

SEVENTH SUPPLEMENTARY DECLARATION

(for Purposes of Adding Phase 13 to Chesterfield Garden Condominium)

THIS SUPPLEMENTARY DECLARATION, made and entered into this 13th day of July, 1986, 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-7 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

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

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

WHEREAS, prior the 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

RECORDED FEE 42.00
LIBER 3820
FOLIO 314
JUL 28 1986

CLERK
67

RECEIVED FOR RECORD
OF ANNE ARUNDEL COUNTY

1986 JUL 28 PM 1:51

E. AUDREY COLLISON
CLERK

42-5

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

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, the Declaration, First Supplementary Declaration, Second Supplementary Declaration, Third Supplementary Declaration, Fourth Supplementary Declaration, Fifth Supplementary Declaration and Sixth Supplementary Declarations 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

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 one of the provisions of the Declaration, the land described on Exhibit A-7 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-7;

NOW, THEREFORE, the Declarant hereby declares that all the land and premises described on Exhibit A-7 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 one 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.

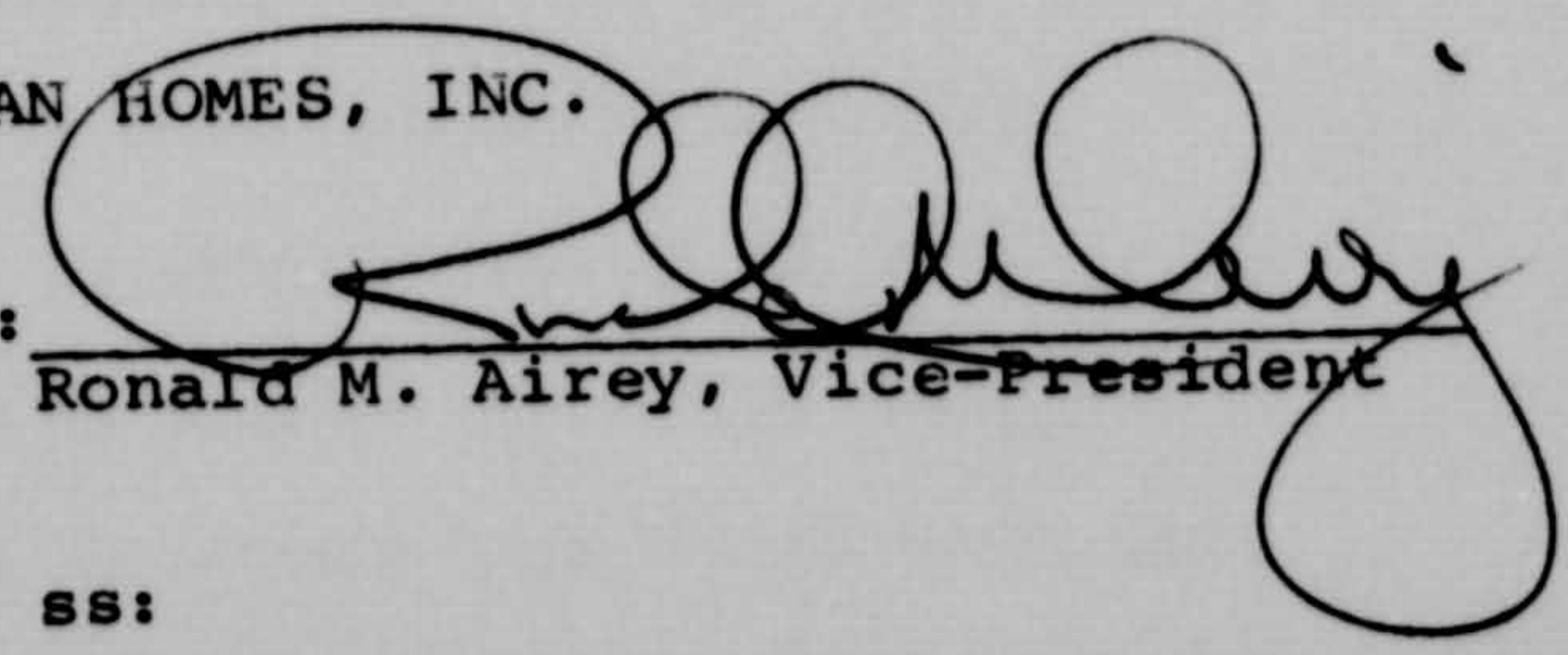
The Declarant hereby submits the land and premises described on Exhibit A-7, to each and every one of the provisions of the Declaration and to the provisions of Title 11, Real Property Article, Annotated Code of Maryland (1981 Repl. Vol.).

