

TWELFTH SUPPLEMENTARY DECLARATION

(for Purposes of Adding Phase 16 to Chesterfield Garden Condominium)

THIS SUPPLEMENTARY DECLARATION, made and entered into this 10th day of February, 1987, by Ryan Homes, Inc. a corporation organized and existing under the laws of the State of Pennsylvania, hereinafter sometimes called the "Declarant":

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter "the Property"), located in Anne Arundel County, Maryland, and more particularly described on Exhibit A-12 attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, on the 29th day of November, 1984, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Declaration, with Exhibits, which Declaration is recorded in Liber 3820 at folio 314 among the aforesaid Land Records; and

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WHEREAS, prior to the recordation hereof, on the 26th day of March, 1985, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain First Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 3865 at folio 737 among the aforesaid Land Records; and

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WHEREAS, prior to the recordation hereof, on the 18th day of September, 1985, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Second Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 3948 at folio 752 among the aforesaid Land Records; and

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WHEREAS, prior to the recordation hereof, on the 29th day of November, 1985, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Third Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 3985 at folio 833 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 20th day of December, 1985, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Fourth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 3997 at folio 440 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 14th day of April, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Fifth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4053 at folio 732 among the aforesaid Land Records; and

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WHEREAS, prior to the recordation hereof, on the 19th day of June, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Sixth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4091 at folio 133 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 28th day of July, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Seventh Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4116 at folio 185 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 28th day of August, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Eighth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4135 at folio 728 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 15th day of October, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Ninth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4169 at folio 221 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 20th day of November, 1986, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Tenth Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4198 at folio 65 among the aforesaid Land Records; and

WHEREAS, prior to the recordation hereof, on the 19th day of January, 1987, the Declarant filed for record in the Land Records of Anne Arundel County, Maryland, a certain Eleventh Supplementary Declaration, with Exhibits, which Declaration is recorded in Liber 4240 at folio 809 among the aforesaid Land Records; and

WHEREAS, the Declaration, First Supplementary Declaration, Second Supplementary Declaration, Third Supplementary Declaration, Fourth Supplementary Declaration, Fifth Supplementary Declaration, Sixth Supplementary Declaration, Seventh Supplementary Declaration, Eighth Supplementary Declaration, Ninth Supplementary Declaration, Tenth Supplementary Declaration, and Eleventh Supplementary Declaration, hereinabove identified are hereinafter collectively referred to as the "Declaration"; and

WHEREAS, prior to the recordation hereof, the Declarant has filed for record among the Land Records for Anne Arundel County, Maryland, the following documents hereinafter collectively referred to as the "Condominium Plat":

- (a) a certain Condominium Plat, consisting of two (2) sheets showing Phase 1B of "Chesterfield Garden Condominium", which Condominium Plat is recorded in

Condominium Plat Book 26, Page 35, beginning at Plat E-1285 among the Land Records of Anne Arundel County, Maryland; and

- (b) a certain Condominium Plat, consisting of two (2) sheets showing Phase 1A of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 27, Page 8, beginning at Plat E-1328 among the Land Records of Anne Arundel County, Maryland; and
- (c) a certain Condominium Plat, consisting of two (2) sheets showing Phase 11 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 29, Pages 20 and 21, beginning at Plat 1420 among the Land Records of Anne Arundel County, Maryland; and
- (d) a certain Condominium Plat, consisting of two (2) sheets showing Phase 10 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 30, Pages 17 and 18, beginning at Plat E-1467 among the Land Records of Anne Arundel County, Maryland; and
- (e) a certain Condominium Plat, consisting of two (2) sheets showing Phase 8 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 30, Pages 19 and 20, beginning at Plat E-1469 among the Land Records of Anne Arundel County, Maryland; and
- (f) a certain Condominium Plat, consisting of two (2) sheets showing Phase 9 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 31, Pages 33 and 34, beginning at Plat E-1533 among the Land Records of Anne Arundel County, Maryland; and
- (g) a certain Condominium Plat, consisting of two (2) sheets showing Phase 12 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 31, Pages 48 and 49, beginning at Plat E-1548 among the Land Records of Anne Arundel County, Maryland; and
- (h) a certain Condominium Plat, consisting of two (2) sheets showing Phase 13 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 32, Pages 44 and 45, beginning at Plat E-1594 among the Land Records of Anne Arundel County, Maryland; and

