

166-2979-170

DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS DECLARATION, made on the date hereinafter set forth by PAINTER'S HILL DEVELOPMENT CORPORATION, a Maryland corporation, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property (the "Land") consisting of (i) thirty-eight (38) townhouse lots and the improvements thereon, located in Painter's Hill at the Landings, Annapolis, Maryland, and (ii) common areas contiguous to such lots, upon which shall be constructed two (2) tennis courts, a swimming pool and a bathhouse, with certain portions of such common areas to be used as open green space, all located in the City of Annapolis, Anne Arundel County, Maryland, and more particularly described on Exhibits A (metes and bounds description) and B (plat) to this Declaration; and

WHEREAS, Declarant desires to create on the Land a planned community; and

WHEREAS, Declarant desires to provide for the preservation and enhancement of the property values, amenities and opportunities in such community and for the maintenance of the community and its facilities, and to this end desires to subject the Land, together with such additions as may hereafter be made thereto (as provided in Article X hereof), to the covenants, restrictions, easements, charges and liens set forth in this Declaration; and

WHEREAS, Declarant has deemed and does deem it desirable for the efficient preservation of the values and amenities in the community to create an agency to which shall be delegated and assigned the powers of owning, maintaining and administering the community properties and facilities, administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created, and promoting the recreation, health, safety and welfare of the residents of the community; and

WHEREAS, Declarant has caused to be incorporated or, simultaneously with the recordation of this Declaration, shall cause to be incorporated, under the laws of the State of Maryland, the PAINTER'S HILL HOMEOWNERS' ASSOCIATION, INC.,

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as a nonprofit corporation for the purpose of exercising the aforesaid functions;

NOW, THEREFORE, Declarant declares that the real property described on Exhibits A and B, attached hereto and incorporated herein, and such additions to the community as may hereafter be made pursuant to Article X hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth, which covenants and restrictions shall run with the Land and be binding upon and inure to the benefit of all parties at any time having any right, title or interest in and to the Land, or any part thereof, or any additions thereto.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to PAINTER'S HILL HOMEOWNERS' ASSOCIATION, INC., a Maryland corporation, its successors and assigns.

Section 2. "Bylaws" shall mean and refer to the Bylaws of the Association (attached hereto as Exhibit D and incorporated herein by reference), as amended from time to time.

Section 3. "Common Areas" shall mean and refer to those areas of the Land or additions thereto (including the improvements from time to time erected thereon), which may be designated "Common Area" on Exhibit B hereto, on any recorded plat, or on any plat recorded simultaneously with a Supplemental Declaration making additions to the Land. Common Areas are intended to be devoted to the common use and enjoyment of the members of the Association and are not dedicated (in fee or by easement) for the use by the general public or others, unless and to the extent expressly provided in any Supplemental Declaration.

Section 4. "Community" shall mean and refer to the planned unit development known as "The Landings," all additional real property from time to time added thereto, and all improvements from time to time erected thereon which is or is made subject to the provisions of this Declaration.

Section 5. "Declarant" shall mean and refer to PAINTER'S HILL DEVELOPMENT CORPORATION, a Maryland corporation, and its successors and assignees.

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Section 6. "Living Unit" shall mean and refer to any portion of a building situated in the Community designed and intended for use and occupancy as a private residence, whether as a single family or townhouse or a unit in a Multi-unit Structure.

Section 7. "Lot" shall mean and refer to any unimproved plot of land in the community intended and subdivided for a single family or townhouse residence.

Section 8. "Member" shall mean and refer to each Member of the Association, as provided in Article III of this Declaration.

Section 9. "Mortgage" shall mean and refer to any mortgage, deed of trust or similar instrument granted as security for the performance of any obligation.

Section 10. "Multi-unit Structure" shall mean and refer to any building containing two or more Living Units under one roof.

Section 11. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Living Unit, but shall not mean or refer to any mortgagee or subsequent holder of a mortgage, unless and until such mortgagee or holder has acquired title pursuant to foreclosure or proceedings in lieu of foreclosure.

Section 12. "Supplemental Declaration" shall mean any instrument recorded by the Declarant, its successors or assigns, submitting additional land (together with the improvements thereon or to be constructed thereon) to the provisions of this Declaration.

ARTICLE II

PROPERTY RIGHTS

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Sections 3, 4 and 5 of this Article II, each Member shall have a non-exclusive right and easement of

enjoyment in and to and ingress and egress into and from the Common Areas. Such easements shall be appurtenant to and shall pass with the title to such Member's Lot or Living Unit.

Section 2. Title to Common Areas; Easement for Completion. The Declarant shall convey to the Association, free and clear of encumbrances, the legal title to any Common Areas designated on Exhibit B or on any plat recorded with a Supplemental Declaration, at the time the plat showing and designating such Common Area is recorded. In the event that any improvements on any Common Area added to the Community are not completed at the time such area is conveyed to the Association, the Declarant reserves an easement on, over, under, across and through such area to complete construction of the improvements thereon.

Section 3. Limitations on Members' Easements. The rights and easements of enjoyment for Members created hereby shall be subject to the following rights of the Association;

(a) the right to borrow money for the purpose of improving the Common Areas and in aid thereof to mortgage the Common Areas, but the rights of such mortgagee in the Common Areas shall be subordinate to the rights of the Members hereunder;

(b) the right to take such steps as are reasonably necessary to protect the Common Areas against foreclosure;

(c) the right to charge reasonable admission and other fees for the use of any recreational facilities included as part of the Common Areas;

(d) the right to dedicate or transfer all or any part of its interest in the Common Areas (subject to the restrictions hereof) to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members; provided, that no such dedication or transfer shall be effective unless an instrument agreeing thereto and executed by 2/3 of each class of Members has been recorded among the appropriate records of Anne Arundel County or the State of Maryland.

(e) without being subject to the limitations of paragraph (d) of this Section 3, the right to grant and reserve easements and rights-of-way through, under, over and across the Common Areas, for the installation, maintenance, replacement and inspection of the lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone, and other utilities, for the recreational purposes of the Members and other parties; and for ingress and egress of the Members and other parties;

(f) the right to adopt and to amend rules and regulations (the "Rules and Regulations") governing the use by the Members of the Common Areas.

(g) the right to suspend the enjoyment rights of any Member in the recreational facilities for any period during which any assessment remains unpaid, and for any period not to exceed sixty days for any infraction of its published Rules and Regulations.

(h) the right to enter into the Common Areas for the purpose of completing, repairing or maintaining such Areas or the improvements thereon.

(i) the rights and easements of Members are also subject to the right of Declarant (and its sales agents and representatives) to the non-exclusive use of the Common Areas for display and exhibit purposes, which right the Declarant hereby reserves for so long as it owns any Lot or Living Unit.

Section 4. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws, his or her rights of enjoyment to the Common Areas and facilities to the members of his or her family, tenants, or contract purchasers (and members of the family of any tenant or contract purchaser) who reside within the Community or to such other persons as may be permitted by the Association.

Section 5. Utility and Road Easements. The Declarant, for itself, its successors and assigns, hereby expressly reserves easements and rights-of-way through, under, over, on and across the Community, for the installation, maintenance, replacement and inspection of (i) lines and appurtenances for public or private water, sewer, drainage, gas, electricity, telephone, and other utilities, and (ii) for

public or private vehicular or pedestrian roads, rights-of-way, bikeways and pathways.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot or Living Unit in the Community shall be a Member of the Association; provided, however, that any such person or entity who holds such ownership interest merely as security for the performance of an obligation shall not be a Member unless and until such person or entity has succeeded to such Owner's interest by enforcement of such security interest. Membership shall be appurtenant to and may not be separated from ownership of the Member's Lot or Living Unit.

Section 2. The Association shall have two (2) classes of voting membership:

(a) Class A. Class A Members shall be all Lot and Living Unit Owners (other than the Declarant except as noted in paragraph (b) below) and shall be entitled to one (1) vote for each Lot or Unit owned.

(b) Class B. The Class B Member shall be the Declarant, which shall be entitled to a number of votes equal to one (1) more than the aggregate votes of all Class A members as existing from time to time. The Class B membership shall be converted into a Class A membership upon the earlier to occur of (i) the conveyance by the Declarant of the 405th Lot or Living Unit in the Community; (ii) the ninth anniversary of the recordation of this Declaration or (iii) recordation of a written instrument among the land records of Anne Arundel County, Maryland, executed by the Declarant, whereby it resigns its Class B membership in the Association.

Section 3. Common Ownership. When more than one person, or where an entity other than an individual person holds an interest in any Lot or Living Unit, all such persons or the entity, as the case may be, shall be Members. The vote for such Lot or Living Unit shall be exercised as they among themselves determine, (and as otherwise provided in the Bylaws) but in no event shall more than one vote be cast with respect to any one Lot or Living Unit.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot or Living Unit in the Community by acceptance of a deed or other transfer document therefor, whether or not it shall be so expressed in such deed or other transfer document, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements and operating, repair and replacement reserve funds, such assessments to be fixed, established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of the Lot or Living Unit at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to the Owner's successors in title (other than as a lien on the land) unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively (1) for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Community and for the operation, improvement and maintenance of the Common Areas, and other areas described in Article V, Section 2 hereof, and for services and facilities devoted to these purposes or related to the use and enjoyment of the Common Areas or other areas described in Article V, Section 2, including, but not limited to, the payment of taxes and insurance thereon and repair, replacement, and additions thereto, for the cost of labor, equipment, materials, management and supervision thereof, and for operating funds and reserve funds for repair and replacement of the Common Areas and other areas maintained by the Association pursuant to Article V, Section 2. The assessments shall include an adequate reserve for maintenance, repairs and replacement of those elements of the Common Areas and such other areas maintained by the Association pursuant

to Article V, Section 2 that must be replaced on a periodic basis, and shall be payable in regular installments rather than by special assessments.

Section 3. Basis of Monthly Assessments.

(a) An initial, non-refundable, assessment in addition to all other assessments equal to two (2) months' estimated assessment for each Lot or Living Unit shall be payable by each purchaser at the closing of the sale by the Declarant of each Lot or Living Unit.

(b) The Board of Directors shall set the rate of the regular monthly assessment to be imposed upon each Member of the Association. The initial rate shall be forty dollars (\$40) per Lot or Living Unit per month, which rate shall remain in effect until changed by the Board of Directors at a regular meeting or special meeting called for such purpose, subject to the provisions of Section 3(c) of this Article IV.

(c) The Board of Directors of the Association, after consideration of current maintenance costs and future needs of the Association, may fix the monthly assessment from time to time in an amount below or above the initial monthly assessment set forth in Section 3(b), provided that it shall be an affirmative obligation of the Association and its Board of Directors to fix such assessments at an amount sufficient (i) to satisfactorily maintain, operate and provide reserves for the Common Areas, (ii) to satisfactorily maintain and provide reserves for other improvements within the Community as set forth in Article V, Section 2, (iii) to satisfactorily provide reserves for the operation, repair and replacement of the Common Areas and other areas specified in Article V, Section 2.

(d) In the event of any change in the monthly assessment as set forth herein, the Board of Directors of the Association shall fix the date of commencement and the new amount of the assessment against each Lot or Living Unit at least thirty (30) days in advance of the applicable date or period of the new assessment. Written notice of the assessment shall thereupon be sent to every Owner subject thereto.

(e) The Association shall, upon demand at any time, furnish to any Owner liable for any assessment a certificate in writing signed by an officer of the Association, setting forth whether such assessment has been paid, or the amount of any unpaid assessment. A reasonable charge may be made by the Association for the issuance of such certificate. Such certificates shall be conclusive of payment of any assessment therein stated to have been paid.

Section 4. Special Assessments for Capital Improvements and Operating Reserves. In addition to the monthly assessments authorized by Section 3 of this Article IV, the Association may levy at any time a special assessment (which must be fixed at one uniform rate for each Lot or Living Unit) applicable to the year in which levied only, for the purpose of defraying in whole or in part the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Areas, including the necessary fixtures and personal property related thereto, and for operating the Common Areas, for which a reserve fund does not exist or is not adequate.

