

**CROMWELL FOUNTAIN BUILDERS CONDOMINIUM**

**NINTH AMENDMENT TO  
CONDOMINIUM DECLARATION  
(Phase 10, Building 10)**

**THIS NINTH AMENDMENT TO CONDOMINIUM DECLARATION**, made in Anne Arundel County, State of Maryland, this 30<sup>th</sup> day of May, 2001, by **CROMWELL LAND HOLDINGS, INC.**, a Maryland corporation (the "Declarant").

**Explanatory Statements**

1. By Condominium Declaration dated April 1, 1998 and recorded among the Land Records of Anne Arundel County aforesaid in Liber No. 8366, folio 714, et seq. (hereinafter called the "Declaration") Cromwell Builders Limited Partnership (hereinafter called the "Original Developer"), submitted all that property more particularly described in Exhibit A to the Declaration to a Condominium Regime pursuant to Title 11 of the Real Property Article-- Annotated Code of Maryland.

2. By Article Second of the Declaration, the Original Developer reserved for a period of seven (7) years from the date of recording the Declaration the right to expand the Condominium regime by adding to it certain properties as shown on the Plat entitled "Phase One Only, Cromwell Fountain Builders Condominium, Section III", which Plat is recorded among the Land Records of Anne Arundel County in Condominium Plat Book E-88, Page 4, as Condominium Plat No. E-4554.

3. The Declarant has succeeded to the interests of the Original Developer as the developer of the Cromwell Fountain Builders Condominium and is the owner of all that property described in Exhibit A attached hereto. The Declarant intends to hereby subject that property to the Cromwell Fountain Builders Condominium regime.

**NOW, THEREFORE**, this Ninth Amendment to Condominium Declaration:

**ARTICLE I  
Declaration of Condominium**

Developer does hereby declare its intent and does hereby subject to the Cromwell Fountain Builders Condominium regime, pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, as Phase 10 of the Condominium, all that parcel of ground lying in Anne Arundel County, State of Maryland, more particularly described in Exhibit A hereto.

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ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 10589, p. 0071, MSA\_CE59\_10933. Date available 12/18/2008. Printed 06/10/2019.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled "Phase 10, Building 10, Cromwell Fountain Builders Condominium" (hereinafter referred to as the "Phase 10 Condominium Plats"), which are incorporated herein by reference. The Phase 10 Condominium Plats are intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Anne Arundel County aforesaid.

## ARTICLE II Description of Condominium--Phase 10

Phase 10 of the Condominium consists of the land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, the land described in Exhibit A attached to any prior Amendment to the Declaration and the land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Phase 10 of the Condominium consist of a mid-rise, three-story structure on 0.577 acres of land, more or less. The structure contains twelve (12) residential condominium units and common elements, including a lobby entrance, all as more particularly shown on the Phase 10 Condominium Plats. The address of the improvements is 305 Rain Water Way, Glen Burnie, Maryland 21060. For purposes of identification, each condominium unit is given an identifying number. The first digit in each identifying number indicates the floor of the building on which the unit is located and the other digits identify the specific unit.

The improvements of Phase 10 also include driveways and parking areas.

The entire Condominium as expanded consists of ten (10) buildings and is divided in the manner and to the extent depicted on the Condominium Plats filed with the Declaration, the Plats filed with all prior Amendments to the Declaration and the Phase 10 Condominium Plats filed herewith, into condominium units and common elements, which are further subdivided into limited common elements and general common elements.

## ARTICLE III Percentage Interest in Common Elements

The undivided percentage interest in the common elements of each unit in the Condominium, as expanded, is the number determined by dividing (a) the integer one (1), by (b) one hundred twenty (120), which is the total number of units in the Condominium as expanded.

**ARTICLE IV  
Percentage Interest in Common Expenses  
and Common Profits**

The percentage interest of each unit owner in the common expenses and common profits of the Condominium, as expanded, is the number determined by dividing (a) the integer one (1), by (b) one hundred twenty (120), which is the total number of units in the Condominium as expanded.

**ARTICLE V  
Condominium Plats**

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the separate Plats filed with each Amendment to the Condominium Declaration, including the Phase 10 Condominium Plats filed herewith.

**ARTICLE VI  
Votes**

Each unit in the Condominium after expansion is entitled to one (1) vote appurtenant to the unit at meetings of the Council of Unit Owners.

**ARTICLE VII  
Expenses of Maintenance**

All expenses of maintenance of the common elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the common expenses for that unit as set forth in Article IV, above.

**ARTICLE VIII  
Further Expansion**

Developer reserves the right to further expand the Condominium as provided for in the Declaration.

