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**FIRST AMENDMENT TO DECLARATION OF  
OAKLEAF VILLAS GARDEN CONDOMINIUM**

**THIS FIRST AMENDMENT** made and entered into this 12th day of September, 1990, by BURWOOD ROAD ASSOCIATES LIMITED PARTNERSHIP, a Maryland limited partnership, hereinafter referred to as "Declarant".

**WHEREAS**, prior to the recordation hereof, namely, on the 13th day of September, 1990, the Declarant filed for record in the Office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, a certain Declaration of Oakleaf Villas Garden Condominium, with Exhibits, which Declaration and Exhibits are recorded among the Land Records of Anne Arundel County in Liber 5168, Folio 711, et. seq.; and are hereinafter referred to collectively as "Declaration"; and

**WHEREAS**, prior to the recordation hereof, Declarant has filed for record in the Office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, the following, hereinafter referred to as the "Condominium Plat":

RECORD FEE 3.00  
METAGE .50  
970130 09/11/90 11:20

(a) A certain Condominium Plat (Section I, Phase 1, Building No. 2 at 202 Juneberry Way), entitled "Phase Plat" and "Oakleaf Villas Garden Condominium, Section I, Phase 1, Building No. 2 at 202 Juneberry Way", consisting of 4 sheets which Condominium Plat is recorded in Condominium Plat Book E-48 at Pages 14 through 17 among the aforesaid Plat Records.

**WHEREAS**, immediately prior to the recording hereto or simultaneously with the recording herewith, Declarant has filed or intends to file for record in the Office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, the following, hereinafter referred to as the "First Amendment to Condominium Plat":

A certain First Amendment to the Condominium Plat entitled "First Amendment to Oakleaf Villas Garden Condominium, Section I, Phase 2, Building No. 3 at 200 Juneberry Way", consisting of 3 sheets, which First Amendment to Condominium Plat is recorded in Condominium Plat Book E-48, at pages 18, 19, 20, among the aforesaid Plat Records.

The Declarant retained in the aforesaid Declaration the absolute right, to be exercised prior to seven (7) years after the date of the Declaration, to annex to the land and improvements described on Exhibit "A" attached to said Declaration, and thereby to submit to each and every of the provisions of the Declaration and of the Condominium Act the land generally described on the Condominium Plat, together with the improvements theretofore and thereafter constructed on any of such land, and the Declarant intends by the execution and recordation hereof, together with the execution and recordation of the First Amendment to the Condominium Plat aforementioned, to exercise that right in part.

**NOW, THEREFORE,** Declarant hereby declares that all of the property described on Exhibit "A" attached to this First Amendment, together with all of the improvements heretofore or hereafter constructed thereon, and all 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 referred to as "Covenants and Restrictions") set forth in the aforesaid Declaration, including (without limitation) the provisions of the By-Laws of the Council of Unit Owners of the Condominium, attached to said Declaration as Exhibit "B", and by this reference incorporated herein, all of which are declared and agreed to be in aid of a plan for the improvement of said 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 Declarant, its successors and assigns, and any person acquiring or owning an interest in said property and improvements, including, without limitation, any person, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who hold such interest solely as security for the performance of an obligation.

**ARTICLE I**

**Section 1. Incorporation by reference of Declaration.** Declarant hereby submits the real property described on Exhibit "A" attached to this Amendment, to each and every of the provisions of the Declaration made by the Declarant on the 27th day of August, 1990, as the same was recorded on the 13th day of September, 1990, in Liber 5168, Folio 711, et seq., among the Land Records of Anne Arundel County, Maryland, and to the provisions of the Condominium Act. In accordance with the provisions of said Declaration and of the Condominium Act, the real property described on Exhibit "A" attached to this Amendment, is hereby merged with the real property described on Exhibit "A" of said Declaration by operation of law.

**Section 2. Reallocation of percentage interests and votes.** Upon the recordation of this Amendment to the Declaration, each Owner of a Condominium Unit in the Condominium, by operation of law, shall have the undivided percentage interest in the common elements, common expenses and common profits of the Condominium, and shall have the number of votes set forth on Exhibit "C" attached to the aforesaid Declaration and incorporated therein and hereby by this and other references, and upon the recordation of this Amendment, the percentage interest and voting rights heretofore established as provided for in the Declaration shall be reallocated automatically and pro tanto as set forth in said Exhibit "C".

**IN WITNESS WHEREOF**, the said Burwood Road Associates Limited Partnership, a Limited Partnership, organized and existing under the laws of the State of Maryland, has caused these presents to be executed in its name by John W. Steffey, Sr., Chairman of the Board and President of White Acre, Inc., General Partner, who has caused this writing to

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be executed and delivered in its name and on its behalf on the day and year first above written.

Attest:

BURWOOD ROAD ASSOCIATES  
LIMITED PARTNERSHIP

*Louisa P. Kammberger*

By: \_\_\_\_\_ (SEAL)

John W. Steffey, Sr.  
Chairman of the Board and President  
of White Acre, Inc.  
General Partner

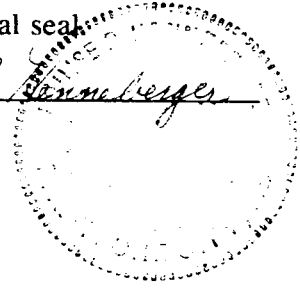
STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY that on this 12th day of September, 1990, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John W. Steffey, Sr., Chairman of the Board and President of White Acre, Inc., General Partner of Burwood Road Associates Limited Partnership, a Maryland Limited Partnership, and that he, as such Chairman of the Board and President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the Limited Partnership by himself as Chairman of the Board and President of the General Partner.

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

\_\_\_\_\_  
NOTARY PUBLIC

*Louisa P. Kammberger*



My Commission Expires: 2/1/93

Return to:  
Earl G. Schaffer, Esquire  
4 Evergreen Road  
Severna Park, Maryland 21146  
r:6848302.amd  
(6/26/90)

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PAUL K. MILLER & ASSOCIATES

1509 RITCHIE HIGHWAY, SUITE D  
ARNOLD, MARYLAND 21012  
(301)757-9202

PAUL K. MILLER, P.L.S.

Exhibit A, First Amendment to  
Declaration of Oakleaf Villas Garden Condominium

LAND SURVEYING  
LAND PLANNING

June 18, 1990

DESCRIPTION

OAKLEAF VILLAS - PHASE 2, Building 3, 200 Juneberry Way  
GARDEN CONDOMINIUM - SECTION 1  
FIFTH DISTRICT  
ANNE ARUNDEL COUNTY, MARYLAND

Beginning for the same at a point on the outline of a subdivision plat entitled "Oakleaf Villas, Garden Condominium - Section 1", recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 43, Page 6, Plat No. E-2106, said point being North 05°22'59" West, 101.74 feet from Point No. 79 as shown on said plat, thence running with and binding on part of said outline, being also the division line between the parcel now being described and a subdivision plat entitled "Burwood Gardens" recorded among the said Land Records in Plat Book 41, Page 6, Plat No. 2231

1. North 05°22'59" West, 140.51 feet to a point, thence crossing said Section 1 of Oakleaf Villas the following five (5) courses
2. South 84°37'01" West, 81.00 feet, thence
3. South 05°22'59" East, 15.00 feet, thence
4. South 84°37'01" West, 15.00 feet, thence
5. South 05°22'59" East, 107.00 feet, and thence
6. South 84°28'14" East, 97.77 feet to the point of beginning, containing 12,376 square feet or 0.28411 acres of land.

EARL SCHIFFER