Section 5. Date of Commencement of Assessments; Due Dates. The assessment payable with respect to any Lot or Living Unit shall commence on the date such Lot or Living Unit is conveyed by the Declarant to a purchaser and shall be due and payable thereafter on the first day of each calendar month. The due date(s) of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

Section 6. Obligation of the Declarant to Pay Assessments. The Declarant shall be obligated to pay assessments with respect to each Lot or Living Unit it owns which have been submitted to the provisions of this Declaration.

Section 7. Effect of Non-Payment of Assessment. The Personal Obligation of the Owner; The Lien; Remedies of Association. If any assessment is not paid on the date when due, then such assessment shall be deemed delinquent and shall, together with interest thereon and cost of collection thereof (as hereinafter provided), shall be and continue as a lien on the Lot or Living Unit against which such assessment was levied, and shall be and remain the personal obligation

of the Owner of such Lot or Living Unit. Such personal obligation of the then Owner to pay such assessment shall remain his or her personal obligation and shall not pass to his successors in title (other than as a lien on the land) unless expressly assumed by such successors. If any assessment is not paid within thirty (30) days after due date, the assessment shall bear interest from the date due at the highest rate permitted by law (but in no event greater than twelve percent (12%) per annum) and the Association may bring legal or equitable action against the Owner or other persons personally obligated to pay the same or may enforce or foreclose the lien against the Lot or Living Unit, and in the event a judgment is obtained, such judgment shall include interest on the assessments reasonable attorneys' fees to be fixed by the court together with the costs of the action. No Owner of a Lot or Living Unit may waive or otherwise exculpate himself or herself from liability for payment of assessments by non-use of the Common Areas or by abandonment of a Lot or Living Unit.

Section 8. Subordination to the Lien of First Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage on any Lot or Living Unit. Sale or transfer of any Lot or Living Unit shall not affect the assessment lien. However, each holder of a first mortgage on any Lot or Living Unit who comes into possession of such Lot or Living Unit by virtue of foreclosure of the mortgage, or by deed or assignment in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the Lot or Living Unit free of any claims for unpaid assessments and charges against the Lot or Living Unit which accrue prior to the time such holder takes title to, or comes into possession of, (whichever shall first occur) the Lot or Living Unit. The unpaid assessments pertaining to such Lot or Living Unit shall be assessed against all Lots and Living Units, including the mortgaged Lot or Living Unit. No sale or transfer of a Lot or Living Unit shall relieve such Lot or Living Unit or the Owner thereof from liability for any assessments thereafter becoming due or from the lien thereof.

Section 9. Exempt Property. The following property in the Community (at any time) shall be exempt from the assessments, charge and lien created herein: (a) all property dedicated to and accepted by a governmental body, agency or authority, to be devoted to public use (other than land or

improvements devoted to use as Living Units); and (b) all Common Areas.

ARTICLE V

OBLIGATIONS OF THE ASSOCIATION

Section 1. Common Areas. The Association shall be responsible for the maintenance, repair and replacement of all Common Areas and all improvements thereon, including furnishings and equipment related thereto, (unless the repair or replacement is necessitated by the negligence, misuse or neglect of a Member, in which case the expense of such repair or replacement shall be borne by such Member), and shall keep the same in good, clean, attractive and sanitary condition, order and repair. In furtherance of such obligations, the Association shall contract for management and maintenance services to be provided to the Association with persons or entities of its choosing, including the Declarant and affiliates thereof. In executing such contracts, the Association shall be acting solely as agent, and shall incur no personal or corporate liability thereunder.

Section 2. Other Areas.

(a) In addition to maintenance of the Common Areas, the Association shall provide exterior maintenance with respect to each Lot and Living Unit, as follows: painting, repair, maintenance and replacement and care of roofs, patios, balconies, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements. Such exterior maintenance shall not include glass surfaces. Notwithstanding the foregoing, in the event that the need for maintenance or repair of the exterior of a Living Unit is caused through the willful or negligent acts of its Owner or tenant thereof, or through the willful or negligent acts of the family, guests or invitees of the Owner or tenant of the Living Unit needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such Living Unit is subject.

(b) The obligation of the Association to provide exterior maintenance for Lots or Living Units may be abrogated in whole or in part at any time (or from time to time and subsequently reinstated) by the affirmative vote of two-thirds (2/3) of the Directors of the Association. In the event of any such abrogation, items of exterior maintenance so abrogated shall become the obligation of the Owners of the Lots and Living Units. Within sixty (60) days after any decision to abrogate any responsibility for exterior maintenance, the Association shall review, and if necessary, decrease the monthly assessments to all Members, and shall distribute equally among them any reserves theretofore accumulated with respect to items of exterior maintenance for which the Association is no longer responsible.

ARTICLE VI

OBLIGATIONS OF THE MEMBERS

Section 1. Common Areas. Each Member, and their tenants and family members, employees and invitees of either shall be responsible for using the Common Areas in a safe and orderly manner consistent with the purpose for which each Common Area is intended, and shall be personally liable for any damage caused to person or property by reason of their misuse or neglect.

Section 2. Lots and Living Units. Subject to the provisions of Section 2 of Article V hereof, the Owner of each Lot or Living Unit shall be responsible for maintaining his or her Lot or Living Unit in a safe, clean and orderly condition, so as not to detract from the values of the Community or to cause nuisance or danger to any other occupant of the Community.

ARTICLE VII

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction on any property initially a part of the Community or subsequently added thereto, and placed on the dividing line between the Lots and/or Living Units shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has use of the wall may restore it, and the other Owners who thereafter make use of the wall shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article VII, an Owner who by his negligent or willful act causes a party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

ARTICLE VIII

USE OF THE COMMUNITY

Section 1. Protective Covenants.

(a) Residential and Related Use. No part of the Community shall be used except for residential housing and the related common purposes for which the Community was designed.

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(b) No Commercial Uses. No part of the Community shall ever be used or caused to be used or allowed or authorized to be used in any way, directly or indirectly, for any commercial, manufacturing, mercantile, or other such non-residential purposes, provided, however, that (i) Declarant, its successors or assigns, may use any part of the Community for model home sites, display and sales offices and any other purposes related to the completion or construction of any part of the Community during the construction and sales period and (ii) the Association may permit such usage as an adjunct to a recreational or educational activity sponsored or provided by the Association in or on the Common Areas.

(c) Signs. Except for entrance signs, directional signs, signs for traffic control or safety, community "theme areas," and such promotional, for sale or for rent signs as may be maintained by Declarant, no sign or billboard of any kind shall be displayed to the public view on any portion of the Community, except one (1) sign for each building site, of not more than eighteen inches (18") by twenty-four inches (24"), advertising the property for sale or rent, and name and address signs of a size and type approved by the Architectural Control Committee.

(d) Prohibited Activities. No noxious or offensive activity shall be carried on in any part of the Community, nor shall anything be done thereupon which may be, or may become, an annoyance or nuisance to others, or which shall in any way interfere with the quiet enjoyment of each of the Owners of their respective Lots or Living Units, or which shall in any way increase the rate of insurance on the Common Areas.

(e) Antennae. No radio or television receiving or transmitting antennae or external apparatus shall be installed on any Lot or Living Unit. Normal radio and television installations wholly within a building are excepted.

(f) Restriction on Further Subdivision. No Lot upon which a Living Unit has been constructed shall be further subdivided or separated into smaller Lots by any Owner, and no portion of less than all of any such Lot, nor any easement or other interest therein, other than easements specifically provided for herein or easements for utilities, shall be conveyed or transferred by any Owner, provided that this shall not prohibit deeds of correction, deeds to resolve boundary line disputes and similar corrective instruments, or the creation of Multi-unit Structures within the Community.

(g) Parking Restrictions. No automobile, motorcycle, bicycle, tricycle or other wheeled vehicles or toys shall be parked or left unattended in any driveway located in the Common Area so as to interfere with the use of or ingress and egress into or from such Common Areas. No boat, trailer or recreational vehicle shall be parked in any part of the Community except in a garage, screened enclosure or specifically designated area approved by the Board of Directors or the Architectural Control Committee.

(h) Trash. Storage, collection and disposal of trash shall be in compliance with standards set by the Architectural Control Committee.

(i) Pets. Subject to such limitations as may from time to time be set by the Board of Directors or the Architectural Control Committee, domestic house or yard pets (and not livestock), in reasonable numbers per Living Unit, may be kept and maintained, provided such pets are not kept or maintained for commercial purposes. All pets must be kept under the control of their owner when they are outside the Owner's premises and must not become a nuisance to other Owners. If such pets at any time constitute a nuisance, they may be ordered removed from the Community by the Board of Directors.

(j) Clothes Drying Equipment. No clothes lines or other exterior clothes drying apparatus shall be permitted on any Lot, except as approved in writing by the Board of Directors or the Architectural Control Committee.

(k) Other Restrictions. The Board of Directors or the Architectural Control Committee may from time to time adopt general rules consistent with and to implement the purposes set forth in this Article VIII, and to interpret the covenants in this Article, which general rules may apply to the Board or Community as a whole or to any part thereof. Once adopted, any such general rules may be amended only by a two-thirds (2/3) vote of the Architectural Control Committee, following a public hearing for which due notice has been provided, and pursuant to an affirmative vote of two-thirds (2/3) of the Board of Directors.

(l) Exceptions. The Board of Directors or the Architectural Control Committee may issue temporary permits or variances to except any prohibitions expressed or implied by this section, provided the Board or Committee can show good cause and acts in accordance with adopted guidelines and procedures.

Section 2. Utility Easements. The Declarant, for itself and its successors and assigns, hereby creates easements over, under, in, on, and through the Community, as expanded from time to time, for the installation, construction, reconstruction, relocation, removal, maintenance, repair, operation, and inspection of sewer, water, drainage, electric, gas, television, telephone and cable television facilities and the wires, lines, conduits and other necessary and proper attachments in connection therewith, for the benefit of the adjoining land owners, the Declarant, any federal, state or local authority, commission, or agency having jurisdiction thereover and any firm or corporation, either public, quasi-public or private, supplying or servicing such facilities.

Section 3. Encroachment Easement. Each Lot and Living Unit, and every other building within the Community is hereby declared to have an easement over all adjoining Lots, Living Units and buildings and all Common Areas for the purpose of accommodating any encroachment due to engineering errors, errors in original construction, settlement or shifting of a building, roof overhangs, gutters, architectural or other appendages, draining of rain water from roofs, or any other similar cause. There shall be valid easements for the maintenance of such encroachments so long as they shall exist, and the rights and obligations of Owners shall not be altered

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in any way by such encroachments, settlement or shifting; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if such encroachment occurred due to the willful misconduct of such Owner or Owners. In the event a Living Unit or other structure on any Lot is partially or totally destroyed and then repaired or rebuilt, the Owners of each Lot or Living Unit agree that encroachments over adjoining Living Unit, Lots and Common Areas of all types shall be permitted and that there shall be valid easements for the maintenance of such encroachments so long as they shall exist. The provisions of this Section 5 also shall apply to encroachments by any Common Area on any Lot or Living Unit or upon each other.

ARTICLE IX

ARCHITECTURAL CONTROL

No building, fence, wall or other structure, or appurtenances to any structure, erected or maintained in the Community, nor any exterior addition to or change (including, without limitation, painting or residing) or alteration therein shall be made until the plans and specifications showing the nature, kind, shape, height, color, materials, and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography to and by the Board of Directors of the Association, or by an Architectural Control Committee composed of three (3) or more representatives appointed by the Board. In the event the Board, or Architectural Control Committee, fails to approve or disapprove such design and location within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and this Article IX will be deemed to have been fully complied with. The provisions of this Article shall not apply to original construction by the Declarant.

ARTICLE X

PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Initial Property. The real property initially subject to this Declaration is all that property located in Annapolis, Anne Arundel County, Maryland described

in Exhibit A and Exhibit B attached hereto and by this reference made a part hereof.

