820 Creek Shore Way
11	1359 Waterway Court
12	1357 Waterway Court
13	1355 Waterway Court
14	1353 Waterway Court
15	1351 Waterway Court
16	1349 Waterway Court
17	1347 Waterway Court
18	1345 Waterway Court
19	1400 Rivermist Court
20	1402 Rivermist Court
21	1404 Rivermist Court
22	1355 Stoneleigh Court
23	1353 Stoneleigh Court
24	1361 Stoneleigh Court
25	1359 Stoneleigh Court
26	1357 Stoneleigh Court
27	1355 Stoneleigh Court
28	1353 Stoneleigh Court
29	1351 Stoneleigh Court
30	1385 Stoneleigh Court
31	1383 Stoneleigh Court
32	1381 Stoneleigh Court
33	1379 Stoneleigh Court
34	1377 Stoneleigh Court
35	1375 Stoneleigh Court
36	1373 Stoneleigh Court
37	1371 Stoneleigh Court
38	7888 Seaside Court
39	7890 Seaside Court
40	7979 River Rock Way
41	7977 River Rock Way
42	7975 River Rock Way
43	7973 River Rock Way
44	7971 River Rock Way

ITEM #	EXHIBIT A TO THE <u>EXTENSION OF AGREEMENT</u>
45	7947 River Rock Way
46	7945 River Rock Way
47	7943 River Rock Way
48	7941 River Rock Way
49	7939 River Rock Way
50	7937 River Rock Way
51	7935 River Rock Way
52	7933 River Rock Way
53	7927 River Rock Way
54	7925 River Rock Way
55	7923 River Rock Way
56	7921 River Rock Way
57	7919 River Rock Way
58	7911 River Rock Way
59	7909 River Rock Way
60	7907 River Rock Way
61	7905 River Rock Way
62	7903 River Rock Way
63	7901 River Rock Way
64	1350 River Bank Court
65	1352 River Bank Court
66	1354 River Bank Court
67	1356 River Bank Court
68	1358 River Bank Court
69	1360 River Bank Court
70	1362 River Bank Court
71	1365 River Bank Court
72	1363 River Bank Court
73	1361 River Bank Court
74	1359 River Bank Court
75	1357 River Bank Court
76	1355 River Bank Court
77	1353 River Bank Court
78	1351 River Bank Court
79	7963 River Rock Way
80	7961 River Rock Way
81	7959 River Rock Way
82	7957 River Rock Way
83	7955 River Rock Way
84	7953 River Rock Way
85	7951 River Rock Way

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: ANNE ARUNDEL

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)
 () Check Box if Addendum Intake Form is Attached.

BOOK 7731 PAGE 259

1 Type(s) of Instruments: Deed Mortgage Other EXPANSION REAPPOINTMENT

2 Conveyance Type Check Box N/A: Improved Sale Arms-Length [1] Unimproved Sale Arms-Length [2] Multiple Accounts Arms-Length [3] Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable): Recordation NO CONVEYANCE / NO TRANSFER State Transfer County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ <u>0</u>	Transfer and Recordation Tax Consideration	\$
Any New Mortgage	\$	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value	\$	% per \$500 =	\$
		TOTAL DUES	\$

5 Fees

Amount of Fees	Doc 1	Doc 2	Agent
Recording Charge	\$ <u>20.00</u>	\$	
Surcharge	\$ <u>2.00</u>	\$	
State Recordation Tax	\$	\$	Tax Bill:
State Transfer Tax	\$	\$	C.B. Credit:
County Transfer Tax	\$	\$	Ag. Tax/Other:
Other:	\$	\$	
Other:	\$	\$	

6 Description of Property

SDAT requires submission of all applicable information. maximum of 40 characters will be used in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: 3 Property Tax ID No. (1): SEE LIST ATTACHED Grantor/Liber/Folio: SEE LIST ATTACHED Map: SEE LIST ATTACHED Parcel No.: SEE LIST ATTACHED Var. LOG: (5)

Subdivision Name: SEE LIST ATTACHED Lot (3a): SEE LIST ATTACHED Block (3b): SEE LIST ATTACHED Sect/AR (3c): SEE LIST ATTACHED Plat Ref.: SEE LIST ATTACHED SqFt/Acreage (4): SEE LIST ATTACHED

Location/Address of Property Being Conveyed (2): STONEY BEACH CONDOMINIUM

Other Property Identifiers (if applicable): SEE STREET ADDRESSES ON ATTACHED LIST Water Meter Account No.: SEE LIST ATTACHED

Residential or Non-Residential Fee Simple or Ground Rent Amount: SEE LIST ATTACHED

Partial Conveyance? Yes No Description/Am. of SqFt/Acreage Transferred: NOT A CONVEYANCE

If Partial Conveyance, List Improvements Conveyed: SEE LIST ATTACHED

7 Transferred From

Doc 1 - Grantor(s) Name(s): MARYLAND SUBURBAN UTILITY CORPORATION Doc 2 - Grantor(s) Name(s): J.N.C.

