



Anne Arundel County Association of REALTORS®
ADDENDUM OF ANNE ARUNDEL COUNTY REQUIRED NOTICES

Addendum dated 8/12/2026 to the Contract of Sale between
 Buyer _____ and
 Seller Feature Properties LLC
 for Property known as 1194 Oak Ave, Shady Side, MD 20764.

ANNE ARUNDEL COUNTY LAND-USE PLANS. The Buyer fully understands that in order to become more fully informed of the current and future land-use plans, facility plans, public works plans, school plans, or other plans affecting the property or area, the buyer should consult the appropriate County agency or County Internet web site for information regarding these plans. This notice is required under Section 10-703 of the Real Property Article, Annotated Code of Maryland for any Contract of Sale for single family residential real property in Anne Arundel County which is improved by four or fewer single family units. Local laws requiring disclosure to home buyers of substantially similar information, if any, shall prevail over this notice requirement. (www.aacounty.org)

WATERFRONT PROPERTY. If this property is, or appears to be, “waterfront” property, Buyer will rely on Buyer’s own surveyor and title expert to ascertain the extent of any riparian rights or other rights of water access that inure to the owner of the Property.

CHESAPEAKE BAY CRITICAL AREA. If Anne Arundel County or the State has initiated enforcement action for a violation of a local law described in § 5-106(aa)(1) of the courts and judicial proceedings Article, a contract for sale of the real property where the violation occurred shall disclose:

- 1) The nature of the violation;
- 2) The status of any ongoing proceedings to enforce the violation; and,
- 3) Any actions the buyer of the real property may be required to take with respect to the property in order to cure the violation.

HOMEOWNERS INSURANCE. Buyer understands that an insurance provider may decline to insure, or change a premium rate to insure, this property if there has been prior insurance claim(s) against the property. Buyer will rely on Buyer’s own insurance provider to ascertain the approximate cost to insure Property.

SPECIAL BENEFIT DISTRICT NOTICE. The Property may be in a Special Community Benefit District (SCBD), Shore Erosion Control District (SECD) and/or Waterway Improvement Districts (WID), defined by Article 4, Title 7 of the Anne Arundel County Code. The additional tax is itemized and collected as part of the Anne Arundel County real estate tax bill. Visit www.AACounty.org to view a property’s tax bill.

RADIUM IN WELL WATER. According to the Anne Arundel County Department of Health, studies indicate that the radium level in some areas of Anne Arundel County, Maryland, exceed the level established by the U.S. Environmental Protection Agency for drinking water, as described in Radium in Well Water Information Sheet. The radium level in well water may be determined through specific testing conducted by County Health authorities or by an environmental testing firm approved by County Health authorities. For more information visit <https://www.aahealth.org/radium-in-well-water>.



THE FOLLOWING PARAGRAPHS APPLY ONLY IF BOTH BUYER(S) AND SELLER(S) INITIAL THEM:

FRONT FOOT BENEFIT ASSESSMENT. Each contract for the sale of real property in Anne Arundel County served by public water and/or wastewater facilities constructed as a result of an agreement permitted in Article 13 §5-110 of the Anne Arundel Code shall contain a notice to the Purchaser in substantially the following form.

If a Seller, subject to this section, fails to comply with the provisions of this section:

- 1) Prior to Settlement, the Purchaser shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate five days after the Seller provides to the Purchaser written notice in compliance with this section; and,**
- 2) following Settlement, the Seller shall be liable to the Purchaser for the full amount of any open lien or assessment.**

____ Owner(s) states that the property is subject to a Front Foot Benefit Assessment and/or
 _____ Capital Facilities Assessment which purports to cover or defray the cost of installing or
 _____ maintaining all or part of the public water or wastewater facilities constructed by the
 developer of the _____ (subdivision). This fee or
 assessment is (amount) \$_____ payable annually in (month) _____ to
 _____ (hereinafter called "lienholder")
 until (date) _____. There may be a right of prepayment or discount
 for early payment which may be ascertained by contacting the lienholder. This fee or
 assessment is a contractual obligation between the lienholder and each owner of this
 property and is not in any way a fee or assessment by Anne Arundel County.
 Contact information for the lienholder: _____

____ Owner(s) states that the property is subject to a Front Foot Benefit Assessment and/or
 _____ Capital Facilities Assessment of (amount) \$_____ per _____ payable to
 _____ **Anne Arundel County.**

____ ^{DS}
 _____ *AS* Owner(s) states that the property **IS NOT** subject to a Front Foot Benefit Assessment and/or
 _____ Capital Facilities Assessment.

ANNAPOLIS HISTORIC DISTRICT ONLY – CITY OF ANNAPOLIS – Property is located in the Historic District as defined by Annapolis City Code Section 21.56.030.

____ Buyer should visit the website of the Historic Preservation Commission to learn about the
 _____ various requirements that apply to properties located in the District. (www.annapolis.gov)

REQUIRED NOTICE – SPECIAL TAX DISTRICT. Each year the buyer of this property must pay a special
 _____ assessment or special tax imposed under Article 6 §4A-101 of the Anne Arundel County
 _____ Code, as of Contract of Sale date. The special assessment or special tax on this property
 Amounts to _____ Dollars (\$_____) each year;
 as of (date of each scheduled increase)_____, the assessment or tax may increase
 to (maximum amount or method for determining the same)_____.
 For further information on this assessment or tax, Buyer may contact the County Office of
 Finance. An increase in any special assessment, special tax, fee or charge is likely to occur in
 the foreseeable future but the timing or amount of the increase is not certain.

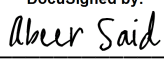


AIRPORT NOISE. Buyer understands that Property may be located within the designated airport noise zone of the Baltimore-Washington International (BWI) Airport or other airport facility. Property may, now or in the future, be subject to over-flights of air traffic to and from that facility and experience cumulative day-night noise levels of 65 decibels or greater. Properties in an airport noise zone may be subject to zoning restrictions affecting new development or new uses of property without a zoning variance from the Board of Airport Zoning Appeals, as per Title 5 Subtitle 8 of the Transportation Article, Annotated Code of Maryland. A 24-hour "Noise Hotline" (410-859-7021) and Airport Noise Zone Map are available from the Maryland Aviation Administration, Maryland Department of Transportation. (Phone numbers are subject to change without notice). Buyer may obtain additional information regarding existing or planned airport facilities from Anne Arundel County authorities.

NOTICE – STORMWATER MANAGEMENT (SWM) Best Management Practices (BMPs): Buyer understands that Property may have a Stormwater Management Maintenance and Inspection Agreement (SWMA) recorded against the deed of the property. The SWMA is inherited by the new property owner with each sale of the property, in perpetuity. Anne Arundel County Code Article 16, Title 4 (SWM Ordinance), §16-4-303 and §16-4-401 requires triennial inspections by the County. Every BMP requires upkeep, maintenance, inspections and repair by the property owner/responsible party. To find out if a property has a BMP visit Anne Arundel County website (aacounty.org) or call Anne Arundel County's Stormwater management Inspections at 410-222-7171.

DISCLAIMER. Buyer and Seller acknowledge that they jointly and severally agree to indemnify and hold harmless the Listing and Selling Brokers and their agents and employees for any losses or damages resulting from any act or omission by any party as a result of the provisions contained in this Notice.

All other terms and conditions of the Contract of Sale remain in full force and effect.

		DocuSigned by:  	8/12/2026
BUYER	DATE	SELLER 262AC6FC270C4CF...	DATE
BUYER	DATE	SELLER	DATE