Section 2. Additions to the Community.

described in

(a) All or any portion of the real property consisting of a maximum of 540 Lots and/or Living Units (including the land initially submitted hereto) and related Common Areas, encompassed within the boundaries, ~~shown on~~ Exhibit C, attached hereto and made a part hereof, may be annexed to the Community by the Declarant, its successors and assigns, or by Presidential Realty Corporation or Kent Washington, Inc., affiliated corporations of the Declarant, without the consent of any other party, at any time or from time to time by recording a Supplemental Declaration among the Land Records of Anne Arundel County, Maryland submitting such additional land to the provisions of this Declaration.

(b) Upon approval in writing of the Association pursuant to the affirmative vote of at least two-thirds (2/3) of each class of its Members as provided in its Bylaws, the owner of any property who desires to subject such property to the provisions of this Declaration and to the jurisdiction of the Association may file for record among the land records of Anne Arundel County, Maryland, a Supplemental Declaration so effecting the same.

Section 3. Mergers. Upon a merger or consolidation of the Association with another association, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association, or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall affect any revocation, change, or addition to the covenants established by this Declaration within the Properties except as hereinafter provided.

Section 4. Effect of Annexation. Any additional lands annexed to the Community pursuant to this Article shall be considered a part of the "Community" for all purposes of this Declaration, and (b) all voting of each class of the membership of the Association, and all voting by the Owners hereunder, shall be aggregated, it being intended that any

voting requirements need not be fulfilled separately for the real property described in a Supplemental Declaration.

ARTICLE XI

DURATION AND AMENDMENT

This Declaration shall run with and bind the Community, and shall inure to the benefit of and be enforceable by the Declarant, the Association, or the Owner of any Lot or Living Unit, or their mortgagees, and their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded; after which time this Declaration shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by Members holding not less than two-thirds (2/3) of the votes of each class of members has been recorded, agreeing to terminate or change this Declaration in whole or in part; provided, however, that no such agreement to terminate or change shall be effective unless written notice of the proposed agreement is sent to every Member at least ninety (90) days in advance of any action taken. Unless specifically prohibited herein, this Declaration may be amended or terminated only by an instrument signed by Owners holding not less than two-thirds (2/3) of the votes of both classes of the membership upon prior approval of first mortgagees holding first mortgages in 75% of the Lots or Living Units in the Community at the time such amendment is adopted. Any amendment must be properly recorded to be effective.

ARTICLE XII

CHANGES AND AMENDMENTS BY DECLARANT

Notwithstanding, and in addition to, any other provision of this Declaration, the Articles of Incorporation, the Bylaws and the Rules and Regulations, the Declarant shall have the right, and hereby reserves the sole right and authority to be exercised in its sole discretion without the consent of any other entity or person, at any time and from time to time it owns a Class B Membership, if so required by any governmental or quasi-governmental agency (including, without limitation, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, or the

Veterans Administration), to amend, modify or add to the provisions of this Declaration, and the other documents and instruments relating to the Community as need therefor may be. Such right also is reserved to comply with the requirements of any lender or title insurance company, provided such amendments, modifications or additions made pursuant to the requirements of any lender or title insurance company do not adversely or materially affect the interest in the Community of the Owners of any Lots or Living Units.

ARTICLE XIII

REMEDIES

The Declarant, the Association, any Owner, or their mortgagees, and their respective legal representatives, successors and assigns, shall have the right to enforce this Declaration, by any proceeding at law or in equity, against any person or persons violating or attempting to violate any provision hereof, any provision of the Articles of Incorporation, Bylaws or Rules and Regulations, for injunctive relief, to restrain violation, to require specific performance and/or to recover damages; and, against the Land, to enforce any lien created by this Declaration. The expenses of enforcement shall be chargeable to the Owner of the Lot or Living Unit in violation this Declaration and shall constitute a lien on the Lot or Living Unit, collectible in the same manner as assessments hereunder.

ARTICLE XIV

CONSENT OF FIRST MORTGAGEES

Notwithstanding and in addition to any other provision of this Declaration, the Articles of Incorporation, the Bylaws, and the Rules and Regulations, unless at least 75% of the first mortgagees (based on one vote for each mortgage owned) or Owners (other than the Declarant) of Lots or Living Units have given their prior written approval, the Association, Members, and the Board of Directors shall not be entitled to: (i) by act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Areas owned, directly or indirectly, by the Association; provided, that the granting of easements for public utilities or for other public purposes consistent with the intended use

of the Common Areas and any other common property shall not be deemed a transfer within the meaning of this clause; (ii) change the method of determining the obligations, assessments, dues or other charges which may be levied against a Member; (iii) by act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or exterior appearance or maintenance of the Living Units, the exterior maintenance of the Living Units, the maintenance of the Common Areas or common walks or common fences and driveways, or the upkeep of lawns and plantings within the Community; (iv) fail to maintain fire and extended coverage on insurable Common Areas on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement costs); (v) use hazard insurance proceeds for losses to any Common Areas (or other areas required to be maintained by the Association) for other than the repair, replacement or reconstruction of such Common Areas or other areas; or (vi) if the Federal National Mortgage Association is a mortgagee of any Unit, or if the Veteran's Administration has insured a mortgage on any Unit, adopt any amendment or modification of this Declaration. This Article, however, shall not apply to or in any way be construed as a limitation upon any right, now or hereafter existing, of the Declarant pursuant to applicable laws to submit other real property to the provisions of this Declaration.

ARTICLE XV

PRIORITY OF FIRST MORTGAGEES

No provision of this Declaration, the Articles of Incorporation, the Bylaws, or the Rules and Regulations, shall be construed to grant to any Owner, or to any other party, any priority over any rights of first mortgagees of the Lots or Living Units pursuant to their first mortgages in the case of a distribution to Owners or insurance proceeds or condemnation awards for losses to or taking of the Lots or Living Units, and/or the Common Areas, or any portions thereof.

ARTICLE XVI

FIRST MORTGAGEE'S RIGHT TO CURE

First mortgagees of Lots or Living Units, jointly or singly, may pay taxes or other charges which are in default and which may or have become a charge against any Common Areas or other common property and may pay overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for such Common Areas or such other common property, and first mortgagees making such payment shall be owed immediate reimbursement therefor from the Association.

ARTICLE XVII

GENERAL PROVISIONS

Section 1. Notices. Any notice required to be sent to any Member or Owner under the provisions of this instrument shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 2. Assignability. The Declarant, its successors and assigns, shall at all times have the right to fully transfer and assign any or all of its rights and powers under this Declaration, subject to Declarant's obligations hereunder.

Section 3. Non-Waiver. The failure of the Declarant, or any Owner, or their respective legal representatives, heirs, successors and assigns, to enforce any provision of this Declaration shall in no event be considered a waiver of the right to do so thereafter, as to the same violation or breach or as to such other violation or breach occurring prior or subsequent thereto.

Section 4. Construction and Interpretation. The Declarant and the Association, to the extent specifically provided herein, may adopt and promulgate reasonable rules and regulations regarding the administration, interpretation and enforcement of the provisions of this Declaration. In so adopting and promulgating such rules and regulations, and in

making any finding, determination, ruling or order or in carrying out any directive contained herein relating to the issuance of permits, authorizations, approvals, rules or regulations, the Declarant shall take into consideration the best interests of the Owners to the end that the Community shall be preserved and maintained as a high quality community.

Section 5. Severability. All of the covenants, conditions, restrictions, easements and reservations contained in this Declaration are hereby declared to be severable and a finding by any court of competent jurisdiction that any of them or any clause or phrase thereof, is void, unlawful or unenforceable shall not affect the validity or enforceability of any other covenants, conditions, restrictions, easements, reservations, or clause or phrase thereof.

IN WITNESS WHEREOF, PAINTER'S HILL DEVELOPMENT CORPORATION has caused this instrument to be executed by ROBERT L. JENSON, its VICE PRESIDENT, and its corporate seal to be hereunto affixed and attested by NORMA H. HESSINGER, its ASST. SECRETARY, on this 24th day of JUNE, 1977.

ATTEST:

PAINTER'S HILL DEVELOPMENT CORPORATION

[Signature]
[Corporate Seal]

By Robert Jenson



(State of New York)
(County of Westchester)

ss:

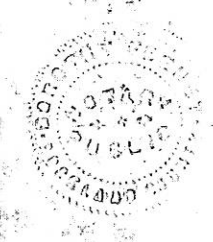
I, *Donald J. Feeney*, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that *Robert L. S. ...* and *Richard ...*, as *the ...* and *the ...*, respectively, of PAINTER'S HILL DEVELOPMENT CORPORATION personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that PAINTER'S HILL DEVELOPMENT CORPORATION is a party to the foregoing and annexed instrument and that the facts set forth in said instrument are true and correct; and they acknowledged to me that PAINTER'S HILL DEVELOPMENT CORPORATION executed the said instrument as its free act and deed.

Subscribed and sworn to before me this *20th* day of *June*, 19 *77*

Donald J. Feeney
Notary Public

My Commission expires: _____

[Notarial Seal]



DONALD J. FEENEY
Notary Public, State of New York
Westchester County
Commission Expires March 23, 1978

LIBER 3145 PAGE 137

FIRST AMENDMENT
TO THE DECLARATION AND BYLAWS
OF THE LANDINGS, ANNAPOLIS, MARYLAND

THIS AMENDMENT is made this 23rd day of October, 1978,
by Painter's Hill Development Corporation (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the Declarant under a certain Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") pertaining to the Community known as the Landings, Annapolis, Maryland, which Declaration was recorded on July 12, 1977 among the land records of Anne Arundel County, Maryland in Liber 2979 at Page 170-222; and attached to the Declaration as Exhibit D and recorded and therewith were the Bylaws of the Painter's Hill Homeowners' Association, Inc., the entity designated by the Declarant to manage the Community which is the subject thereof; and

WHEREAS, Article XII of the Declaration permits the Declarant, so long as it owns a Class B membership, to unilaterally amend the Declaration (and Bylaws) if required, inter alia, by the Veteran's Administration; and

WHEREAS, the Veteran's Administration has required certain changes in the foregoing documents pursuant to a letter to the Declarant dated April 24, 1978.

NOW, THEREFORE in consideration of the foregoing and pursuant to the authority set forth in the Declaration, the Declaration and Bylaws are hereby amended as follows:

1. Article III, Section 2(b) of the Declaration, and Article II, Section 3(b) of the Bylaws are amended by adding at the end of each the following sentence: "Notwithstanding the foregoing, the Class B membership automatically shall terminate if the Community is abandoned prior to completion. For the purposes hereof, "abandonment" is defined to mean a period of two years running from the date the last foundation of a Living Unit or Multi-Unit Structure was laid.

RECORD FEE 7.00

2. The Declaration and Bylaws are each amended by adding at the end of each a new Article XVIII entitled "FHA/VA APPROVAL," to read as follows:



1978 NOV 13 AM 10:50

7.00

REC-3145 VOL 139

FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 24th day of
October, 1978, by PAINTER'S HILL DEVELOPMENT
CORPORATION, a Maryland Corporation (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is Declarant under a certain "Declaration of
Covenants, Conditions, Restrictions and Easements of The Landings,
Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel
County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has reserved the right, in Article X, Section 2
of the Declaration to add certain additional property to the Community; 2/ and

WHEREAS, The Declarant desires to add certain real property and the
improvements thereon to the Community, and to subject such real property and
improvements to the provisions of the Declaration and all other instruments
designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, the Declarant
declares that:

1. The real property, consisting of twelve (12) townhouse lots and the
improvements thereon and the common areas contiguous to such lots (together,
"the Additional Land"), all located in The Landings, Annapolis, Anne Arundel
County, Maryland, and more particularly described on Exhibit A (metes and
bounds description), annexed hereto and made a part hereof and shown on
"Section 3-A --- Amended Plat of Part of Section 3 Painter's Hill at The Landings"
recorded in Plat Book 69, Page 35 of the Land Records of Anne Arundel County,
Maryland, upon recordation of this Supplemental Declaration, shall be added to
and become a part of the Community.

RECORD FEE 15.00

2. From and after the recordation hereof, the Additional Land shall be
held, transferred, sold, conveyed and occupied subject to the provisions of the
Declaration, the Articles of Incorporation and Bylaws of the Association, and
all other instruments designed to create or maintain the Community or the Associa-
tion.