- (i) a certain Condominium Plat, consisting of two (2) sheets showing Phase 14 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 33, Pages 14 and 15, beginning at Plat E-1614 among the Land Records of Anne Arundel County, Maryland; and
- (j) a certain Condominium Plat, consisting of two (2) sheets showing Phase 15 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 33, Pages 39 and 40, beginning at Plat E-1639 among the Land Records of Anne Arundel County, Maryland; and
- (k) a certain Condominium Plat, consisting of two (2) sheets showing Phase 23 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 33, Pages 49 and 50, beginning at Plat E-1649 among the Land Records of Anne Arundel County, Maryland; and
- (l) a certain Condominium Plat, consisting of two (2) sheets showing Phase 22 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Plat Book 34, Pages 24 and 25, beginning at Plat E-1674 among the Land Records of Anne Arundel County, Maryland; and
- (m) a certain Condominium Plat, consisting of two (2) sheets showing Phase 16 of "Chesterfield Garden Condominium", which Condominium Plat is recorded in Condominium Book 34, Pages 44 and 45, beginning at Plat E-1694 among the Land Records of Anne Arundel County, Maryland; and

WHEREAS, the Declarant has retained, in Paragraph Eighth of the aforesaid Declaration, the absolute right to be exercised prior to the 29th day of November, 1991, to annex to the land and improvements described on Exhibit A attached to the Declaration, and thereby to submit to each and every of the provisions of the Declaration, the land described on Exhibit A-12 attached hereto and incorporated herein by this reference, together with the improvements theretofore or thereafter constructed upon such land; and

WHEREAS, the Declarant intends by the execution and recordation of these presents, together with the execution and recordation of the supplements to the Condominium Plat identified above, to exercise that right, as to the land and premises described on said Exhibit A-12;

NOW, THEREFORE, the Declarant hereby declares that all the land and premises described on Exhibit A-12 attached hereto, together with all of the improvements heretofore or hereafter

constructed thereon, and all of the appurtenances thereto, shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens (hereinafter sometimes referred to as the "covenants and restrictions") set forth in the aforesaid Declaration including, without limiting the generality of the foregoing, the provisions of the By-Laws of the Council of Unit Owners attached to said Declaration as Exhibit B, and the provisions of each and every of the several Exhibits to the aforesaid Declaration, each and all of which are hereby declared and agreed to be in aid of a plan for the improvement of said land and premises and the division thereof into condominium units and common elements, and shall be deemed to run with and bind the land, shall inure to the benefit of and be enforceable by the Declarant, its successors and assigns, and by any person acquiring or owning an interest in said land and improvements including, again without limiting the generality of the foregoing, any person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who holds such interest solely as security for the performance of an obligation.

The Declarant hereby submits the land and premises described on Exhibit A-12, to each and every of the provisions of the Declaration and to the provisions of Title 11, Real Property Article, Annotated Code of Maryland (1981 Repl. Vol.).

Upon recordation of this Supplementary Declaration, each unit owner in the condominium described in the aforesaid Declaration and identified on the aforesaid Condominium Plat, by operation of law and the provisions of Paragraph Eighth of the Declaration, shall have the percentage interest in the common elements, common expenses, and common profits of the condominium, and shall have the number of votes in the Council of Unit Owners provided for in Exhibit C-12 attached hereto and incorporated herein by this reference; and upon the recordation of this Supplementary Declaration, the percentage interests and voting rights heretofore established and provided for in the aforesaid Declaration shall be reallocated, automatically and pro tanto, as set forth on Exhibit C-12 attached hereto.

IN WITNESS WHEREOF, the said Ryan Homes, Inc., a corporation organized and existing under the laws of the State of Pennsylvania, has caused these presents to be executed in its corporate name by Ronald M. Airey, its Vice-President, and its corporate seal to be hereunto affixed; and does hereby appoint the officer first above named as its true and lawful attorney-in-fact to acknowledge and deliver these presents in its name and on its behalf, all as of the year and day first above written.

ATTEST:

RYAN HOMES, INC.