Doc 1 - Owner(s) of Record, if Different from Grantor(s): J.N.C. Doc 2 - Owner(s) of Record, if Different from Grantor(s): J.N.C.

8 Transferred To

Doc 1 - Grantee(s) Name(s): STELLING HOMES CORPORATION Doc 2 - Grantee(s) Name(s): SEE LIST ATTACHED

New Owner's (Grantee) Mailing Address: SEE LIST ATTACHED

9 Other Names to Be Indexed

Doc 1 - Additional Names to be Indexed (Optional): SEE LIST ATTACHED Doc 2 - Additional Names to be Indexed (Optional): SEE LIST ATTACHED

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: MICHAEL H. MANNES Return to Contact Person

Firm: MICHAEL H. MANNES, P.A. Hold for Pickup

Address: 1 EAST FRANKLIN STREET Return Address Provided

BALTO, MD 21202-2239 Phone: (410) 752-7090

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence? Yes No Does transfer include personal property? If yes, identify: SEE LIST ATTACHED

Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

12 Terminal Verification

Do Not Write Below This Line

Transfer Number	Date Received	Assessment Use Only	Do Not Write Below This Line	Part	Term/Process Verification

REMARKS: SEE LIST ATTACHED

Space Reserved for County Verification

Distribution: White - Clerk's Office
 Canary - SDAT
 Pink - Office of Finance
 Gold/Red - Preparer
 ADC-CC-300 (8/95)

DEED AND AGREEMENT CREATING
WATER FACILITIES CONNECTION CHARGES

~~THIS FEE SIMPLE DEED AND AGREEMENT~~, made this 10th day
of DECEMBER, 1987, by and between MARYLAND SUBURBAN
UTILITY CORPORATION, INC., a Maryland Corporation, Grantor,
party of the first part, and STERLING HOMES CORPORATION, a
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 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 hereafter modified or
amended, as said Plats are recorded among the Land Records of
Anne Arundel County in Plat Numbers 5320 through 5335, in Plat
Book 102, pages 45 thru 50 and ~~51 thru 54~~ Book 103, pages 1 thru 10.

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

11/11/87
11/11/87

pipes in the street to the individual units or common element improvements, all of such pipes and connections being hereinafter referred to collectively as the "Water Facilities"; and

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 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 (33) years, commencing upon the initial conveyance of a condominium 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
Hazen 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 "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 Arundel 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

Property to the Developer 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 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.

f. "Property" shall mean and refer to all that 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

and agreed shall be binding upon the Developer, its successors and assigns, and upon Grantor, its successors and assigns, and upon the Property aforesaid.

THIRD: The Property and each of the aforesaid units ~~affected thereon shall be subject to this Deed and Agreement~~ and the annual Water Facilities Charges, representing annual 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 land with respect to which said charge is made.

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. 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

4-11 A25

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 Water Facilities Charges for the Property described in 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 a 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.

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-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 request of the Grantor, 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 from all owners of units within its respective regime; provided, however, that the Council shall not be obligated to pay any

1550 626
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.

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

11-103. 627

the same form as that required in Article 11, Section 11-103.

TENTH: All Water 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 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 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 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

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 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 or transfer of the aforesaid units shall be made or operate 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: 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.

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 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.

WITNESS:

MARYLAND SUBURBAN UTILITY CORPORATION, INC.
a Maryland Corporation

Sterling L. Leppo

By: *Sterling L. Leppo* (SEAL)
Sterling L. Leppo, President

STERLING HOMES CORPORATION
a Maryland Corporation

Martin L. Goldscher

By: *Martin L. Goldscher* (SEAL)
Martin L. Goldscher,
Vice President

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, That on this 11th day of November, 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

NOTARY PUBLIC



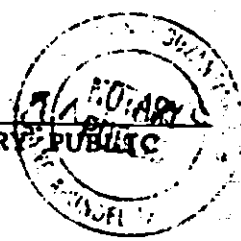
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

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.