* All capitalized terms used herein shall have the meanings set forth in
Article I of the Declaration, unless otherwise noted.



1978 NOV 13 AM 10:50

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto on the date first above written.

PAINTER'S HILL DEVELOPMENT CORPORATION

ATTEST:

Jeffrey F. Joseph

By

Robert Libson, Vice President

[Seal]

County of Baltimore)
State of Maryland) ss:

I, Linda A. Hott, a Notary Public in and for the jurisdiction aforesaid, hereby certify that Robert Libson, ~~President~~, as Vice President, ~~executively~~ of PAINTER'S HILL DEVELOPMENT CORPORATION personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that PAINTER'S HILL DEVELOPMENT CORPORATION is a party to the foregoing and annexed instrument and that the facts set forth in said instrument are true and correct; and they acknowledged to me that PAINTER'S HILL DEVELOPMENT CORPORATION executed the said instrument as its free act and deed.

Subscribed and sworn to before me this 24th day of October, 1978.

Linda A. Hott
Notary Public Linda A. Hott

My Commission expires: July 1, 1982

[Notarial Seal]

Chairman of the Board
F. M. LATHAM, JR., L. S.

President
JOHN T. LATHAM, L. S.

Vice Presidents
HARRY L. STURDEVANT, P. E. & L. S.
LEONARD R. WARD, P. E. & L. S.
F. M. LATHAM III, P. E.

Associates
DAVIS C. WOOD, JR., L. S.
BAILEY PORTER, P. E. & L. S.
EMILY L. BILL, JR., L. S.
BEN A. MCCREY, JR., L. S.
JAMES M. LUFF, L. S.
THOMAS H. VOIGHT, P. E.
ROBERT W. CICCARONE, L. S.
MONROE G. CHEW, IV, L. S.

J. R. McCrone, Jr.
1938-1938

LIBER 3145 PAGE 141

J. R. McCrone, Jr. Inc.

Engineers + Land Planners + Land Surveyors

20 RIDGELY AVENUE

P. O. BOX 1789 ANNAPOLIS, MARYLAND 21404

Annapolis - 267-8621 - Baltimore - 269-0531 - Washington - 261-2605

OCTOBER 20, 1978

Branch Offices:

P. O. BOX C
PRINCE FREDERICK, MD. 20678
535-0749
Wash. 855-6798

P. O. BOX 207
LEONARDTOWN, MD. 20550
475-5522

R. D. 4, BOX 450
CHESTERDOWN, MD. 21620
778-3272
Eaton 393-1550
Eaton 522-2322
Baltimore 269-5488

TRAPPE, MD. 21157
476-3206

REPLY TO Annapolis

DESCRIPTION OF SECTION 3A,
PART OF SECTION 3
PAINTERS HILL AT THE LANDINGS
CITY OF ANNAPOLIS
ANNE ARUNDEL COUNTY, MARYLAND

BEGINNING for the same at Coordinate Point No. 157, on the westerly side of Young's Farm Road as shown on a plat Section 3A, Painters Hill at The Landings recorded among the Plat Records of Anne Arundel County, in Plat Book 69, page 35; said point being in and South 45° 37' 27" East, 3.00 feet from the beginning of the South 45° 37' 27" East, 50 foot line of the conveyance from Presidential Realty Corporation to Painters Hill Development Corporation by deed dated May 10, 1978 and recorded among the Land Records of Anne Arundel County, in Liber 3081, folio 893, said point also being in the outlines of the record plat of Section 3 Painters Hill at the Landings, recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 67, page 36 and running from said beginning point so fixed, with the outlines of the above mentioned conveyance (308V893), and the outlines of the two above mentioned record plats and with the outlines of the Further Amended Plat of Sections 1 and 2, Painters Hill at The Landings recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 64, page 39, and crossing Young's Farm Road, South 45° 37' 27" East, 47.00 feet;

LIBER 3145 PAGE 142

THENCE South $24^{\circ} 10' 53''$ West, 42.00 feet;

THENCE South $65^{\circ} 49' 07''$ East, 93.47 feet;

THENCE South $24^{\circ} 10' 53''$ West, 87.93 feet;

THENCE South $65^{\circ} 49' 07''$ East, 111.53 feet to intersect the North $23^{\circ} 56' 40''$ East, 522.03 foot line of a conveyance from Kent Washington Incorporated, to Walter Earl Landmesser and Elizabeth N. Landmesser, his wife, by deed dated July 28, 1965 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 1962, folio 239;

THENCE with part of said line reversely, leaving the outlines of the above mentioned Further Amended Plat of Sections 1 and 2 and continuing with the outlines of the Record Plat of Section 3A and Section 3, South $23^{\circ} 57' 35''$ West, 109.09 feet;

THENCE leaving the outlines of said conveyance to Landmesser, North $65^{\circ} 49' 07''$ West, 202.88 feet;

THENCE leaving the outlines of the above mentioned conveyance to Painters Hill Development Corporation (3081/893) and the outlines of Section 3, Record Plat, North $65^{\circ} 49' 07''$ West, 31.08 feet to intersect the easterly side of Young's Farm Road, a 34 foot wide Municipal Easement;

THENCE crossing same, North $58^{\circ} 18' 34''$ West, 34.00 feet;

THENCE with the westerly side of Young's Farm Road with a curve to the left having a radius of 352.50 feet, a chord of North $27^{\circ} 56' 06''$ East 46.17 feet for an arc length of 46.20 feet;

THENCE continuing with the westerly side of Young's Farm Road, North $24^{\circ} 10' 53''$ East, 119.85 feet to a point of curve;

THENCE with a curve to the right having a radius of 245.88 feet, a chord of North $34^{\circ} 16' 43''$ East, 86.21 feet for an arc distance of 86.66 feet to the place of beginning;

DESC. OF SEC. 3A

PAGE 3

LIBER 3145 PAGE 143

CONTAINING 1.031 acres, more or less;

BEING a part of the above mentioned conveyance from Presidential Realty Corporation, to Painters Hill Development Corporation by deed dated May 10, 1978 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 3081, folio 893.

AND BEING all of that parcel of ground shown on the aforementioned Record Plat of Section 3A, Painters Hill at The Landings recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 69, page 35; the above described parcel being subject to, and having the use of, all Municipal Easements, Utility Easements, Storm Drain Easements as indicated on the above mentioned Record Plat of Section 3A, Painters Hill at The Landings.

to: William J. Lewis

SECOND SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 14th day of
December, 1978, by PAINTER'S HILL DEVELOPMENT
CORPORATION, a Maryland Corporation (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is Declarant under a certain "Declaration of
Covenants, Conditions, Restrictions and Easements of The Landings,
Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel
County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has reserved the right, in Article X, Section 2
of the Declaration to add certain additional property to the Community; */ and

WHEREAS, The Declarant desires to add certain real property and the
improvements thereon to the Community, and to subject such real property and
improvements to the provisions of the Declaration and all other instruments
designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, the Declarant
declares that: RECORD FEE 17.00

1. The real property, consisting of twenty six (26) townhouse lots and the
improvements thereon and the common areas contiguous to such lots (together,
"the Additional Land"), all located in The Landings, Annapolis, Anne Arundel
County, Maryland, and more particularly described on Exhibit A (metes and
bounds description), annexed hereto and made a part hereof and shown on
"Section 3-B---Amended Plat of Part of Section 3 Painter's Hill at The Landings"
recorded in Plat Book 70, Page 3 of the Land Records of Anne Arundel County,
Maryland, upon recordation of this Supplemental Declaration, shall be added to
and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be
held, transferred, sold, conveyed and occupied subject to the provisions of the
Declaration, the Articles of Incorporation and Bylaws of the Association, and
all other instruments designed to create or maintain the Community or the
Association.

* All capitalized terms used herein shall have the meanings set forth in
Article I of the Declaration, unless otherwise noted.

1978 DEC 14 PM 2:22
GK
LIBER

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto on the date first above written.

PAINTER'S HILL DEVELOPMENT CORPORATION

ATTEST:

[Signature]
Joseph S. Joseph

By: *[Signature]*
Robert Libson, Vice President

(Seal)

Anne Arundel
County of Baltimore)
State of Maryland) ss:

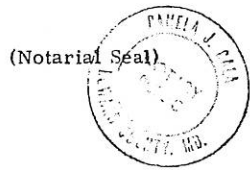


I PAMELA J. CALA, a Notary Public in and for the jurisdiction aforesaid, hereby certify that Robert Libson and _____, as Vice President and _____, ~~respectively~~ of PAINTER'S HILL DEVELOPMENT CORPORATION personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that PAINTER'S HILL DEVELOPMENT CORPORATION is a party to the foregoing and annexed instrument and that the facts set forth in said instrument are true and correct; and they acknowledged to me that PAINTER'S HILL DEVELOPMENT CORPORATION executed the said instrument as its free act and deed.

Subscribed and sworn to before me this 14 day of December, 19 78.

[Signature]
Notary Public

My Commissions expires: 7-1-82



Chairman of the Board
F. M. LATHAM, JR. L. S.

President
JOHN T. LATHAM, L. S.

Vice Presidents
HARRY E. STADLER, JR. P. E. & L. S.
LEONARD R. MANN, P. E. & L. S.
F. M. LATHAM, III, P. E.

Associates
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RALPH PORTER, P. L. S.
IRVING L. BILL, JR., L. S.
BENJ. A. WOODRUFF, L. S.
JAMES W. LUFF, L. S.
THOMAS H. VOISINET, P. E.
RONALD W. CICCARDONE, L. S.
MONROE G. CHERRY, III, L. S.

J. R. McCrone, Jr.
1938-1958

LIBER 3156 PAGE 895

J. R. McCrone, Jr. Inc.

Engineers + Land Planners + Land Surveyors

20 RIDGELY AVENUE

P. O. BOX 1789 ANNAPOLIS, MARYLAND 21404

Annapolis - 267-8621 - Baltimore - 267-0531 - Washington - 261-2605

Branch Offices:

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PRINCE FREDERICK, MD. 20678
535-0949
Wash. 855-6798

P. O. BOX 207
LEONARDTOWN, MD. 20650
475-5522

R. D. 4, BOX 650
CHESTERDOWN, MD. 21620
778-3212

Elton 398-1550
Easton 822-3322
Ballo 267-5488

TRAPPE, MD. 21673
476-3206

December 13, 1978

REPLY TO: Annapolis
Job No. 1260860

DESCRIPTION OF SECTION 3-B, PART OF SECTION 3 PAINTERS HILL AT THE LANDINGS CITY OF ANNAPOLIS, MARYLAND

BEGINNING for the same at Coordinate Point #157, on the westerly side of Young's Farm Road, as shown on a plat of Section 3-B, Painters Hill at The Landings, recorded among the Plat Records of Anne Arundel County, Maryland, in Plat Book 70, page 3; said point being in and South 45° 37' 27" East, 3.00 feet from the beginning of the South 45° 37' 27" East, 50 foot line of the conveyance from Presidential Realty Corporation to Painters Hill Development Corporation by deed dated May 10, 1978, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 3081, folio 893;

THENCE running from said beginning point so fixed leaving the outlines of the above mentioned conveyance (3081/893), and with the westerly side of Young's Farm Road, as shown on said plat of Section 3-B, and with a curve to the left for an arc distance of 86.66 feet, said curve having a radius of 245.88 feet and a chord of South 34° 16' 43" West, 86.21 feet to a point of tangency at Coordinate Point #536;

THENCE South 24° 10' 53" West, 119.85 feet to Coordinate Point #543, as shown on said plat;

THENCE with a curve to the right for an arc distance of 46.20 feet, said curve having a radius of 352.50 feet and a chord of South 27° 56' 06" West, 46.17 feet to Coordinate Point #172;

THENCE crossing Young's Farm Road, South $58^{\circ} 18' 34''$ East, 34.00 feet to Coordinate Point #49;

THENCE with the easterly side of Young's Farm Road in a southwesterly direction, with a curve to the right for an arc distance of 118.75 feet, said curve having a radius of 386.50 feet and a chord of South $40^{\circ} 29' 34''$ West, 118.28 feet to Coordinate Point #546 on said plat;

THENCE with the outlines of the aforementioned conveyance from Presidential Realty Corporation to Painters Hill Development Corporation (3081/893) with a curve to the right for an arc length distance of 91.40 feet, said curve having a radius of 171.12 feet, and a chord of South $64^{\circ} 35' 47''$ West, 90.32 feet to Coordinate Point #51 on said plat;

THENCE continuing with the outline (of 3081/893) crossing Young's Farm Road, North $10^{\circ} 06' 06''$ West, 34.00 feet, thence North $22^{\circ} 49' 46''$ West, 222.68 feet to Coordinate Point #53 on said plat, thence North $40^{\circ} 30' 00''$ East, 353.42 feet to Coordinate Point #217 on said plat, thence North $24^{\circ} 13' 54''$ East 19.14 feet, thence South $39^{\circ} 40' 44''$ East 183.00 feet to Coordinate Point #9 on said plat, said point being on the westerly side of the aforementioned Young's Farm Road;

THENCE with said westerly side with a curve to the left for an arc distance of 20.76 feet, said curve having a radius of 200.06 feet, and a chord of South $47^{\circ} 20' 57''$ West, 20.76 feet to Coordinate Point #23 on said plat;

THENCE South $45^{\circ} 37' 27''$ East, 3.0 feet to the place of beginning.

