

LIBERO 346 FOLIO 838

2

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by LAKE RIDGE PARTNERSHIP, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Third Election District, County of Calvert, State of Maryland, which is more particularly described below in Article I, Section 3.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to a homeowner association named LAKE RIDGE HOMEOWNERS ASSOCIATION, INC., its successors and assigns, now formed or to be formed by the Declarant.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property described as follows, and such additions thereto as may hereinafter be brought within the jurisdiction of the Association.

All of the Subdivision known as LAKE RIDGE as shown on plats entitled Section 1 through Section 5, inclusive, recorded among the Plat Records of Calvert County, Maryland, in Plat Book Liber A.B.E. No. 1, folio 204 and folios 232 through 235, respectively, SAVING AND EXCEPTING Lots 3 and 4, Section 1, which have previously been deeded to

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another party. Such other properties may, at the Declarant's option, include lots located in additional adjoining or nearby land which the Declarant may hereafter acquire. It may also include adjoining or nearby land which other parties may subdivide and Lots 3 and 4, Section One, if the Declarant, at the request of the owner, agrees that it shall be subject to this Declaration.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot or shortly thereafter is described as follows:

All of those areas known as "Recreation Area", and as shown on plats as follows:

1. 1.156 acres, more or less, as shown on Section 3; Lake Ridge
2. 16.306 acres known as Tract Four in a deed recorded in Liber A.B.E. No. 267, folio 561, which property is a substantial portion of the property shown on a plat of Section One, Hickory Hills, recorded in Plat Book Liber J.L.B. No. 2, folio 214, and shown thereon as "Conservation and Recreation", which property includes all or substantially all of a lake as now constructed.
3. Those properties which may be deeded to the Association which might be shown on plats of additions to Lake Ridge or in adjoining parcels which may be subject to this Declaration.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Properties with the exception of the Common Area and streets.

Section 6. "Declarant" shall mean and refer to LAKE RIDGE PARTNERSHIP, its successors and assigns if such successors and assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

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ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all of any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members had been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. The Declarant expressly declares that owners of lots in the existing subdivision of Hickory Hills as now platted and recorded may use the area noted "2" in Article I, Section 4, as long as they pay a proportionate share of assessments established in Article IV below attributable to the area noted "2" in Article I, Section 4 (including the same maintenance and repairs), but no such owner shall have any rights to use any other recreation areas nor have any voting rights. Such owners shall also be subject to all rules and regulations

for the use of that recreation area.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

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

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on December 31, 1993.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with

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interest, costs, and reasonable attorney's 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 attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Ten Dollars (\$10.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year 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 Area (including the dam), fixtures

and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis or such other less frequent basis as determined by the Board of Directors of the Association.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of

LIBERO 346 FOLIO 844

the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location 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 by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

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The provisions of this Article shall not apply to any lot owned by Edward B. Howlin, Inc., or Edward B. Howlin, Jr. or to lots owned by Lake Ridge Partnership, its successors or assigns, as long as it owns at least one undeveloped lot in the subdivision, nor shall it apply to any other purchaser of more than one undeveloped Lot from Lake Ridge Partnership, its successors or assigns, for the purpose of development.

ARTICLE VI

MISCELLANEOUS

A. No unregistered motorized vehicles shall be permitted to be operated on Common Areas, except for maintenance purposes.

B. No mobile homes, as defined by the Calvert County Zoning Regulations are amended from time to time, shall be permitted on any lots.

C. No wire or metal fence of any kind whatsoever shall be placed on the premises and only wood fences may be used with the consent of the said Developer, its successors and assigns, but no fence shall be permitted to the front or side of any house, nor shall any fence be permitted within eighty (80) feet of any street or roadway.

ARTICLE VII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any court proceeding, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this

Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded among the Land Records of Calvert County, Maryland.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members. In addition, Declarant may, at its sole option, annex additional properties as noted in Article I, Section 3, above.

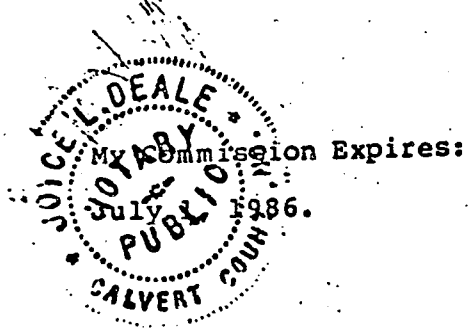
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 2 day of Sept., 1985.