By: Ronald M. Airey
Ronald M. Airey, Vice-President

STATE OF MARYLAND)
COUNTY OF ANNE ARUNDEL)

ss:

I HEREBY CERTIFY that on this 10th day of February, 1987, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared in said jurisdiction Ronald M. Airey, personally well known to me (or satisfactorily proven) to be the person named as attorney-in-fact in the foregoing instrument, and by virtue of the authority vested in him by said instrument, and otherwise having the authority so to do, acknowledged the foregoing instrument to be the act and deed of Ryan Homes, Inc., and further acknowledged that the same was executed and delivered for the purposes therein contained.

WITNESS my hand and Notarial Seal the year and day first above written.

May McGeer
Notary Public

My Commission Expires: July 1, 1990



1/14/87
JB/esm

DESCRIPTION OF PHASE 16
PLAT THREE, SECTION 2-D, REVISED
"CHESTERFIELD"
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING for the same at point no. 3255 on the northernmost right-of-way line of Leeds Drive (60 feet wide R/W) as shown on a plat entitled A CONDOMINIUM, (PHASES 16-23), PLAT THREE, SECTION 2-D REVISED, "CHESTERFIELD", recorded among the plat records of Anne Arundel County, Maryland in Plat Book 26, page 31, Plat No. E-1281, running thence with and binding on the aforementioned right-of-way line of Leeds Drive, and referring the courses of the description contained herein to the Maryland State Grid Meridian,

(1) 202.73 feet along the arc of a curve to the left, having a radius of 590.00 feet, and being subtended by a chord of South 48 degrees 37 minutes 06 seconds West 201.73 feet, thence leaving the northernmost right-of-way line of Leeds Drive and running with and binding on the division line between future Phase 19 and the phase now being described,

(2) North 41 degrees 06 minutes 24 seconds West 86.83 feet,

(3) North 33 degrees 41 minutes 53 seconds West 40.00 feet,

(4) North 56 degrees 18 minutes 07 seconds East 25.21 feet, and

EXHIBIT A-12

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DESCRIPTION OF PHASE 16
PLAT THREE, SECTION 2-D, REVISED
"CHESTERFIELD"
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

(5) North 33 degrees 41 minutes 53 seconds West 81.00 feet, thence leaving said division line and running with and binding on the division line between future Phase 17 and the phase now being described,

(6) North 56 degrees 18 minutes 07 seconds East 192.70 feet to a point on the outline of the plat mentioned above, thence running with and binding on said outline,

(7) South 31 degrees 32 minutes 17 seconds East 180.27 feet to the point of beginning,

CONTAINING 0.871 acres of land, more or less.

BEING part of that parcel of land which by Deed dated March 20, 1978, and recorded among the Land Records of Anne Arundel County, Maryland in Liber W.G.L. 3062 folio 888, was granted and conveyed by Oriole Homes Corp. to the Chatterleigh Limited Partnership.