CONTAINING 2.101 acres, more or less;

BEING a part of the above mentioned conveyance from Presidential Realty Corporation, to Painters Hill Development Corporation by deed dated May 10, 1978, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 3081, folio 893.

LIBER 3156 PAGE 897

DESC. OF SECT. 3-B
PAINTER'S HILL AT THE LANDINGS

PAGE 3

JOB NO. 1260860

AND BEING all of that parcel of ground shown on the aforementioned Record Plat of Section 3-B, Painters Hill at The Landings, recorded among the Plat Records of Anne Arundel County, Maryland, in Plat Book 70, page 3; the above described parcel being subject to, and having the use of, all Municipal Easements, Utility Easements, Storm Drain Easements, and Bikeway Easements, as indicated on the above Record Plat of Section 3-B.

Mailed to:

Atlanta Title Co.

THIRD SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 16th day of October, 1979, by ANNAPOLIS TOWNHOUSE DEVELOPERS, INC., a Maryland Corporation (Developer).

RECORDED 16.00
FBI 107730
OCT 16 1979

WITNESSETH:

WHEREAS, Developer by Assignment dated May 17, 1979 and recorded in Liber W.G.L. No. 3205, folio 768 has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property, consisting of twenty six (26) town-house lots and the improvements thereon and the common areas contiguous to such lots (together, "the Additional Land"), all located in The Landings, Annapolis, Anne Arundel County, Maryland, and more particularly described on Exhibit A (metes and bounds description), annexed hereto and made a part hereof as shown on Plat entitled "Amended Plat of Section Four, Painter's Hill at The Landings" recorded in Plat Book 73, Page 16 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meanings set forth in Article I of the Declaration, unless otherwise noted.



1600

1979 OCT 16 AM 9:31

RECORDED

IN WITNESS WHEREOF, Developer has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto on the date first above written.

ANNAPOLIS TOWNHOUSE DEVELOPERS, INC.

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libsch
Robert Libsch, President

(Seal)

County of Anne Arundel
State of Maryland

} ss:



I Patricia C. Saggerty, a Notary Public in and for the jurisdiction aforesaid, hereby certify that Robert Libsch, as President, of ANNAPOLIS TOWNHOUSE DEVELOPERS, INC. personally appeared before me in said jurisdiction and being by me first duly sworn, did depose and say that ANNAPOLIS TOWNHOUSE DEVELOPERS, INC. is a party to the foregoing and annexed instrument and that the facts set forth in said instrument are true and correct; and they acknowledged to me that ANNAPOLIS TOWNHOUSE DEVELOPERS, INC. executed the said instrument as its free act and deed.

Subscribed and sworn to before me this 16th day of October, 1979.

(Notarial Seal)

Patricia C. Saggerty
Notary Public
My Commissions expires: July 1, 1982



EXHIBIT A

LIBER 3252 PAGE 114

BEGINNING for the same at the end of the South 23° 57' 35" West, 109.09 foot line of the conveyance from Presidential Realty Corporation to Painter's Hill Development Corporation by deed dated May 10, 1978, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 3081, folio 893; said point also being in and South 23° 57' 35" West, 109.09 feet from the beginning of the South 23° 57' 35" West, 240.90 foot line of the conveyance from Kent Washington, Inc., to Presidential Realty Corporation by deed dated July 6, 1977, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 2986, folio 585; said point also being at Coordinate Point #45, as shown on the Record Plat of Section 3, Painter's Hill at The Landings, recorded among the Plat Records of Anne Arundel County in Plat Book 67, page 36;

THENCE running from said beginning point so fixed leaving Section 3, Painter's Hill at The Landings, and the above mentioned conveyance (3081/893) and with the outlines of the above mentioned conveyance (2986/585), South 23° 57' 35" West, 131.81 feet; thence South 52° 00' 14" West, 88.43 feet; thence South 55° 24' 40" West, 217.18 feet;

THENCE leaving the outlines of the above mentioned conveyance (2986/585) crossing part of same North 25° 23' 49" West, 292.93 feet, thence with a curve to the left in an easterly direction for an arc length of 56.07 feet; said curve having a radius of 171.12 feet and a chord of North 89° 17' 06" East, 55.82 feet to Coordinate Point #51, as shown on the above mentioned plat of Section 3, Painter's Hill at The Landings, said point also being in the outline of the conveyance from Presidential Realty Corporation to Painter's Hill Development Corporation by deed dated May 10, 1978, and recorded among the Land Records of Anne Arundel County, in Liber 3081, folio 893;

EXHIBIT A

LINE 3252 PAGE 115

PAGE TWO

THENCE with the outlines of said conveyance and with the easterly side of Youngs Farm Road, a 34 foot wide Municipal Easement and access road, with a curve to the left for an arc distance of 91.40 feet, said curve having a radius of 171.12 feet and a chord of North 64° 35' 47" East, 90.32 feet to Coordinate Point #546 on the above mentioned plat of Section 3, at a point of compound curve, thence with a curve to the left for an arc length of 118.75 feet, said curve having a radius of 386.50 feet and a chord of North 40° 29' 34" East, 118.28 feet;

THENCE leaving the easterly side of the aforementioned Young's Farm Road and following, reversely, and with an extension thereof, the North 65° 49' 07" West, 202.88 foot line of the aforementioned conveyance (3081/893), South 65° 49' 07" East, 233.96 feet to the place of beginning;

CONTAINING 1.997 acres, more or less.

Mailed to *Arthur L. Johnson*

X-

FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 30th day of July, 1980, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; and

RECORD FEE 8.00
#10172 C040 R01 T09:29

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

JUL 30 80

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of townhouse Lots 101, 102, 103, 104, 105, 106, 113, 114, 115, 116, 117, 118, 137, 138, 139, 140, 141 and 142 and the improvements thereon and the common areas contiguous to such lots (together, "the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Amended Plat of Section Five, Painters Hill at The Landings" recorded in Plat Book 76, Page 48 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meanings set forth in Article I of the Declaration, unless otherwise noted.

RECORDED & INDEXED
ANNAPOLIS, MARYLAND

1980 JUL 30 AM 9:31

MARYLAND DEPARTMENT OF
REGISTRATION



B.P.

LIBER 3329 PAGE 170

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 30th day of July 1980, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of law that the matters and facts set forth in the Fourth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

(Notary Seal)

Mailed to Landings Devel. Corp

RES. 3361 RE 851

FIFTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 18th
day of November, 1980, by LANDINGS DEVELOPMENT ASSOCIATES,
a Maryland Partnership (Developer).

RECORDED FEE 8.00
208371 0345 102 112:10

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under
a certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Records of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

NOV 19 80

WHEREAS, Declarant has the right, in Article X, Section
2 of the Declaration to add certain additional property to the
Community; *1 and

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject such
real property and improvements to the provisions of the Declaration
and all other instruments designed to create or maintain the Community
or the Association;

NOW, THEREFORE, in consideration of the premises, Developer
declares that:

1. The real property consisting of townhouse Lots 107,
108, 109, 110, 111, 112, 119, 120, 121, 122, 123 and 124 and the
improvements thereon and the common areas contiguous to such lots
(together, "the Additional Land") all located in The Landings, Annapolis,
Anne Arundel County, Maryland, as shown on Plat entitled "Further Amended Plat
of Section Five, Painters Hill at The Landings" recorded in Plat Book
78, Page 3 of the Land Records of Anne Arundel County, Maryland,
upon recordation of this Supplemental Declaration, shall be added to
and become a part of the Community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold, conveyed and occupied subject
to provisions of the Declaration, the Articles of Incorporation and
Bylaws of the Association, and all other instruments designed to
create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meanings set
forth in Article I of the Declaration, unless otherwise noted.

NOV 19 1980 PH12:14

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: *Robert Libson*
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the *13* day of *November* 1980, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of law that the matters and facts set forth in the Fifth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires *July 1, 1982*

(Notary Seal)

Mailed to *Landings Development Corp*

SIXTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 10th
day of April, 1981, by LANDINGS DEVELOPMENT ASSOCIATES,
a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under
a certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Records of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2
of the Declaration to add certain additional property to the Community;
*/ and

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject such
real property and improvements to the provisions of the Declaration
and all other instruments designed to create or maintain the Community
or the Association;

NOW, THEREFORE, in consideration of the premises, Developer
declares that:

1. The real property consisting of Lots #8, 9, and 10 and
the improvements thereon ("the Additional Land") all located in The Landings,
Annapolis, Arunde: County, Maryland, as shown on Plat entitled "Section 6,
The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of
the Land Records of Anne Arundel County, Maryland, upon recordation
of this Supplemental Declaration, shall be added to and become part
of the Community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold, conveyed and occupied subject
to provisions of the Declaration, the Articles of Incorporation and
Bylaws of the Association, and all other instruments designed to
create or maintain the Community or the Association.

3041 21 21 1981

6/1 21 21 81

15 11 81

*All capitalized terms used herein shall have the meaning set forth
in Article I of the Declaration, unless otherwise noted.

SW

1981 APR 22 AM 9:39
U.S. MAIL

LIBER 3400 PAGE 146

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 10th day of April, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvery County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Sixth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

(Notary Seal)

My Commission expires July 1, 1982

Mailed to: W. Thomas Gensel

SEVENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 13th day of May, 1981 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of townhouse Lots #125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 143, 144, 145, 146, 147 and 148 and the improvements thereon and the common areas contiguous to such lots (together, "the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Second Further Amended Plat of Section Five, Painters Hill at The Landings" recorded in Plat Book 80, Page 22 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold, conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meanings set forth in Article I of the Declaration, unless otherwise noted.



1981 MAY 14 AM 8:51

W. CLARK

3406 INC 439

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

BY: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

BY: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 13th day of May, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of law that the matters and facts set forth in the Seventh Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

(Notary Seal)

My Commission expires July 1, 1982



Landing Blvd

EIGHTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 24th day of June, 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

RECORD FEE 10.00
BOOK 37.5 PAGE 109:32
JUN 24 81

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #20 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
1981 JUN 24 AM 9:34
W. GARRETT LARRIMORE
CLERK

10.00

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

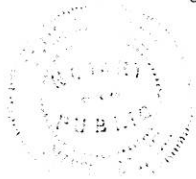
ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 24th day of June, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Eighth Supplemental Declaration are true to the best of their knowledge.



(Notary Seal)

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

Landings Development

Witness

BOOK 3434 PAGE 186

NINTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 24th day of August, 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

RECORDED
1981 AUG 27 8.00

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

AUG 24 81

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #17 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

1981 AUG 24 AM 8:31



*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

2

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 24th day of August, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Eighth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

(Notary Seal)

My Commission expires July 1, 1982



Mailed to: Land Development Associates

BOOK 3441 PAGE 716

TENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 25th day of
Sept., 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership
(Developer).

