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AMENDMENT TO DECLARATION OF
SUN VALLEY CONDOMINIUMS, LTD.

THIS AMENDMENT, Made and entered into this 8th day of March, 1984, by SUNVAL TWO LIMITED PARTNERSHIP, a Maryland limited partnership, and successor to Sun Valley Condominiums Ltd., a/k/a Sun Valley Condominiums Limited Partnership and hereinafter referred to as the "Declarant".

WHEREAS, prior to the recordation hereof, namely on the 21st day of May, 1981, Sun Valley Condominiums Ltd. a/k/a Sun Valley Condominiums Limited Partnership, as the owner of certain land located in Anne Arundel County, State of Maryland, filed for record in the Office of the Clerk of the Circuit Court for Anne Arundel County, Maryland, a certain Declaration entitled "Declaration, Sun Valley Condominiums Ltd.", with exhibits, all dated May 20, 1981 and recorded among the Land Records of Anne Arundel County in Liber 3408, Page 246, et seq., and is hereinafter referred to as the "Declaration"; and

WHEREAS, prior to the recordation hereof, Sun Valley Condominiums Ltd., a/k/a Sun Valley Condominiums Limited Partnership, filed for record in the Office of the Clerk for the Circuit Court for Anne Arundel County, Maryland, a certain Condominium Plat consisting of five (5) sheets, which Condominium Plat is recorded in Condominium Plat Book 19, beginning at page 42, and includes through page 46, among the aforesaid Land Records.

Sun Valley Condominiums Ltd., a/k/a Sun Valley Condominiums Limited Partnership, retained in the aforesaid Declaration the irrevocable right, for a period of seven (7) years after May 20, 1981, to annex to the land and improvements described on "Exhibit A" attached to said Declaration, and thereby submit to each and every of the provisions of the Declaration and of Article 11 of the Real Property Article, Annotated Code of Maryland, 1981 Volume, as amended from time to time, and hereinafter called the "Maryland Condominium Act", the land described on "Exhibit C", to the Declaration, together with the improvements, theretofore, or thereafter

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constructed upon said land, and the Declarant intends by the execution and recordation hereof, together with the execution and recordation of the Amendment to the Condominium Plat aforementioned, to exercise that right.

WHEREAS, while the meets and bounds set forth on Exhibits A & C of the Declaration are correctly stated, the amounts of acreage are inadvertently reversed, whereby "Exhibit A" should have stated that it contained 2.615 acres of land, more or less, and "Exhibit C" should have concluded that it contained 2.482 acres of land, more or less.

WHEREAS, by deed dated the 17th day of May, 1983, Sunval Two Limited Partnership acquired all right, title and interest in and to the subject real property described in "Exhibit C" to the Declaration, said deed being recorded among the Land Records of Anne Arundel County in Liber 3599, folio 19.

NOW, THEREFORE, Sunval Two Limited Partnership, Declarant, hereby declares that all of the property described on "Exhibit C" attached to the Declaration, together with all of the improvements heretofore or hereinafter 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, liens, rules and regulations (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 Condominiums, attached to said Declaration as "Exhibit B", and by this reference incorporated herein, all of which are declared and agreed to be in and 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 persons acquiring or owning an interest in said property and improvements, including without limitation, any person, group of persons, corporations, partnerships, trusts 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. Correction of Stated Acreages. "Exhibit A" of the Declaration is hereby amended to state that the acreage described is 2.615 acres of land, more or less, and "Exhibit C" of the Declaration is hereby amended to state that the acreage described is 2.482 acres of land, more or less.

Section 2. Incorporation by Reference of Declaration. The Declarant hereby submits the real property described on "Exhibit C" attached to the Declaration aforementioned to each and every of the provisions of the Declaration made by the Declarant on the 20th day of May, 1981, as the same was recorded on the 21st day of May, 1981, in Liber 3408 at page 246 among the Land Records of Anne Arundel County, Maryland, and to the provision of the Maryland Condominium Act. In accordance with the provisions of said Declaration and of the Maryland Condominium Act, the real property described on "Exhibit C" is hereby merged with the real property described on "Exhibit A" of said Declaration by operation of law.

Section 3. Reallocation of Percentage Interests. Declarant, by recording of this Amendment automatically activates the conversion of the undivided percentage interest in and the extent of the common elements appertaining to each condominium unit in accordance with the Percentage Interest in Common Elements, in accordance with Article IV of this Declaration, which percentage interest now becomes applicable to the additional common elements added hereby. In addition, 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 expenses and common profits of the Condominium and shall have the number of votes as set forth in Article IV, Sections 1 and 2 of the Declaration and incorporated herein by reference, 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 the said Declaration.

WITNESS WHEREOF, the said Sunval Two 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 partnership name by John W. Steffey, Sr., its general partner, attested by Louise P. Henneberger; and does hereby appoint the said John W. Steffey, Jr. as its true and lawful attorney-in-fact to acknowledge and deliver these presents as the act and deed of the said Sunval Two Limited Partnership all as of the year and date first above written and the said John W. Steffey, Sr., as general partner, and pursuant to the power-of-attorney reserved to him in the Declaration hereinabove described, has executed these presents as of the year and day first above written.

WITNESS:

SUNVAL TWO LIMITED PARTNERSHIP

Louise P. Henneberger

By: _____ (SEAL)
JOHN W. STEFFEY, SR.,
General Partner

Louise P. Henneberger

_____ (SEAL)
JOHN W. STEFFEY, SR., General Partner,
acting pursuant to a power-of-attorney
reserved to him in a certain Declaration
recorded on the 21st day of May, 1981, in
Liber 3408 at page 251 among the Land
Records of Anne Arundel County, Maryland.

City of Baltimore

STATE OF MARYLAND, ~~COUNTY OF ANNE ARUNDEL~~, TO WIT:

I HEREBY CERTIFY that on this 8th day of March, 1984, before me, the subscriber, a Notary Public in and for the State and ~~County~~ ^{City} aforesaid, personally appeared JOHN W. STEFFEY, SR., General Partner, known to me to be the person named as General Partner in the foregoing instrument and by virtue of the authority vested in him by said instrument, acknowledges the same to be the act and deed of said Sunval Two Limited Partnership, and that the same was executed for the purposes therein contained.

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WITNESSETH, my hand and notarial seal the year and day first above written.

Louis P. Kesselberger (SEAL)
NOTARY PUBLIC

My Commission Expires: 7/1/86

City of Baltimore
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY, that on this 8th day of March, 1984, before me, the subscriber, a Notary Public in and for the State and ~~County~~ ^{City} aforesaid, personally appeared JOHN W. STEFFEY, SR., General Partner of Sunval Two Limited Partnership, known to me to be the person who executed the foregoing instrument pursuant to a power-of-attorney reserved to him in a certain Declaration recorded the 21st day of May, 1981 in Liber 3408 at page 246 among the Land Records of Anne Arundel County, Maryland, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESSETH, my hand and notarial seal the year and day first above written.

Louis P. Kesselberger (SEAL)
NOTARY PUBLIC

My Commission Expires: 7/1/86

THE MONUMENTAL TITLE CO
The Monumental Title Bldg.
SEVERNA PARK, MD. 21146

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