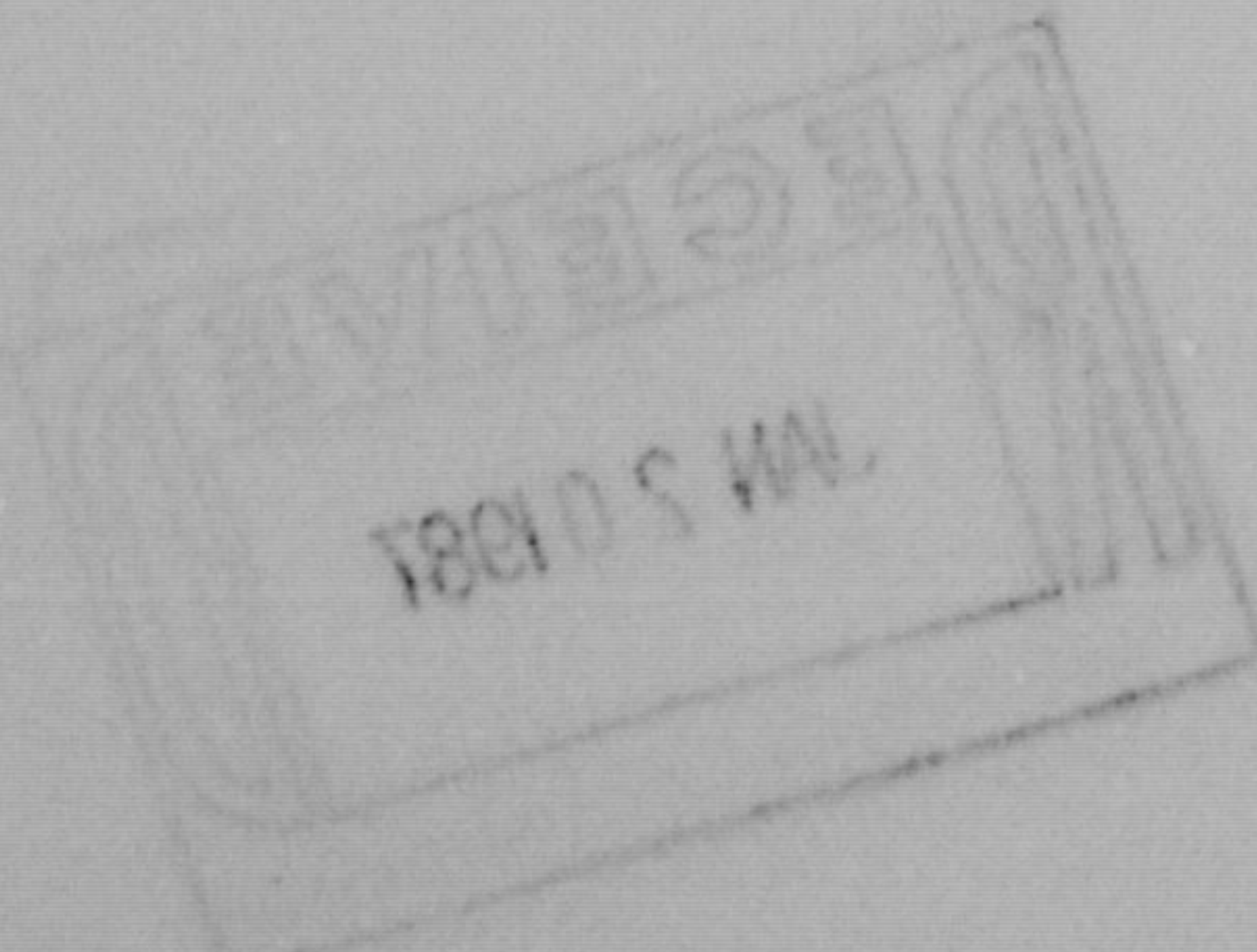


EXHIBIT "C-12"CHESTERFIELD GARDEN CONDOMINIUM

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 1B	A	889 sq. ft.	.633800
	B	889 sq. ft.	.633800
	C	642 sq. ft.	.457705
	D	640 sq. ft.	.456279
3500 Lochearn Court	E	927 sq. ft.	.660891
	F	927 sq. ft.	.660891
	G	671 sq. ft.	.478380
	H	671 sq. ft.	.478380
Phase 1A	J	927 sq. ft.	.660891
	K	915 sq. ft.	.652336
	L	668 sq. ft.	.476241
	M	671 sq. ft.	.478380
	A	881 sq. ft.	.628096
Phase 1A	B	881 sq. ft.	.628096
	C	881 sq. ft.	.628096
	D	881 sq. ft.	.628096
	E	920 sq. ft.	.655901
3502 Lochearn Court	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
Phase 11	K	920 sq. ft.	.655901
	L	920 sq. ft.	.655901
	M	920 sq. ft.	.655901
	A	887 sq. ft.	.632374
Phase 11	B	887 sq. ft.	.632374
	C	883 sq. ft.	.629522
	D	881 sq. ft.	.628096
	E	920 sq. ft.	.655901
3500 Davenport Court	F	920 sq. ft.	.655901
	G	918 sq. ft.	.654475
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
Phase 11	K	920 sq. ft.	.655901
	L	918 sq. ft.	.654475
	M	918 sq. ft.	.654475