RECORD FEE 10.00
#69954 C237 R02 108:55
SEPT 25 81

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot # 6 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

10.00



RECEIVED FOR RECORDS
CIRCUIT COURT, ANNAPOLIS, MARYLAND
1981 SEP 25 AM 8:57
W. GARDNER LARRINGORE
CLERK

BOOK 3441 PAGE 717

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 25th day of Sept, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Tenth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



(Notary Seal)

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

Made by Landings Assoc.

ELEVENTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND BOOK 3449 PAGE 585

THIS SUPPLEMENTAL DECLARATION is made this 28th day of Oct., 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #15 and the improvements thereon ("The Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



RECEIVED IN THE
CIRCUIT COURT, A.C.
1981 OCT 28 AM 8:52
W. BARRELL CLERK

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 28th day of Oct., 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Eleventh Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982



(Notary Seal)

Mailed by Landing Development Assoc

TWELFTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 12th day of Dec, 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

RECORD FEE 3.00
POSTAGE .50

NOW, THEREFORE, in consideration of the premises, Developer declares that:

#00005 0345 001 198138

1. The real property consisting of Lot #24 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

DEC 1 81

1981 DEC -1 AM 8:38
RECORDED
INDEXED

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 1st day of Dec, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Twelfth Supplemental Declaration are true to the best of their knowledge.



(Notary Seal)

As witness, my hand and notarial seal.

Vivian A. Shelton
VIVIAN A. Shelton
Notary Public

My Commission expires July 1, 1982

Mailed to: Landings Dev. Assoc

THIRTEENTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

BOOK 3459 PAGE 31

THIS SUPPLEMENTAL DECLARATION is made this ^{5th} day of Dec. 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

RECORD FEE 9.00
POSTAGE .50

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

#00392 CO40 R01 T08:39
DEC 9 81

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lots #2, 18, 21, & 22 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

RECORDED IN ANNE ARUNDEL COUNTY
1981 DEC -8 AM 8:42
RECORDING DEPARTMENT

4-28
36

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 8th day of Dec, 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Supplemental Supplemental Declaration are true to the best of their knowledge.



(Notary Seal)

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

Mailed to: Landing Blvd Assoc

BOOK 3464 PAGE 482

FOURTEENTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this _____ day of _____ 198____, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article 8, Section 2 of the Declaration to add certain additional property to the Community; and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #19 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORDED IN 9:28



RECORD FEE 10.00
STAMP 50
SEARCH FEE 10.00
TOTAL 20.00

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

10.00 SDP

BOOK 3464 PAGE 483

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 4th day of Jan 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Fourteen Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

(Notary Seal)

Witness: Landings Development Assoc

FIFTEENTH SUPPLEMENTAL DECLARATION *BOOK 3471 PAGE 486*
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this *9th* day of *Feb*, 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot # 4 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

RECORD FEE 10.00
POSTAGE .50
#05852 CASE NO 2 113:30
FEB 9 82

1982 FEB -9 PM 1:30
ANNAPOLIS, MARYLAND



10.00 .50

BOOK 3471 PAGE 487

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:
Margaret E. Meissner
Margaret E. Meissner

By: *Robert Libson*
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 9th day of Feb, 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the fifteenth supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

Mailed to Landings DEVELOPMENT ASSOCIATES

SIXTEENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

Feb THIS SUPPLEMENTAL DECLARATION is made this 17th day of 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Declarant declares that:

RECORD FEE 10.00
POSTAGE .50
CASE NO. 110-51
FEB 19 82

1. The real property consisting of Lot #12 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

10 00

RECORDED

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 19th day of Feb., 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Sixth Supplemental Declaration are true to the best of their knowledge.



(Notary Seal)

As witness, my hand and notarial seal.

Vivian A. Shelton
Vivian A. Shelton
Notary Public

My Commission expires July 1, 1982

Landings Development Assoc

SEVENTEENTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 22nd day of March 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #3 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

P. D. CLERK

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

RECORD FEE 10.00
POSTAGE 50
NOTICE CASE NO. 70933
MAR 22 82

1502 MAR 22 AM 9:32

100 50

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 22nd day of March 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara J. Stuhler

Notary Public

My Commission expires 7/1/82



Mailed to: Robert Libson

EIGHTEENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

X

THIS SUPPLEMENTAL DECLARATION is made this 17th day of June 1981, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

RECORD FEE 8.00
POSTAGE .50

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

#07047 C040 R01 T16431
JUNE 30 82

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot # 28 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed create or maintain the Community or the Association.



RECORDED
1982 JUN 30 PM 4:41
W. B. ELLER

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

20
p.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 17th day of June 1981, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 1st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Notary Public

My Commission expires July 1, 1982



LAWRENCE B. GOLDSTEIN
ATTORNEY AT LAW
P.O. BOX 291
ANNAPOLIS, MARYLAND 21404

BOOK 3497 PAGE 365

NINETEENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 18th day of June 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #13 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation, and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

RECORD FEE 8.00
POSTAGE .50
#05500 C040 R01 T08:55
JUNE 18 82

1987 JUN 18 AM 8:56
W. D. ...

BOOK 3497 PAGE 366

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

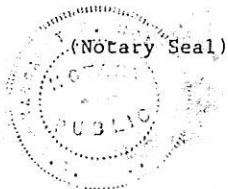
County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 18th day of June 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 19th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Notary Public

My Commission expires July 1 1982



Mailed to: Landings Devel. Assoc.

TWENTIETH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

3503-627

THIS SUPPLEMENTAL DECLARATION is made this 13th day of July 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #5 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



1982 JUL 13 AM 10:19

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

30X3503: 628

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 13th day of July 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 20th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986

(Notary Seal)



Robert Libson

TWENTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 5th day of August 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

RECORD FEE 12.00
POSTAGE .50

NOW, THEREFORE, in consideration of the premises, Developer declares that:

#07477 0040 R01 T14:50
AUG 5 82

1. The real property consisting of Lot #30 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

1982 AUG -5 PM 2:52



*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 5th day of August 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 21st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986.

(Notary Seal)



Witnessed by Landry Dewald Case

TWENTY-SECOND SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 17th day of September 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

RECORD FEE 14.00
POSTAGE .50
#02405 C345 R01 T10:31

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

SEPT 17 82

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #14 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



RECEIVED FOR RECORD
CIRCUIT COURT H.A.A. COUNTY
1982 SEP 17 AM 10:34

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Margaret E. Meissner
Margaret E. Meissner

By: Robert Libson
Robert Libson

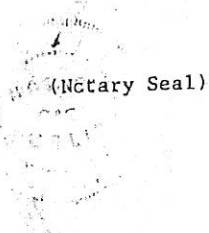
County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 17th day of Sept. 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 22nd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986



Landings Development Associates

TWENTY-THIRD SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 1st day of October 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot # 23 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



RECORD FEE 11.00
POSTAGE .50
#05203 0237 002 T09:27
OCT 1 82

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY
*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

Mailed to: LANDINGS DEVELOPMENT ASSOC.

11-50

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 1st day of Oct. 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 23rd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986



3335-216

TWENTY-FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 29th day of October 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

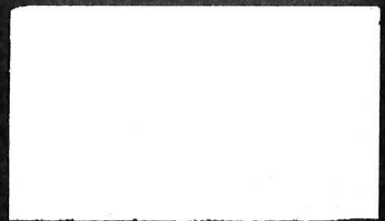
NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #25 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORDED 22 PM 4:12

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.



3335-217

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES .

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 29th day of Oct. 1982, before me, the subscriber, a notary of the State of Maryland, in and for Calvert County, personally appeared Robert Libson and Margaret Meissner and made oath in due form of the law that the matters and facts set forth in the 24th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission expires
July 1, 1986

Marilyn J. Grant

TWENTY-FIFTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

3522-813

THIS SUPPLEMENTAL DECLARATION is made this 4th day of November, 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all of the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of townhouse Lots #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 23, 24, 25, 26, 27 and 28 and the improvements thereon and the common areas contiguous to such lots (together, "the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Amended Plat of Section 8 of The Landings P.U.D." recorded in Plat Book 88 Page 35 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold, conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORD FEE 15.00

STAMP TO 10000

*All capitalized terms used herein shall have the meanings set forth in Article I of the Declaration, unless otherwise noted.

1600 50

1982 NOV 12 PM 3:51

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES
BY: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

BY: Robert Libson
Robert Libson

REC-514

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 9th day of November 1982, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of law that the matters and facts set forth in the Twenty-Fifth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

(Notary Seal)

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1983

Mailed to Landing Head

3357 PAGE 876

TWENTY-SIXTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 8th day of December 1982, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #27A and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORD FEE 16.00
POSTAGE .50
#05896 C345 ROBB
FEB 10

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

16.00 50

3557-877

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 8th day of Dec. 1982, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 26th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1986

(Notary Seal)

Landings Development

K-

TWENTY-SEVENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 8th day of March 1983, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

RECORDING FEE 14.00
PROPERTY 1.50

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

RECORDING FEE 14.00
PROPERTY 1.50

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #11 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORDED IN BOOK 3564 PAGE 851
ANNAPOLIS, MARYLAND
1983 MAR -8 AM 9:03

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

1600
SD

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 8th day of March 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 27th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July, 1986.

(Notary Seal)

Mailed to: Landings Develop Assoc.

TWENTY-EIGHTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 13th day of April 1983, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #42 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECORD FEE 12.00
POSTAGE .50
#10074 C345 R01 T14:26
APR 13 83

RECEIVED FOR RECORD
CIRCUIT CLERK, ANNAPOLIS, MARYLAND



1983 APR 13 PM 2:23

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

1200 50

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 13th day of April 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 28th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986

(Notary Seal)

Robert Libson

LIBER 3579 PAGE 373

TWENTY-NINTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 28th day
of APRIL, 1983, by LANDINGS DEVELOPMENT ASSOCIATES,
a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all of the rights of Declarant under
a certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Records of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of
the Declaration to add certain additional property to the Community; */
and

WHEREAS, Developer desires to add certain real property and
the improvements thereon to the Community, and to subject such real
property and improvements to the provisions of the Declaration and all
other instruments designed to create or maintain the Community or the
Association;

NOW, THEREFORE, in consideration of the premises, Developer
declares that:

1. The real property consisting of townhouse Lots #11, 12,
13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 and the improvements thereon
and the common areas contiguous to such lots (together, "the Additional
Land") all located in The Landings, Annapolis, Anne Arundel County,
Maryland, as shown on Plat entitled "Further Amended Plat of Section 8
of The Landings P.U.D." recorded in Plat Book 90 Page 2 of the Land
Records of Anne Arundel County, Maryland, upon recordation of this
Supplemental Declaration, shall be added to and become a part of the
Community.

2. From and after the recordation hereof, the Additional Land
shall be held, transferred, sold, conveyed and occupied subject to
provisions of the Declaration, the Articles of Incorporation and Bylaws
of the Association, and all other instruments designed to create or
maintain the Community or the Association.

RECORD FEE 14.00
POSTAGE .50
#21661 0237 R02 110:04
APR 28 83

*All capitalized terms used herein shall have the meanings set forth
in Article 1 of the Declaration, unless otherwise noted.

CLERK OF DISTRICT COURT

1983 APR 28 AM 10:05

E. AUBREY COLLISON
CLERK



1450

LIBER 3579 PAGE 374

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES
By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

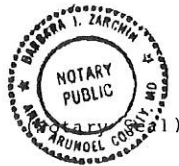
Paula J. Grant

BY: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:

I hereby certify that on the 28th day of April 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and MARILYN J. GRANT and made oath in due form of law that the matters and facts set forth in the Twenty-Ninth Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



Barbara J. Zarchin
Notary Public

My Commission expires 7/1/86

Mailed to: Robert Libson

3582 PAGE 864

THIRTIETH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 9th day of May 1983, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot # 29 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

RECEIVED FOR RECORD
CIRCUIT CLERK, ANNE ARUNDEL COUNTY

1983 MAY -9 AM 9:59

E. AUBREY COLLISON

CLERK

RECORD FEE 12.00
POSTAGE .50
#12192 0345 AM 11:00
MAY 1983

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

1252

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 9th day of May 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 30th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



(Notary Seal)

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1985

Willed to: Robert Libson

3593 PL 295

THIRTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 6th day of June 1983, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #40 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.