**ARTICLE IX  
Effective Date**

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Ninth Amendment to Condominium Declaration and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, shall have the percentage interests in the common elements, and in the common expenses and

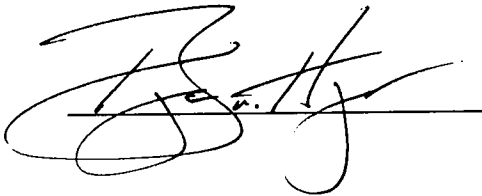
ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 10589, p. 0073, MSA\_CE59\_10933. Date available 12/18/2008. Printed 06/10/2019.

common profits, and shall have the votes, as set forth in this Ninth Amendment to Condominium Declaration.

IN WITNESS WHEREOF, the Developer has caused this Ninth Amendment to Condominium Declaration to be executed and delivered in its name and on its behalf as of the day and year first written above.

WITNESS:

**CROMWELL LAND HOLDINGS, INC.**  
a Maryland corporation

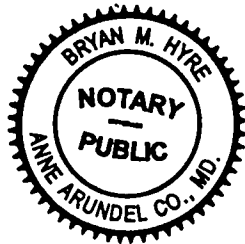


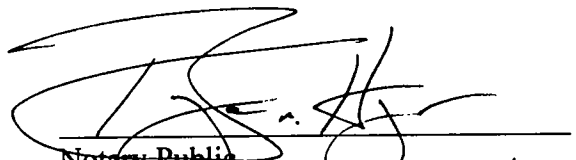
By: F. James Scott, Jr. (Seal)  
F. James Scott, Jr., President

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL to wit:

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of May, 2001, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **F. JAMES SCOTT, JR.**, who acknowledged himself to be the President of **CROMWELL LAND HOLDINGS, INC.** (the "Corporation"), and that he, being authorized to do so, executed the foregoing Ninth Amendment to Condominium Declaration on behalf of the Corporation, for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

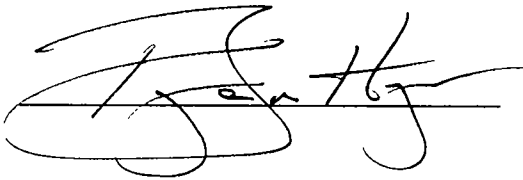
WITNESS my hand and Notarial Seal.

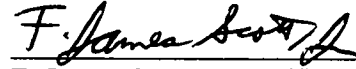


  
Notary Public  
My Commission Expires: 10/19/2004

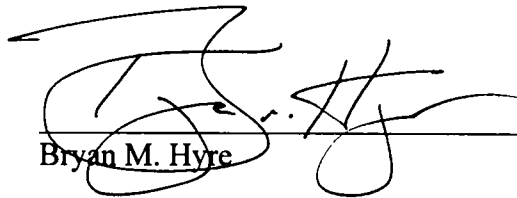
I HEREBY AFFIRM under the penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, Annotated Code of Maryland, if applicable, have been fulfilled.

WITNESS:



 (Seal)  
F. James Scott, Jr., Affiant

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

  
Bryan M. Hyre

G:\CF4\9th Amendment - Building 10

*After recording, please return to:*

James C. Praley  
Lessans, Praley & McCormick, P.A.  
7419 Baltimore-Annapolis Blvd.  
P.O. Box 1330  
Glen Burnie, Maryland 21060

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**NINTH AMENDMENT TO  
CONDOMINIUM DECLARATION  
(Phase 10, Building 10)**

**Description of Expansion of Condominium**

BEING all that property known and designated as Phase 10, as shown on the Condominium Plat and on the Phase 10 Condominium Plats.

BEING the same property conveyed to the Declarant by a Deed from Frank J. Scott, Sr., dated March 27, 2001 and recorded among the Land Records of Anne Arundel County in Liber 10276, folio 583.

SUBJECT to the following matters:

1. Taxes and other public charges (including assessment by any County, Municipality, Metropolitan District or Commission).
2. Matters of public record.
3. Easements and rights-of-way to Anne Arundel County and public utility companies not included in the above and existing as of the date hereof.
4. Easements, rights-of-way and other matters shown on the Subdivision and Condominium Plats of the Property.
5. Easements and rights-of-way which may be observed by an inspection of the Property.
6. Zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the Property.
7. The Condominium documents for Cromwell Fountain Builders Condominium.
8. Any Cross-Easement Declaration which may be recorded with respect to the subject Property.
9. The Open Space Declaration of Covenants and Cross Easements, by Cromwell Fountain Associates, dated August 2, 1988 and recorded among the Land Records of Anne Arundel County in Liber 4659, folio 852.

10. A Declaration and Agreement, dated April 1, 1998 and recorded among the Land Records of Anne Arundel County in Liber RPD 8366, folio 704, by and between Frank J. Scott, Sr. and Municipal Utilities, Inc., establishing annual Sewer and Water Facilities Charges.

*After recording, please return to:*

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7419 Baltimore-Annapolis Blvd.  
P.O. Box 1330  
Glen Burnie, Maryland 21060