My Commission Expires: 7/1/90

NOTARY PUBLIC



Dewberry & Davis

Architects Engineers Planners Surveyors



BOOK 4580-111 631

2594 Riva Road
Annapolis, MD 21401
301 841 6811
metro 261 8707

September 16, 1987

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 Beach" 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 $41^{\circ} 49' 29''$ West 521.85 feet from the intersection of the center line of Hilltop Road and the southeast 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:

1. North $33^{\circ} 35' 03''$ East 75.46 feet to a point; thence
2. North $65^{\circ} 27' 43''$ East 101.13 feet to a point; thence
3. North $79^{\circ} 33' 24''$ East 169.98 feet to a point on the creekside face of an existing bulkhead; thence binding on the face of said bulkhead
4. South $84^{\circ} 18' 46''$ East 93.24 feet to a point; thence
5. South $86^{\circ} 30' 26''$ East 43.17 feet to a point; thence
6. South $84^{\circ} 26' 20''$ East 20.01 feet to a point on said bulkhead and on the MHT line; thence binding on said MHT line
7. North $89^{\circ} 12' 57''$ East 146.06 feet to a point; thence
8. South $00^{\circ} 35' 05''$ West 196.01 feet to a point; thence
9. South $28^{\circ} 34' 40''$ East 140.06 feet to a point; thence
10. North $89^{\circ} 13' 33''$ East 148.01 feet to a point; thence
11. North $57^{\circ} 59' 40''$ East 66.04 feet to a point; thence
12. North $28^{\circ} 04' 21''$ East 102.00 feet to a point; thence
13. North $27^{\circ} 12' 52''$ West 157.43 feet to a point; thence
14. North $10^{\circ} 56' 21''$ East 242.40 feet to a point; thence

Exhibit "A"

Fairfax, VA	Lanover, MD	Monroeville, TN
Annapolis, MD	Leesburg, VA	Raleigh, NC
Baltimore, MD	Manassas, VA	Richmond, VA
Danville, VA	Marion, VA	Woodbridge, VA
Georgetown, MD		

DESCRIPTION OF 56.7013 ACRES
September 16, 1987
Page Two

15. North 36° 09' 28" West 235.08 feet to a point; thence
16. North 19° 02' 18" West 89.80 feet to a point; thence
17. North 08° 02' 31" West 114.44 feet to a point; thence
18. North 03° 00' 41" East 38.05 feet to a point on the MHT line of the Patapsco River; thence binding on said MHT line
19. North 51° 12' 56" East 71.84 feet to a point; thence
20. North 36° 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 54° 53' 37" West 14.24 feet to a point; thence
22. North 33° 06' 24" East 43.63 feet to a point; thence
23. North 48° 58' 38" West 15.19 feet to a point; thence
24. North 56° 17' 48" East 38.48 feet to a point; thence
25. North 71° 42' 11" East 23.89 feet to a point; thence
26. South 43° 59' 52" East 91.76 feet to a point on said bulkhead and on the MHT line; thence binding on said MHT line
27. South 53° 31' 19" East 197.35 feet to a point; thence
28. North 79° 17' 14" East 75.31 feet to a point; thence
29. South 20° 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 49° 35' 37" East 139.68 feet to a point on the riverside face of an existing bulkhead; thence binding on said bulkhead
33. South 74° 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 69° 43' 01" East 49.04 feet to a point; thence
37. South 19° 18' 49" East 226.76 feet to a point; thence
38. South 35° 29' 52" East 167.05 feet to a point; thence
39. South 28° 13' 03" East 159.59 feet to a point; thence



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 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 radius of 60.00 feet subtended by a chord bearing and distance of
- 44. South 25° 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 72° 09' 54" West 120.81 feet to a point; thence
- 47. South 15° 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' 16" 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° 10' 31" West 168.91 feet to a point in the northeast boundary of "Orchard Beach"; thence binding on said line



DESCRIPTION OF 56.7013 ACRES
September 16, 1987
Page Four

58. North 41° 49' 29" West 1283.65 feet to the point and place of beginning.

CONTAINING 56.7013 acres, more or less.

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 Starwick 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.

Bruce D. Brown



Dewberry & Davis

Architects Engineers Planners Surveyors



1550

633

Plat Book 11
Annapolis, MD 21401
901 841 6611
no. 101 1870

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 described located on the Mean High Tide (MHT) line for Stoney Creek and at the terminus of the South $87^{\circ} 54' 10''$ West 38.07 feet Plat line as 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; 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 $87^{\circ} 54' 10''$ 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 $15^{\circ} 27' 51''$ West 207.90 feet to a point; thence
2. North $72^{\circ} 09' 54''$ 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 and distance of
3. North $62^{\circ} 57' 00''$ 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"

