

CROMWELL FOUNTAIN BUILDERS CONDOMINIUM

FOURTH AMENDMENT TO
CONDOMINIUM DECLARATION

(Phase 7, Building 7)

THIS FOURTH AMENDMENT TO CONDOMINIUM DECLARATION, made in Anne Arundel County, State of Maryland, this 15TH day of November, 1999, by CROMWELL BUILDERS LIMITED PARTNERSHIP, a Maryland limited partnership, by its sole General Partner, CROMWELL III ASSOCIATES, INC., a Maryland corporation,

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 "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, 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. Developer is the owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to the Cromwell Fountain Builders Condominium regime.

NOW, THEREFORE, this Fourth 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 7 of the Condominium, all that parcel of ground lying in Anne Arundel County, State of Maryland, more particularly described in Exhibit A hereto.

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.

IN FULL PAYMENT OF
RECORDING FEE
TOTAL
Reg # AA13 Rcpt # 31484
RPD KM Blk # 1242
Dec 23, 1999 83:19 PM

91
DEC-9
PH 3:16
ANNE ARUNDEL COUNTY

IN WITNESS WHEREOF, the Declarant has caused this Fifth 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

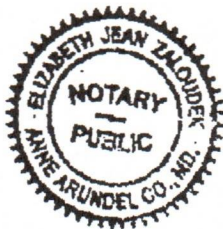
E. Zaloudik

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 27th day of MARCH, ²⁰⁰⁰1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared F. JAMES SCOTT, SR., 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 Fifth Amendment to Condominium Declaration for the purposes therein contained by signing the name of the Corporation, by himself as such officer.

WITNESS my hand and Notarial Seal.



E. Zaloudik
Notary Public
My Commission Expires: June 17, 2002

IN WITNESS WHEREOF, the Developer has caused this Sixth 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

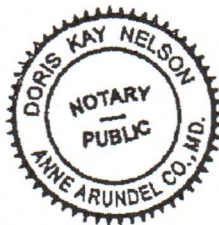
Doris Kay Nelson

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 10th day of MAY, 2000, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared F. JAMES SCOTT, SR., 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 Sixth 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.



Doris Kay Nelson
Notary Public
My Commission Expires: 3/1/02

LAW OFFICES
LESSANS, PRALEY & MCCORMICK, P. A.

7419 BALTIMORE-ANNAPOLIS BOULEVARD
POST OFFICE BOX 1330

GLEN BURNIE, MARYLAND 21060-3592

TELEPHONE (410) 780-5000
FAX (410) 786-9377

MARTIN B. LESSANS
JAMES C. PRALEY
R. SAUL MCCORMICK
JOHN H. ROBINSON, III

BRYAN M. HYRE

April 17, 2001

Via American Overnight Courier

Ms. Janice Vane
Columbia National, Inc.
7142 Columbia Gateway Drive
Columbia, Maryland 21046-2132

Re: Cromwell Fountain Builders Condominium
Phase 9, Building 9

Dear Janice:

I enclose the following:

1. One (1) copy of the Eighth Amendment to Condominium Declaration, adding Phase 9 (Building 9) to the Condominium, dated April 11, 2001 and recorded among the Anne Arundel County Land Records at Liber 10310, folio 316; and
2. One (1) copy of the "Phase 9 Plat", recorded among the Plat Records of Anne Arundel County at Plat Book E-98, Pages 36 through 38, inclusive at Plat Nos. E-5086 through E-5088, inclusive.

Please call in the event that you have any questions or in the event that we can provide any additional information.

Sincerely,



Bryan M. Hyre

Enclosures.

CC: Mr. F. James Scott, Jr. (w/out Encl.)