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-7 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-7 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, Vice-President

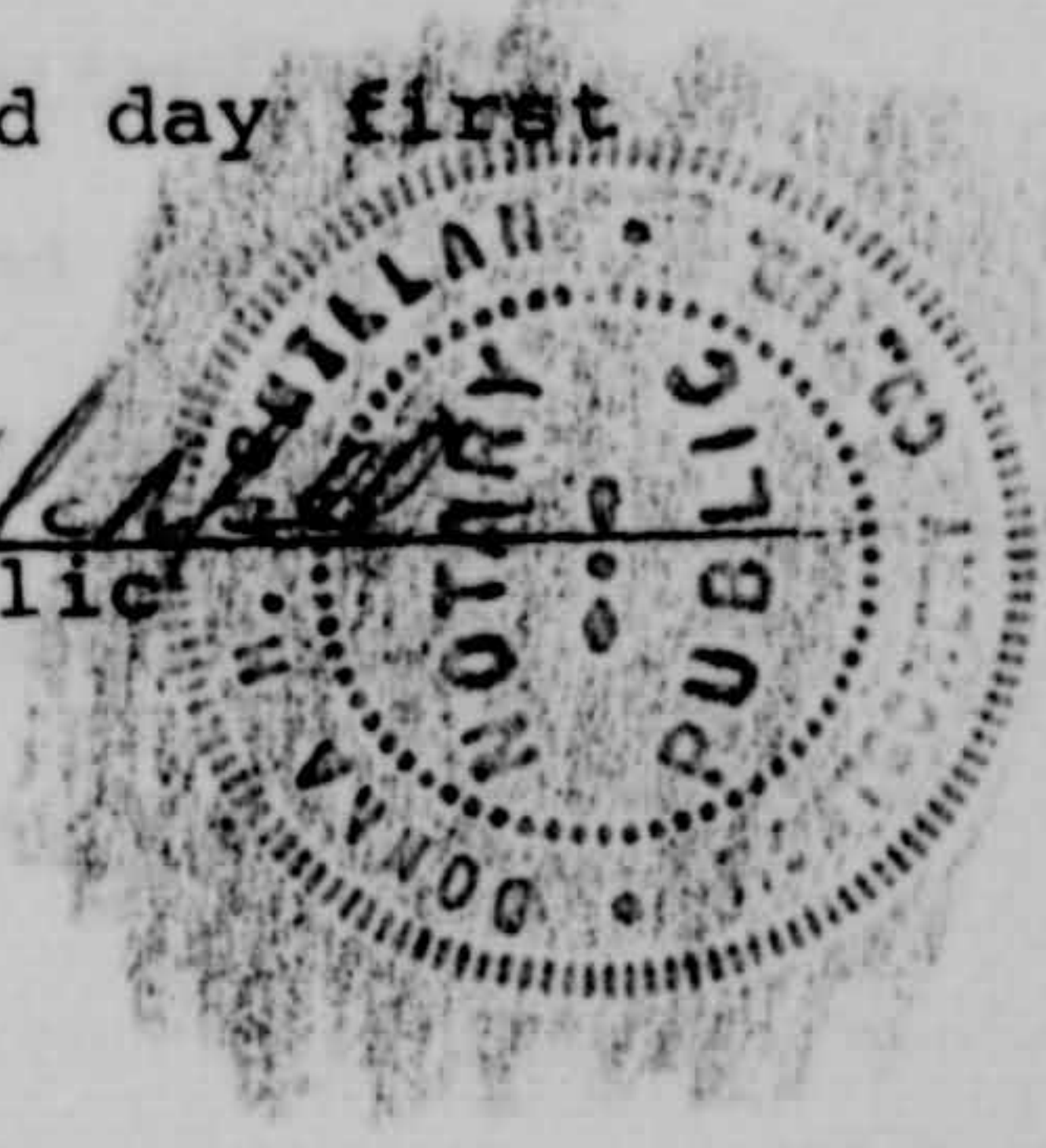
STATE OF MARYLAND)
) *MONTGOMERY*
COUNTY OF ~~ANNE ARUNDEL~~)