Fairfax, VA
Annapolis, MD
Baltimore, MD
Danville, VA
Hagerstown, MD

Landon, MD
Lewesburg, VA
Manassas, VA
Manor, VA

Morrisville, TN
Raleigh, NC
Richmond, VA
Woodbridge, 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
5. 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
6. South 56° 58' 18" East 47.63 feet to a point; thence
7. South 05° 45' 00" West 327.00 feet to a point on the MHT line of Stoney Creek; thence binding on said MHT line
8. North 84° 14' 50" West 17.00 feet to a point; thence
9. South 63° 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' 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° 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 87° 48' 16" West 156.61 feet to a point; thence
15. South 87° 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 Starwick 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 Trace M. Brown



DEED AND AGREEMENT CREATING
SEWER FACILITIES CHARGES

THIS FEE SIMPLE DEED AND AGREEMENT, made this 18th day of DECEMBER, 1987, by and between MARYLAND SUBURBAN UTILITY CORPORATION, INC., a Maryland Corporation, Grantor, party of the first part, and STERLING HOMES CORPORATION, a Maryland Corporation, Grantee, hereinafter referred to as "Developer", part of the second part, is made without consideration and in order to facilitate the establishment of sewer facilities charges and for no other purpose.

W I T N E S S E T H :

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 hereafter modified or amended, as said Plats are recorded among the Land Records of Anne Arundel County in Plat Numbers ⁵³²⁰~~51564~~ through ⁵³³⁵~~51579~~, in Plat Book ¹⁰²~~32~~, page ^{45 thru 50 and}~~17, et seq.~~ Book 103, pages 1 thru 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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Handwritten notes or stamps at the bottom left corner.

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 or~~ hereafter 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 (33) years, commencing upon the initial conveyance of a condominium 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 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 unit, 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 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 Property to the Developer 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

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, 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

real property described in Exhibits A and 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 and agreed shall be binding upon the Developer, its successors 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

M. Bruce D. Brown

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. 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 a 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.

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SIXTH: The annual Sewer 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 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 request of the Grantor, 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 charge due from all owners of units within its respective regime; provided, however, that the Council shall not be obligated to pay any annual charges on behalf of an individual 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.

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 Sewer 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

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 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 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 or transfer of the aforesaid units shall be made or operate 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: 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.

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 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 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.

WITNESS/ATTEST

MARYLAND SUBURBAN UTILITY CORPORATION, INC.
a Maryland Corporation

[Handwritten signature]

By: *[Handwritten signature]* (SEAL)
Sterling L. Leppo, President

50-4550-647

STERLING HOMES CORPORATION
a Maryland Corporation

By: [Signature] (SEAL)
Martin L. Goldscher,
Vice President

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, That on this 11th day of November, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, That on this 11th day of November, 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/1/90

Dewberry & Davis

Architects Engineers Planners Surveyors



2594 Riva Rd
Annapolis, MD 21403
301-841-1100
metro 261-8700

September 16, 1987

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 Beach" 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 $41^{\circ} 49' 29''$ 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:

1. North $33^{\circ} 35' 03''$ East 75.46 feet to a point; thence
2. North $65^{\circ} 27' 43''$ East 101.13 feet to a point; thence
3. North $79^{\circ} 33' 24''$ East 169.98 feet to a point on the creekside face of an existing bulkhead; thence binding on the face of said bulkhead
4. South $84^{\circ} 18' 46''$ East 93.24 feet to a point; thence
5. South $86^{\circ} 30' 26''$ East 43.17 feet to a point; thence
6. South $84^{\circ} 26' 20''$ East 20.01 feet to a point on said bulkhead and on the MHT line; thence binding on said MHT line
7. North $89^{\circ} 12' 57''$ East 146.06 feet to a point; thence
8. South $00^{\circ} 35' 05''$ West 196.01 feet to a point; thence
9. South $28^{\circ} 34' 40''$ East 140.06 feet to a point; thence
10. North $89^{\circ} 13' 33''$ East 148.01 feet to a point; thence
11. North $57^{\circ} 59' 40''$ East 66.04 feet to a point; thence
12. North $28^{\circ} 04' 21''$ East 102.00 feet to a point; thence
13. North $27^{\circ} 12' 52''$ West 157.43 feet to a point; thence
14. North $10^{\circ} 56' 21''$ East 242.40 feet to a point; thence

Exhibit "A"