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 10	A	887 sq. ft.	.632374
	B	883 sq. ft.	.629522
	C	885 sq. ft.	.630948
	D	885 sq. ft.	.630948
3502 Davenport Court	E	920 sq. ft.	.655901
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
	K	920 sq. ft.	.655901
	L	920 sq. ft.	.655901
	M	920 sq. ft.	.655901
Phase 8	A	887 sq. ft.	.632374
	B	887 sq. ft.	.632374
	C	885 sq. ft.	.630948
	D	887 sq. ft.	.632374
3501 Davenport Court	E	922 sq. ft.	.657327
	F	927 sq. ft.	.660891
	G	922 sq. ft.	.657327
	H	922 sq. ft.	.657327
	J	922 sq. ft.	.657327
	K	922 sq. ft.	.657327
	L	922 sq. ft.	.657327
	M	922 sq. ft.	.657327
Phase 9	A	883 sq. ft.	.629522
	B	885 sq. ft.	.630948
	C	883 sq. ft.	.629522
	D	887 sq. ft.	.632374
3503 Davenport Court	E	922 sq. ft.	.657327
	F	920 sq. ft.	.655901
	G	922 sq. ft.	.657327
	H	923 sq. ft.	.658040
	J	922 sq. ft.	.657327
	K	922 sq. ft.	.657327
	L	922 sq. ft.	.657327
	M	919 sq. ft.	.655188

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 12	A	885 sq. ft.	.630948
	B	885 sq. ft.	.630948
	C	885 sq. ft.	.630948
	D	885 sq. ft.	.630948
3501 Wedgewood Court	E	920 sq. ft.	.655901
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
	K	920 sq. ft.	.655901
	L	920 sq. ft.	.655901
	M	920 sq. ft.	.655901
Phase 13	A	885 sq. ft.	.630948
	B	879 sq. ft.	.626670
	C	885 sq. ft.	.630948
	D	885 sq. ft.	.630948
3503 Wedgewood Court	E	920 sq. ft.	.655901
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
	K	920 sq. ft.	.655901
	L	920 sq. ft.	.655901
	M	920 sq. ft.	.655901
Phase 14	A	885 sq. ft.	.630948
	B	885 sq. ft.	.630948
	C	885 sq. ft.	.630948
	D	885 sq. ft.	.630948
3502 Wedgewood Court	E	920 sq. ft.	.655901
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
	K	925 sq. ft.	.659466
	L	920 sq. ft.	.655901
	M	925 sq. ft.	.659466

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 15 3500 Wedgewood Court	A	887 sq. ft.	.632374
	B	887 sq. ft.	.632374
	C	887 sq. ft.	.632374
	D	887 sq. ft.	.632374
	E	920 sq. ft.	.655901
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	920 sq. ft.	.655901
	K	922 sq. ft.	.657327
	L	920 sq. ft.	.655901
	M	920 sq. ft.	.655901
Phase 23 8036 Abbey Court	A	887 sq. ft.	.632374
	B	883 sq. ft.	.629522
	C	885 sq. ft.	.630948
	D	887 sq. ft.	.632374
	E	922 sq. ft.	.657327
	F	920 sq. ft.	.655901
	G	920 sq. ft.	.655901
	H	920 sq. ft.	.655901
	J	924 sq. ft.	.658753
	K	929 sq. ft.	.662317
	L	922 sq. ft.	.657327
	M	922 sq. ft.	.657327
Phase 22 8034 Abbey Court	A	887 sq. ft.	.632374
	B	887 sq. ft.	.632374
	C	887 sq. ft.	.632374
	D	887 sq. ft.	.632374
	E	920 sq. ft.	.655901
	F	922 sq. ft.	.657327
	G	922 sq. ft.	.657327
	H	922 sq. ft.	.657327
	J	920 sq. ft.	.655901
	K	920 sq. ft.	.655901
	L	920 sq. ft.	.655901
	M	922 sq. ft.	.657327

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>	
Phase 16 3501 Kingsley Court	A	881 sq. ft.	.628096	
	B	881 sq. ft.	.628096	
	C	881 sq. ft.	.628096	
	D	876 sq. ft.	.624532	
	E	920 sq. ft.	.655901	
	F	920 sq. ft.	.655901	
	G	915 sq. ft.	.652336	
	H	915 sq. ft.	.652336	
	J	920 sq. ft.	.655901	
	K	920 sq. ft.	.655901	
	L	915 sq. ft.	.652336	
	M	920 sq. ft.	.655901	
			140,265 sq. ft.	99.999999

Mail to James Cameron