ss:

I HEREBY CERTIFY that on this 13th day of July, 1986, 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.

Donna M. Hillman
Notary Public



My Commission Expires: 7/1/90

(1) North 24 degrees 26 minutes 29 seconds East 140.00 feet to the
division line between the place now being described and a 1.700 acre 2
recreational area to share on the aforementioned tract, thence running with
and abutting on said division line,
(2) North 05 degrees 20 minutes 30 seconds East 101.00 feet, thence
running with and abutting on the lastly mentioned division line and the
division line between Plot 12 and the Place now being described,
(3) South 24 degrees 26 minutes 29 seconds East 27.00 feet,
(4) North 05 degrees 20 minutes 30 seconds East 21.00 feet,
(5) South 24 degrees 26 minutes 29 seconds East 122.00 feet, and
(6) South 05 degrees 20 minutes 30 seconds West 122.00 feet to the
point of beginning.

EXHIBIT A-7

JOHN E. HARMS, JR. AND ASSOCIATES, INC. *Consulting Engineers - Architects - Surveyors*

PASADENA, MARYLAND

4/15/86
JB/ssDESCRIPTION OF PHASE 13
CHESTERFIELD GARDEN CONDOMINIUM
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING for the same at a point located South 65 degrees 21 minutes 31 seconds West 101.50 feet, and North 24 degrees 38 minutes 29 seconds West 130.00 feet from point no. 3157 on the Northernmost right-of-way line of Leeds Drive (50 feet wide right-of-way) as shown on a plat entitled a Condominium, (Phases 6-15), Plat Two, Section 2-D Revised, "Chesterfield", recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 25, Page 30, Plat No. E-1280, running thence with and binding on the division line between Future Phase 14 and the Phase now being described, and referring the courses of the description contained herein to the Maryland State Grid Meridian,

(1) North 24 degrees 38 minutes 29 seconds West 148.00 feet to the division line between the Phase now being described and a 1.704 acre + recreation area as shown on the aforementioned plat, thence running with and binding on said division line,

(2) North 65 degrees 21 minutes 31 seconds East 101.00 feet, thence running with and binding on the lastly mentioned division line and the division line between Phase 12 and the Phase now being described,

(3) South 24 degrees 38 minutes 29 seconds East 27.00 feet,

(4) North 65 degrees 21 minutes 31 seconds East 71.00 feet,

(5) South 24 degrees 38 minutes 29 seconds East 121.00 feet, and

(6) South 65 degrees 21 minutes 31 seconds West 172.00 feet to the point of beginning.

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W.O. #01-85-008A

Page two

CONTAINING 0.540 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 at Folio 888, was granted and conveyed by Oriole Homes Corp. to the Chatterleigh Limited Partnership.