ELIZABETH ELLISON / 1250
CLERK

NO. 5593 of 296

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 6th day of June 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 31st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986

(Notary Seal)

Matter of Robert Libson

32

BOOK 3537 PAGE 895

THIRTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 15 day of June 1983, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; * / and

RECORD FEE 12.00
POSTAGE .50

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

#15530 0040 R01 T15:13
JUN 15 83

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #46 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.



1983 JUN 15 PM 3:15
L. J. VOLINSON
OLENA

*All capitalized terms used herein shall have the meaning set forth in Article I of the Declaration, unless otherwise noted.

123

3597 896

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Marilyn J. Grant
Marilyn J. Grant

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland) ss:
)

I hereby certify that on the 15 day of June 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundell County, personally appeared Robert Libson and Marilyn J. Grant and made oath in due form of the law that the matters and facts set forth in the 31st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires

(Notary Seal)

Robert Libson

THIRTY-THIRD SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 31st day of August, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

RECORD FEE 16.00
STATE 5.00
TOTAL FEE 21.00
AUG 31 03

1. The real property consisting of Lot # 32 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1600
50



1500 AUG 31 AM 10:47

WILLIAMS

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES
By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara B. Smith
Barbara B. Smith

By: Robert Libson
Robert Libson

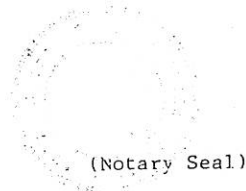
County of Anne Arundel)
State of Maryland)
) ss:

I hereby certify that on the 31st day of August 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara B. Smith and made oath in due form of the law that the matters and facts set forth in the 96th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986



(Notary Seal)

~~MEMBER OF~~ The Landings Development Assoc.

X -

THIRTY-FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 1st day of September, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

RECORD FEE 12.00
POSTAGE .50
#22862 0345 001 188433
SEP 1 83

1. The real property consisting of Lot # 35 and the improvements thereon ("the Additional Land") all located in the Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1250

1983 SEP - 1 AM 8:35
C. J. COLLISON
CLERK

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES
By: LANDINGS DEVELOPMENT CORPORATION
Venture Agent

ATTEST:

Barbara B. Smith
Barbara B. Smith

By: Robert Libson
Robert Libson

County of Anne Arundel)
State of Maryland)
)

ss:

I hereby certify that on the 1st day of September 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara B. Smith and made oath in due form of the law that the matters and facts set forth in the 34th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission expires July 1, 1986

(Notary Seal)

Andrew Wood

THIRTY-FIFTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 9th day of September, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */ and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

RECORD FEE 12.00
POSTAGE .50
#23595 0345 R01 109:06
SEPT 9 83

1. The real property consisting of Lot #41 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1983 SEP -9 AM 9:05

E. J. ... LISON

1250

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 9th day of September, 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 35th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission Expires July 1, 1986



Mailed to: Landings Develop Assoc

THIRTY-SIXTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 3rd day of October, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot #44 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED IN RECORD
DEPARTMENT OF RECORDS

1983 OCT -3 AM 9:01

E. ANDREW COLLISON
CLERK

12.0

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss: .

I hereby certify that on the 3rd day of October, 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the Law that the matters and facts set forth in the 36th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Robert Libson

3684-687

THIRTY-SEVENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 23rd day of
November by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland
Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under
a certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Records of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2
of the Declaration to add certain additional property to the
Community; */ and

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject such
real property and improvements to the provisions of the Declaration
and all other instruments designed to create or maintain the
Community or the Association;

NOW, THEREFORE, in consideration of the premises,
Developer declares that:

1. The real property consisting of Lots 33 and 34 and the
improvements thereon ("the Additional Land") all located in the
Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat
entitled "Section 7, the Landings PUD Stonecreek" recorded in Plat
Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland,
and Lot 1 and the improvements thereon ("the Additional Land") all
located in The Landings, Annapolis, Anne Arundel County, Maryland,
as shown on Plat entitled "Section 6, The Landings PUD Stonecreek"
recorded in Plat Book 77, Page 29 of the Land Records of Anne Arundel
County, Maryland upon recordation of this Supplemental Declaration,
shall be added to and become part of the Community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold conveyed and occupied subject
to provisions of the Declaration, the Articles of Incorporation and
Bylaws of the Association, and all other instruments designed to
create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth
in Article 1 of the Declaration, unless otherwise noted.

14-30
50
11:15
20 23 83

RECORDED
14
11:15
20 23 83

14-30

3004-688

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES
BY: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Richard Arnold
Richard Arnold

BY: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 23rd day of November, 1983 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Richard Arnold and made oath in due form of the law that the matters and facts set forth in the 37th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mailed to: Landings Development

3686-219

THIRTY-EIGHTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 30th day of November by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; and

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 36 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

5 15:06:30 AM 9:45

18/20

3666-220

IN WITNESS WHEREOF, Developer has caused this Instrument to be executed on the date first above written.

BY: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara B. Smith
Barbara B. Smith

BY: *Robert Libson*
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

SS:

I hereby certify that on the 30th day of November, 1983 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 38th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Landings Development

1997-001

X-

THIRTY-NINTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 2nd day of
December by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland
Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under
a certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Record of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2
of the Declaration to add certain additional property to the
Community; / and

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject such
real property and improvements to the provisions of the Declaration
and all other instruments designed to create or maintain the
Community or the Association;

NOW, THEREFORE, in consideration of the premises,
Developer declares that:

1. The real property consisting of townhouse Lots #29,
#30, #31, #32, #33, #34, #35, #36, #37, #38, #39, #40, #41, #42, #43,
#44, #45, #46 and the improvements thereon and the common areas con-
tiguous to such lots (together, "the Additional Land") all located
in The Landings, Annapolis, Anne Arundel County, Maryland, as shown
on Plat entitled "Further Amended Plat of Section 9 of The Landings
P.U.D." recorded in Plat Book 91 Page 23 of the Land Records of
Anne Arundel County, Maryland, upon recordation of this Supplemental
Declaration, shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold conveyed and occupied subject
to provisions of the Declaration, the Articles of Incorporation and
Bylaws of the Association, and all other instruments designed to
create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth
in Article 1 of the Declaration, unless otherwise noted.

60-5-11-2-1-1-1-1

1200
50

- 8887 - (7)

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:
Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 2nd day of December 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 39th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

LIBER 3673 PAGE 431

X7

FORTIETH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 16th day of
December by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland
Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a
certain "Declaration of Covenants, Conditions, Restrictions and
Easements of The Landings, Annapolis, Maryland" (the "Declaration"),
the Land Records of Anne Arundel County, Maryland in Liber 2979,
Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2
of the Declaration to add certain additional property to the
Community; */

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject such
real property and improvements to the provisions of the Declaration
and all other instruments designed to create or maintain the
Community or the Association;

NOW, THEREFORE, in consideration of the premises,
Developer declares that:

1. The real property consisting of Lot 31 and the
improvements thereon ("the Additional Land") all located in The
Landings, Annapolis, Anne Arundel County, Maryland, as shown on
Plat entitled "Section 7, The Landings PUD Stonecreek" recorded
in Plat Book 86, Page 7 of the Land Records of Anne Arundel County,
Maryland, upon recordation of this Supplemental Declaration, shall
be added to and become a part of the community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold conveyed and occupied subject
to provisions of the Declaration, the Articles of Incorporation and
Bylaws of the Association, and all other instruments designed to
create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth
in Article 1 of the Declaration, unless otherwise noted.

15 DEC 16 AM 9:16

166
/ 5

0123673 432

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara B. Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 16th day of December, 1983, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 40th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mailed to: Landings Wood

X-

FORTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 16th day of February, by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 38 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED

1984 FEB 16 AM 9:11

E. COLLISON



12 5

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 16th day of February, 1984, before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 41st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mailed to Landings Assoc

3709 263

X-

FORTY-SECOND SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 22nd day of March, 1984 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 43 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

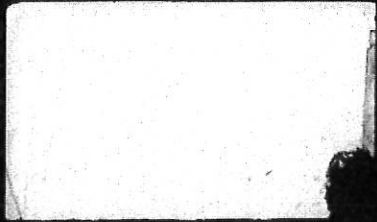
*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

145

1984 MAR 22 AM 9:08



WATSON



3709 264

IN WITNESS WHEREOF, Developer has caused this Instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 22nd day of March, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 42nd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Witnessed by LANDINGS DEVELOPMENT

3723 30

FORTY-THIRD SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 25th day of April, 1984 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

RECORD FEE 12.00
POSTAGE .50

1. The real property consisting of Lot 37 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86, Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

REC-110-025 R01 110-02
APR 25 84

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.



1984 APR 25 AM 10:03
E. J. LISON

1200
50

3723 PAGE 31

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 25th day of April, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 43rd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission Expires July 1, 1986



Mailed to: Landings Development Assoc.

X-

FORTY-FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 13th day of September by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 56 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDING FEE 14.00
STAMP 50
SEP 13 1984
SEP 13 1984

RECEIVED RECORDS DEPARTMENT

1984 SEP 13 PM 2:27

E. AUBREY COLLISON
CLERK

Handwritten initials

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Ginger Webber
Ginger Webber

By: Margaret E. Meissner
Margaret E. Meissner
Landings Development Corp.

County of Anne Arundel)
State of Maryland)
)

ss:

I hereby certify that on the 13th day of September, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 44th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Landings Dev. Assn

FORTY-FIFTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 14th day of September by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 49 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1400
/50



RECORDED
INDEXED

1984 SEP 14 AM 9:25

E. AUDREY COLLISON
CLERK

14.00
11/18/84
11/13/84

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara S. Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 14th day of September, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 45th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mailed to: Landings Development

FORTY-SIXTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 10th day of October by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 59 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.



14.00
11:50
OCT 10 84
1984 OCT 10 AM 11:15
E. AUBREY COLLISON
CLERK

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 10th day of October, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 46th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mailed to: LANDINGS DEVELOPMENT

K

LIBER 3810 PAGE 603
FORTY-SEVENTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 7th day of November, 1984 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

RECORD FEE 14.00
POSTAGE 1.00
77.00 1055 812 1084
MM 78

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 60 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECEIVED FOR RECORD
CLERK OF ANNAPOLIS COUNTY

1984 NOV -7 AM 8:48

E. ANDREW COLLISON
CLERK

1400
/ 50

LIBER 3810 PAGE 604

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

By: LANDINGS DEVELOPMENT ASSOCIATES
LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 7th day of November, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 47th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

6
4

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mailed to: Landings Development

X-

FORTY-EIGHTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION IS MADE THIS 7th DAY
OF November, 1984 BY LANDINGS DEVELOPMENT ASSOCIATION, a Maryland
Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Decedent
under a certain "Declaration of Covenants, Conditions, Restrictions
and Easements of The Landings, Annapolis, Maryland" (the "Declara-
tion"), the Land Records of Anne Arundel County, Maryland in
Liber 2978, Page 170-222; and

WHEREAS, Decedent has the right, in Article IV, Section
2 of the Declaration to add certain additional property to
the Community; ^{1/}

WHEREAS, Developer desires to add certain real property
and the improvements thereon to the Community, and to subject
such real property and improvements to the provisions of the
Declaration and all other instruments designed to create or
maintain the Community of the Association;

NOW, THEREFORE, in consideration of the premises,
Developer declares that

1. The real property consisting of Townhouse Lots
#17, #48, #49, #50, #51, #52, #53, #54 and the improvements
thereon ("the Additional Land") all located in The Landings,
Annapolis, Anne Arundel County, Maryland, as shown on a Plat
entitled "Section 12, The Landings PUD Stonecreek" recorded
in Plat Book 95 Page 23 of the Land Records of Anne Arundel
County, Maryland, upon recordation of this Supplemental Declaration,
shall be added to and become a part of the Community.