Fairfax VA
Annapolis MD
Baltimore MD
Danville VA
Gatherstown MD

Landover MD
Lawson VA
Manassas VA
Manassas VA

Morristown TN
Raleigh NC
Richmond VA
Woodbridge VA

DESCRIPTION OF 56.7013 ACRES
September 16, 1987
Page T.0

15. North 36° 09' 28" West 235.08 feet to a point; thence
16. North 19° 02' 18" West 89.80 feet to a point; thence
17. North 08° 02' 31" West 114.44 feet to a point; thence
18. North 03° 00' 41" East 38.05 feet to a point on the MHT line of the Patapsco River; thence binding on said MHT line
19. North 51° 12' 56" East 71.84 feet to a point; thence
20. North 36° 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 54° 53' 37" West 14.24 feet to a point; thence
22. North 33° 36' 24" East 43.63 feet to a point; thence
23. North 48° 58' 38" West 15.19 feet to a point; thence
24. North 56° 17' 48" East 38.48 feet to a point; thence
25. North 71° 42' 11" East 23.89 feet to a point; thence
26. South 43° 59' 52" East 91.76 feet to a point on said bulkhead and on the MHT line; thence binding on said MHT line
27. South 53° 31' 19" East 197.35 feet to a point; thence
28. North 79° 17' 14" East 75.31 feet to a point; thence
29. South 20° 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 49° 35' 37" East 139.68 feet to a point on the riverside face of an existing bulkhead; thence binding on said bulkhead
33. South 74° 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 69° 43' 01" East 49.04 feet to a point; thence
37. South 19° 18' 49" East 226.76 feet to a point; thence
38. South 35° 29' 52" East 167.05 feet to a point; thence
39. South 28° 13' 03" East 139.59 feet to a point; thence



40. South $42^{\circ} 21' 26''$ East 138.03 feet to a point; thence
41. South $31^{\circ} 29' 26''$ East 289.07 feet to a point; thence
42. South $56^{\circ} 58' 18''$ East 38.14 feet to a point at the terminous of the North $76^{\circ} 55' 15''$ 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 $76^{\circ} 55' 15''$ 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 $25^{\circ} 12' 56''$ 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 $62^{\circ} 57' 00''$ West 96.08 feet to a point of tangency; thence
46. South $72^{\circ} 09' 54''$ West 120.81 feet to a point; thence
47. South $15^{\circ} 27' 51''$ 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 $87^{\circ} 54' 10''$ West 139.55 feet to a point; thence
49. South $81^{\circ} 01' 08''$ West 176.16 feet to a point; thence
50. North $89^{\circ} 04' 51''$ West 93.51 feet to a point; thence
51. North $70^{\circ} 58' 01''$ West 121.12 feet to a point; thence
52. North $82^{\circ} 27' 02''$ West 125.59 feet to a point; thence
53. South $88^{\circ} 54' 41''$ West 131.52 feet to a point; thence
54. South $72^{\circ} 39' 15''$ West 199.58 feet to a point; thence
55. South $57^{\circ} 19' 53''$ 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 $23^{\circ} 56' 17''$ West 216.42 feet, to a point, and
57. South $48^{\circ} 10' 31''$ West 168.91 feet to a point in the northeast boundary of "Orchard Beach"; thence binding on said line



DESCRIPTION OF 56.7013 ACRES
September 16, 1987
Page Four

4530 651

58. North $41^{\circ} 49' 29''$ West 1283.65 feet to the point and place of beginning.

CONTAINING 56.7013 acres, more or less.

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 Starwick 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

Architects Engineers Planners Surveyors



1580 652

2504 Plaza Road
Annapolis, MD 21401
Tel 841 6811
metro 261 8707

September 16, 1987

DESCRIPTION OF 3.2582 ACRES MORE OR LESS
RESERVED PARCEL
ZONED MA-2
STONE 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 $87^{\circ} 54' 10''$ West 38.07 feet Plat line as 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; 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 $87^{\circ} 54' 10''$ 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 $15^{\circ} 27' 51''$ West 207.90 feet to a point; thence
2. North $72^{\circ} 09' 54''$ 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 and distance of
3. North $62^{\circ} 57' 00''$ 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"

Fairfax, VA
Annapolis, MD
Baltimore, MD
Danville, VA
Gothensburg, MD

Lindover, MD
Leesburg, VA
Manassas, VA
Manor, VA

Morristown, TN
Raleigh, NC
Richmond, VA
Woodbridge, VA

DESCRIPTION OF 3.2582 ACRES
September 16, 1987
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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
5. 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
6. South 56° 58' 18" East 47.63 feet to a point; thence
7. South 05° 45' 00" West 327.00 feet to a point on the MHT line of Stoney Creek; thence binding on said MHT line
8. North 84° 14' 50" West 17.00 feet to a point; thence
9. South 63° 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' 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° 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 87° 48' 16" West 156.61 feet to a point; thence
15. South 87° 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 Starwick 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 Bruce R. Brown