212/51

Phase 1A
3502
Larchmont
Court

Phase 1B

3504
Davenport
Court

UNIT NUMBER	ACRES	AREA	AREA
3501	0.100	0.100	0.100
3502	0.100	0.100	0.100
3503	0.100	0.100	0.100
3504	0.100	0.100	0.100
3505	0.100	0.100	0.100
3506	0.100	0.100	0.100
3507	0.100	0.100	0.100
3508	0.100	0.100	0.100
3509	0.100	0.100	0.100
3510	0.100	0.100	0.100
3511	0.100	0.100	0.100
3512	0.100	0.100	0.100
3513	0.100	0.100	0.100
3514	0.100	0.100	0.100
3515	0.100	0.100	0.100
3516	0.100	0.100	0.100
3517	0.100	0.100	0.100
3518	0.100	0.100	0.100
3519	0.100	0.100	0.100
3520	0.100	0.100	0.100
3521	0.100	0.100	0.100
3522	0.100	0.100	0.100
3523	0.100	0.100	0.100
3524	0.100	0.100	0.100
3525	0.100	0.100	0.100
3526	0.100	0.100	0.100
3527	0.100	0.100	0.100
3528	0.100	0.100	0.100
3529	0.100	0.100	0.100
3530	0.100	0.100	0.100
3531	0.100	0.100	0.100
3532	0.100	0.100	0.100
3533	0.100	0.100	0.100
3534	0.100	0.100	0.100
3535	0.100	0.100	0.100
3536	0.100	0.100	0.100
3537	0.100	0.100	0.100
3538	0.100	0.100	0.100
3539	0.100	0.100	0.100
3540	0.100	0.100	0.100
3541	0.100	0.100	0.100
3542	0.100	0.100	0.100
3543	0.100	0.100	0.100
3544	0.100	0.100	0.100
3545	0.100	0.100	0.100
3546	0.100	0.100	0.100
3547	0.100	0.100	0.100
3548	0.100	0.100	0.100
3549	0.100	0.100	0.100
3550	0.100	0.100	0.100
3551	0.100	0.100	0.100
3552	0.100	0.100	0.100
3553	0.100	0.100	0.100
3554	0.100	0.100	0.100
3555	0.100	0.100	0.100
3556	0.100	0.100	0.100
3557	0.100	0.100	0.100
3558	0.100	0.100	0.100
3559	0.100	0.100	0.100
3560	0.100	0.100	0.100
3561	0.100	0.100	0.100
3562	0.100	0.100	0.100
3563	0.100	0.100	0.100
3564	0.100	0.100	0.100
3565	0.100	0.100	0.100
3566	0.100	0.100	0.100
3567	0.100	0.100	0.100
3568	0.100	0.100	0.100
3569	0.100	0.100	0.100
3570	0.100	0.100	0.100
3571	0.100	0.100	0.100
3572	0.100	0.100	0.100
3573	0.100	0.100	0.100
3574	0.100	0.100	0.100
3575	0.100	0.100	0.100
3576	0.100	0.100	0.100
3577	0.100	0.100	0.100
3578	0.100	0.100	0.100
3579	0.100	0.100	0.100
3580	0.100	0.100	0.100
3581	0.100	0.100	0.100
3582	0.100	0.100	0.100
3583	0.100	0.100	0.100
3584	0.100	0.100	0.100
3585	0.100	0.100	0.100
3586	0.100	0.100	0.100
3587	0.100	0.100	0.100
3588	0.100	0.100	0.100
3589	0.100	0.100	0.100
3590	0.100	0.100	0.100
3591	0.100	0.100	0.100
3592	0.100	0.100	0.100
3593	0.100	0.100	0.100
3594	0.100	0.100	0.100
3595	0.100	0.100	0.100
3596	0.100	0.100	0.100
3597	0.100	0.100	0.100
3598	0.100	0.100	0.100
3599	0.100	0.100	0.100
3600	0.100	0.100	0.100