2. From and after the recordation hereof, the Additional
Land shall be held, transferred, sold conveyed and occupied
subject to provisions of the Declaration, the Articles of Incorporation
and Bylaws of the Association, and all other instruments
designed to create or maintain the Community of the Association.

*All capitalized terms used herein shall have the meaning set
forth in Article 1 of the Declaration, unless otherwise noted.

1200
50
1984 NOV -7 AM 11:02
E. AUGUSTINE COLLISON
CLERK

1200
50

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

AGENT,
Barbara Smith
Barbara Smith

By: Robert Gibson
Robert Gibson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

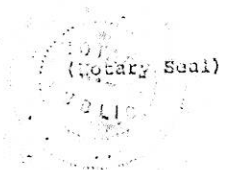
NOT

I hereby certify that on the 7th day of November, 1984 before me, the undersigned, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared ROBERT GIBSON and Barbara Smith and said each in due form of the law that the signatures and facts set forth in the 48th Supplemental Declaration are true to the best of their knowledge.

In witness, my hand and notarial seal.

Margaret E. Weisser
Margaret E. Weisser
Notary Public

My Commission Expires July 1, 1985



~~Mailed to:~~ Landings Development

**FORTY-NINTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND**

THIS SUPPLEMENTAL DECLARATION is made this 20th day of November, 1984 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 45 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86 Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED
1984 NOV 20 AM 9:40
E. AUGHEY COLLISON
CLERK

1410
50

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

) SS:

I hereby certify that on the 20th day of November, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 49th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

and to: Landings Development

X-

FIFTIETH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 20th day of December, 1984 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community;*/

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Townhouse Lots #69, #70, #71, #72, #73, #74, #75, #76, #77, #78, #79, #80, and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 12, The Landings PUD Stone-creek" recorded in Plat Book Page of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECEIVED FOR RECORD
CLERK'S OFFICE
ANNAPOLIS, MARYLAND
1985 JAN -2 PM 1:33
E. AUBREY COLLISON
CLERK



1250

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

) SS:

I hereby certify that on the 28th day of December, 1984 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 50th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Landings Dev. Inc.

BOOK 3869 PAGE 432
FIFTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 3rd day of April, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 57 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

1985 APR -3 AM 8:31

E. AUBREY COLLISON
CLERK

1450

BOOK 3869 PAGE 433

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Barbara Smith
Barbara Smith

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

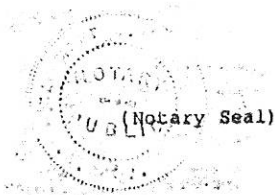
) ss:

I hereby certify that on the 3rd day of April, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 51st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

My Commission Expires July 1, 1986



Mailed to: Landings Dev. Assoc.

BOOK 3880 PAGE 283

FIFTY-SECOND SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 30th day of April, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 55 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECEIVED & RECORD
IN ANNE ARUNDEL COUNTY

1985 APR 30 AM 8:37

E AUBREY COLLISON
CLERK



1470

BOOK 3880 PAGE 284

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Barbara Smith
Barbara Smith

By:

Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

) ss:

I hereby certify that on the 30th day of April, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Barbara Smith and made oath in due form of the law that the matters and facts set forth in the 52nd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Margaret E. Meissner
Margaret E. Meissner
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mailed to: Landings Devel. Assoc.

BOOK 3883 PAGE 396

FIFTY-THIRD SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 7th day of May, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 52 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED & INDEXED
ANNE ARUNDEL COUNTY

1985 MAY -7 AM 9:51

E. AUGUST COLLISON
CLERK

RECORD FEE 12.00
POSTAGE 50
489132 C237 R02 109:50
MAY 1985

1230

BOOK 3883 PAGE 397

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Mona Roach
Mona Roach

By:

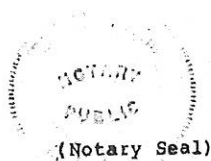
Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 7th day of May, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 53rd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

Sylvan Corp

FIFTY-FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 7th day of June, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; 2/

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Townhouse Lots #55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 12, The Landings PUD Copperwood" recorded in Plat Book 98 Page 1 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1985 JUN -7 AM 9:56
RECORDED
ANNAPOLIS
COLLISON

CL
CLERK

RECORD FEE 12.00
POSTAGE .30
#14225 0040 R01 108:30
JUN 7 85

REC
52

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

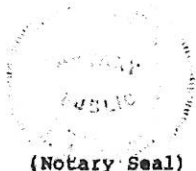
Mona Roach
Mona Roach

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)
) ss:

I hereby certify that on the 7 th day of June, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 54th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

Mailed to: Landings Dev Association

FIFTY-FIFTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 2nd day of August, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the ^{RECORD FEE,} ~~price~~ ^{12.00} ~~of~~ ^{.50} the property, Developer declares that:

1. The real property consisting of Lot 39 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 7, The Landings PUD Stonecreek" recorded in Plat Book 86 Page 7 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.



RECEIVED FOR RECORD
CIRCUIT COURT, ANNE ARUNDEL COUNTY

1985 AUG -2 AM 8:46

E. AUBREY COLLISON
CLERK

12.00
28.50

#02010 C345 R01 T08:39
AUG 2 85

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Mona Roach
Mona Roach

By:

Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 2nd day of August, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 55th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mailed to: Landings Devel Assoc.

BOOK 3933 PAGE 413

FIFTY-SIXTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 15th day of August, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

RECORDING FEE
\$15.00

15.00

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

#33475 0237 801 710404
AUG 15 85

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 54 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

16-20
P

BOOK 3933 PAGE 414

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Mona Roach
Mona Roach

By:

Robert M. Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

ss:

I hereby certify that on the 15th day of August, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 56th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mailed to: Landings Dev. Assoc.

FIFTY-SEVENTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 30th day of August, 1985 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 50 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED 8/31/85



IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Mona Roach
Mona Roach

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

SS:

I hereby certify that on the 30th day of August, 1985 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 57th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mailed to: Landings Devel. Assoc.

FIFTY-EIGHTH SUPPLEMENTAL DECLARATION

THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 6th day of January, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 51 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1986 JAN -6 AM 8:37



12.00
50

12.00
1986 JAN 6 8:37

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST;

Mona Roach
Mona Roach

By: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel)
State of Maryland)

) ss:

I hereby certify that on the 6th day of January, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 58th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mail to Landings Devl Assoc.

FIFTY-NINTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 17th day of March, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

RECORD FEE 12.00
POSTAGE .50

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

#29030 0777 80109#122

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

MAR 17 86

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 61 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1288

RECEIVED FOR RECORD
CLERK OF COURT, ANNE ARUNDEL COUNTY

1986 MAR 17 AM 9:10

E. AUBREY COLLISON
CLERK



BOOK 4038 PAGE 507

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by; LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Mona Roach
Mona Roach

by: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }
}

ss:

I hereby certify that on the 17th day of March, 1986 before me, the subscribert, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 59th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.



(Notary Seal)

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

Mail to Landings Dev Assoc.

BOOK 4041 PAGE 518

SIXTIETH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 21st day of March, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

RECORD FEE 12.00
POSTAGE 50
REQUEST 0777 PM 10:40
MAR 21 86

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 47 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

CA
200
256

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

ANNAPOLIS RECORD
1986 MAR 21 AM 8:40
E. AUBREY COLLISON
CLERK

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Mona Roach
Mona Roach

by: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }
}

SS:

I hereby certify that on the 21st day of March, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 60th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public



(Notary Seal)

My Commission Expires July 1, 1986

Mail to Landings Dev Associates

SIXTY-FIRST SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 28th day of April, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 53 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

1986 APR 28 AM 9:34

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

By: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Mona Roach
Mona Roach

by:

Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }
}

ss:

I hereby certify that on the 28th day of April, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 61st Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1986

Mail to Landings Dev Assoc

SIXTY-SECOND SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 30th day of April, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 7 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77 Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

12-28-86
1986 APR 30 AM 9:05

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:
Mona Roach
Mona Roach

by: *Robert Libson*
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }

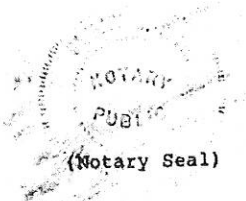
ss:

I hereby certify that on the 30th day of April, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 62nd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986



Mail to *Landings Dev Corp*

**SIXTY-THIRD SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND**

THIS SUPPLEMENTAL DECLARATION is made this 6th day of June, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 58 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

ANNAPOLIS, MARYLAND
1986 JUN -6 AM 9:02
E. RUSHEY COLLISON
CLERK



52

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:

Mona Roach
Mona Roach

by: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }

ss:

I hereby certify that on the 6th day of June, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 63rd Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

My Commission Expires July 1, 1986

(Notary Seal)

Mail to Landings Dev Assoc.

SIXTY-FOURTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 15th day of July, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 16 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 6, The Landings PUD Stonecreek" recorded in Plat Book 77 Page 29 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

RECORDED
ANNE ARUNDEL COUNTY

1986 JUL 15 AM 9:10

E. AUBREY COLLISON
CLERK

J. F.
CLERK

RECORD FEE 12.00
POSTAGE 50
\$345.00
JUL 15 1986

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:
Mona Roach
Mona Roach

by: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }
} ss:

I hereby certify that on the 15th day of July, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 64th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1990

Mail to Landings Devl

BOOK 4110 PAGE 195

SIXTY-FIFTH SUPPLEMENTAL DECLARATION
THE LANDINGS, ANNAPOLIS, MARYLAND

THIS SUPPLEMENTAL DECLARATION is made this 18th day of July, 1986 by LANDINGS DEVELOPMENT ASSOCIATES, a Maryland Partnership (Developer).

WITNESSETH:

RECORD FEE 12.00
FEE 30
STAMPED JUL 18 1986

WHEREAS, Developer has all the rights of Declarant under a certain "Declaration of Covenants, Conditions, Restrictions and Easements of The Landings, Annapolis, Maryland" (the "Declaration"), the Land Records of Anne Arundel County, Maryland in Liber 2979, Page 170-222; and

WHEREAS, Declarant has the right, in Article X, Section 2 of the Declaration to add certain additional property to the Community; */

WHEREAS, Developer desires to add certain real property and the improvements thereon to the Community, and to subject such real property and improvements to the provisions of the Declaration and all other instruments designed to create or maintain the Community or the Association;

NOW, THEREFORE, in consideration of the premises, Developer declares that:

1. The real property consisting of Lot 48 and the improvements thereon ("the Additional Land") all located in The Landings, Annapolis, Anne Arundel County, Maryland, as shown on Plat entitled "Section 11, The Landings PUD Stonecreek" recorded in Plat Book 90 Page 38 of the Land Records of Anne Arundel County, Maryland, upon recordation of this Supplemental Declaration, shall be added to and become a part of the community.

2. From and after the recordation hereof, the Additional Land shall be held, transferred, sold conveyed and occupied subject to provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and all other instruments designed to create or maintain the Community or the Association.

*All capitalized terms used herein shall have the meaning set forth in Article 1 of the Declaration, unless otherwise noted.

ANNAPOLIS, MARYLAND
1986 JUL 18 AM 9:09
E. AUBREY COLLISON
CLERK

IN WITNESS WHEREOF, Developer has caused this instrument to be executed on the date first above written.

LANDINGS DEVELOPMENT ASSOCIATES

by: LANDINGS DEVELOPMENT CORPORATION,
Venture Agent

ATTEST:
Mona Roach
Mona Roach

by: Robert Libson
Robert Libson
Landings Development Corp.

County of Anne Arundel }
State of Maryland }
}

ss:

I hereby certify that on the 15th day of July, 1986 before me, the subscriber, a notary of the State of Maryland, in and for Anne Arundel County, personally appeared Robert Libson and Mona Roach and made oath in due form of the law that the matters and facts set forth in the 64th Supplemental Declaration are true to the best of their knowledge.

As witness, my hand and notarial seal.

Barbara B. Smith
Barbara B. Smith
Notary Public

(Notary Seal)

My Commission Expires July 1, 1990

Mail to Landings Devel