EXHIBIT "C-7"CHESTERFIELD GARDEN CONDOMINIUM

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 1B	A	889 sq. ft.	1.0368
	B	889 sq. ft.	1.0368
	C	642 sq. ft.	.7487
	D	640 sq. ft.	.7464
3500 Lochearn Court	E	927 sq. ft.	1.0811
	F	927 sq. ft.	1.0811
	G	671 sq. ft.	.7826
	H	671 sq. ft.	.7826
Phase 2	J	927 sq. ft.	1.0811
	K	915 sq. ft.	1.0671
	L	668 sq. ft.	.7791
	M	671 sq. ft.	.7826
Phase 1A	A	881 sq. ft.	1.0275
	B	881 sq. ft.	1.0275
	C	881 sq. ft.	1.0275
	D	881 sq. ft.	1.0275
3502 Lochearn Court	E	920 sq. ft.	1.0730
	F	920 sq. ft.	1.0730
	G	920 sq. ft.	1.0730
	H	920 sq. ft.	1.0730
Phase 9	J	920 sq. ft.	1.0730
	K	920 sq. ft.	1.0730
	L	920 sq. ft.	1.0730
	M	920 sq. ft.	1.0730
Phase 11	A	887 sq. ft.	1.0345
	B	887 sq. ft.	1.0345
	C	883 sq. ft.	1.0298
	D	881 sq. ft.	1.0275
3500 Davenport Court	E	920 sq. ft.	1.0730
	F	920 sq. ft.	1.0730
	G	918 sq. ft.	1.0706
	H	920 sq. ft.	1.0730
	J	920 sq. ft.	1.0730
	K	920 sq. ft.	1.0730
	L	918 sq. ft.	1.0706
	M	918 sq. ft.	1.0706

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 10	A	887 sq. ft.	1.0345
	B	883 sq. ft.	1.0298
	C	885 sq. ft.	1.0321
	D	885 sq. ft.	1.0321
3502 Davenport Court	E	920 sq. ft.	1.0730
	F	920 sq. ft.	1.0730
	G	920 sq. ft.	1.0730
	H	920 sq. ft.	1.0730
	J	920 sq. ft.	1.0730
	K	920 sq. ft.	1.0730
	L	920 sq. ft.	1.0730
	M	920 sq. ft.	1.0730
Phase 8	A	887 sq. ft.	1.0345
	B	887 sq. ft.	1.0345
	C	885 sq. ft.	1.0321
	D	887 sq. ft.	1.0345
3501 Davenport Court	E	922 sq. ft.	1.0753
	F	927 sq. ft.	1.0811
	G	922 sq. ft.	1.0753
	H	922 sq. ft.	1.0753
	J	922 sq. ft.	1.0753
	K	922 sq. ft.	1.0753
	L	922 sq. ft.	1.0753
	M	922 sq. ft.	1.0753
Phase 9	A	883 sq. ft.	1.0298
	B	885 sq. ft.	1.0321
	C	883 sq. ft.	1.0298
	D	887 sq. ft.	1.0345
3503 Davenport Court	E	922 sq. ft.	1.0753
	F	920 sq. ft.	1.0730
	G	922 sq. ft.	1.0753
	H	923 sq. ft.	1.0765
	J	922 sq. ft.	1.0753
	K	922 sq. ft.	1.0753
	L	922 sq. ft.	1.0753
	M	919 sq. ft.	1.0718

<u>BUILDING</u>	<u>UNIT NUMBER</u>	<u>SQUARE FOOTAGE</u>	<u>% OWNERSHIP</u>
Phase 12	A	885 sq. ft.	1.0321
	B	885 sq. ft.	1.0321
	C	885 sq. ft.	1.0321
	D	885 sq. ft.	1.0321
3501 Wedgewood Court	E	920 sq. ft.	1.0730
	F	920 sq. ft.	1.0730
	G	920 sq. ft.	1.0730
	H	920 sq. ft.	1.0730
	J	920 sq. ft.	1.0730
	K	920 sq. ft.	1.0730
	L	920 sq. ft.	1.0730
	M	920 sq. ft.	1.0730
Phase 13	A	885 sq. ft.	1.0321
	B	879 sq. ft.	1.0252
	C	885 sq. ft.	1.0321
	D	885 sq. ft.	1.0321
3503 Wedgewood Court	E	920 sq. ft.	1.0730
	F	920 sq. ft.	1.0730
	G	920 sq. ft.	1.0730
	H	920 sq. ft.	1.0730
	J	920 sq. ft.	1.0730
	K	920 sq. ft.	1.0730
	L	920 sq. ft.	1.0730
	M	920 sq. ft.	1.0730
		<u>85,744 sq. ft.</u>	<u>100.0013</u>

Mail to James Cameron