LAKE RIDGE PARTNERSHIP

BY: Edward B. Howlin, Jr. [SEAL]
EDWARD B. HOWLIN, JR., General Partner

STATE OF MARYLAND, County of Calvert, to wit:

I HEREBY CERTIFY, That on this 2 day of September, 1985, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared EDWARD B. HOWLIN, JR., General Partner of the Declarant herein, and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be its act and deed.



Joyce L. Deale
NOTARY PUBLIC

LIBER 417 FOLIO 701

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made this 9th day of September, 1987,
by EDWARD B. HOWLIN, JR., hereinafter referred to as "Declarant", and
LAKE RIDGE PARTNERSHIP.

WITNESSETH:

WHEREAS, The Declarant is the owner of certain property in the
Third Election District, County of Calvert, State of Maryland, which
was acquired by two deeds recorded in Liber A.B.E. No. 335, folio 520,
and Liber A.B.E. No. 335, folio 523, and which is also shown on plats
entitled Lake Ridge, Section Six, Seven, and Eight, recorded among the
Land Records of Calvert County, Maryland, in Plat Book Liber A.B.E. No.
2, folio 74, 75, and 76, respectively; and

WHEREAS, LAKE RIDGE PARTNERSHIP has previously imposed Covenants,
Conditions and Restrictions on all of the lots contained in Section 5, Lake Ridge, which Declaration of Covenants, Conditions and
Restrictions (hereinafter referred to as Declaration) is recorded in
Liber A.B.E. No. 346, folio 838; and

WHEREAS, LAKE RIDGE PARTNERSHIP reserved the right under Article
I Section 3 of the Declaration to include in the definition of
"Properties" lots located in adjoining or nearby land; and

WHEREAS, The Declarant as owner of adjacent or nearby land has
requested that the properties described above be subject to this
Declaration of Covenants, Conditions and Restrictions as recorded in
Liber A.B.E. No. 346, folio 838, and LAKE RIDGE PARTNERSHIP has agreed
that the property described herein shall be subject to the Declaration
recorded at Liber A.B.E. No. 346, folio 838.

NOW, THEREFORE, LAKE RIDGE PARTNERSHIP and EDWARD B. HOWLIN, JR.
hereby Declare that all of the lots shown on plats of Lake Ridge,
Sections Six, Seven and Eight which are recorded in Plat Book Liber
A.B.E. No. 2, folio 74, 75 and 76, respectively, shall be included in
the definition of "Properties" in the Declaration and those lots and
the owners thereof shall have the same rights and obligations as the
properties shown on the Declaration as originally recorded and shall be
held, sold and conveyed subject to the easements, restrictions,

DEED 417 FOLIO 702

covenants, and conditions recorded in Liber A.B.E. 346, folio 838, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. It is further Declared that the recreation area containing 1.48465 acres as shown on the plat of Section Eight shall be included in the definition of "Common Area" as set forth in the Declaration.

The provisions of Architectural Control shall not apply to any lot owned by the Declarant or Edward B. Howlin, Inc. or LAKE RIDGE PARTNERSHIP, its successors or assigns, as long as it owns at least one undeveloped lot in the subdivision, nor shall it apply to any other purchaser of more than one undeveloped Lot from Edward B. Howlin, Jr., his successors or assigns, for the purpose of development.

This Declaration shall not be considered a common scheme of subdivision for any adjoining or adjacent property owned by either the Declarant or LAKE RIDGE PARTNERSHIP or Edward B. Howlin, Inc., and not otherwise subject to the Declaration unless either the Declarant or LAKE RIDGE PARTNERSHIP or Edward B. Howlin, Inc. specifically impose some or all of these Covenants on such other property.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 9th day of September, 1987.

LAKE RIDGE PARTNERSHIP

Edward B. Howlin, Jr. (SEAL)
By: EDWARD B. HOWLIN, JR., Ptr.

Edward B. Howlin, Jr. (SEAL)
EDWARD B. HOWLIN, JR.

STATE OF MARYLAND, County of Calvert, to wit:

I HEREBY CERTIFY, That on this 9th day of September, 1987, before me, the subscriber, a Notary Public in and for the jurisdiction

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aforesaid, personally appeared EDWARD B. HOWLIN, JR., individually, and as General Partner, LAKE RIDGE PARTNERSHIP, Declarant, and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be their act and deed.

Nanda L. Howlin
NOTARY PUBLIC

My Commission Expires: July 1, 1990.

LAKE RIDGE HOMEOWNERS ASSOCIATION, INC.

**ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS PER THE MAJORITY VOTE OF LAKE RIDGE PROPERTY
OWNERS AT ANNUAL COMMUNITY MEETINGS AND WRITTEN SURVEY BY THE
ASSOCIATION**

IN FIDELITY
RECORDING FEE

5.00
20.00

ARTICLE II - PROPERTY RIGHTS. Section 2. Delegation of Use: Any owner may delegate, in accordance with the By-laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property. Each owner will be provided (1) pass for use by their guest. This pass must be maintained by the Lake Ridge property owner who will collect guest passes at the end of each day. Property owners will be responsible for their guest and should ensure that their guest is familiar with Lake Ridge rules and policies. Lake Ridge property owners may not sell, transfer or "share" their passes with other Lake Ridge residents or members of the Hickory Hills community.

TOTAL

25.00

(a) Lake Ridge Passes and Identifications: The Association provides parking passes and ID cards annually. All vehicles parked at Common Areas must display parking passes on the dash of vehicle. Unidentified and unauthorized vehicles will be subject to tow and fine at owners expense.

Rec'd CLM1
KPS NYD

Rec'd # 73082
B1K # 510

(b) Supervision of Children at Common Areas: All children under the age of 12 must be accompanied and supervised by an adult while at the lake and the surrounding common areas. No child under the age of 12 will be allowed to operate any type of boat or floating device in the lake, unless the child is accompanied and supervised by an adult. No child under the age of 18 will be permitted to use the lake or be present at the lake and surrounding common areas after dark, unless accompanied by an adult.

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Section 3. The Association expressly declares that owners of lots in the existing subdivision of Hickory Hills as now platted and recorded may use the area noted in "2" in Article I, Section 4, as long as they pay annual assessments established by the Association. Owners in Hickory Hills will pay the same annual assessment as Lake Ridge property owners. However, owners of Hickory Hills will be exempt from payment of any "special assessments" collected for capital improvements or other specific purposes that solely benefit Lake Ridge property owners. No Hickory Hill owner shall have any rights to use any other recreation areas nor have any voting rights. Such owners shall also be subject to all rules and regulations for use of that recreation area.

ARTICLE IV - COVENANT FOR MAINTENANCE ASSESSMENTS - Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within (30) days of the due date shall bear interest from the due date at a rate of 10% per annum. The Association may bring an action of law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common Area or abandonment of his lot.

LAKE RIDGE HOMEOWNERS ASSOCIATION, INC.

**ADDENDUM TO LAKE RIDGE BY-LAWS PER THE MAJORITY VOTE OF LAKE
RIDGE PROPERTY OWNERS AT ANNUAL COMMUNITY MEETINGS AND
WRITTEN SURVEY BY THE ASSOCIATION**

ARTICLE IV - BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE: Section 1.

Number. The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association.

Section 2. Term of Office. At an annual meeting the members of the Association shall elect three (3) board members who will serve for a period up to three (3) years. At the end of three (3) years, elections will be held for the election of (or re-election of) a Board of Directors.

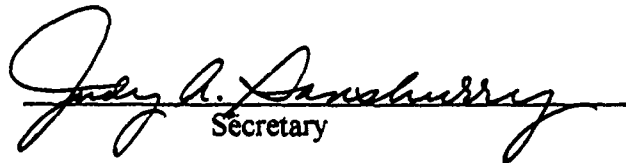
ARTICLE XI - ASSESSMENTS. As more fully provided in the Declaration, each member is obligated to pay the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 10 percent (10%) per annum, and the Association may bring an action of law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waiver or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

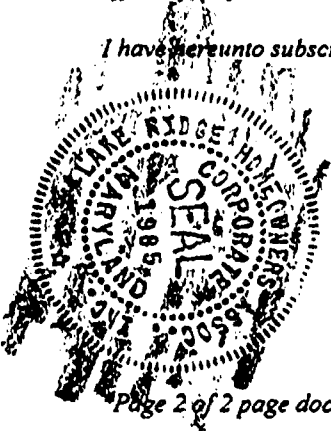
CERTIFICATION. I, the undersigned, do hereby certify:

That I am the duly elected and acting secretary of the Lake Ridge Homeowners Association, Inc.

That the foregoing information constitutes changes to the Declaration of Covenants, Conditions and Restrictions and By-laws, as duly adopted by the majority of members of the Lake Ridge property owners. The changes set forth in this addendum were voted on and passed by the majority of Lake Ridge property owners and are documented in the official files for the Lake Ridge Homeowners Association.

I have hereunto subscribed my name and affixed the seal of said Association this 13th day of August, 2002.


Secretary



**AMENDMENT TO THE LAKE RIDGE HOMEOWNERS ASSOCIATION, INC.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS AMENDMENT TO THE DECLARATION is made as of the 14th day of April, 2017, by Lake Ridge Homeowners Association, Inc., a Maryland homeowner's association (hereinafter "Association").

WITNESSETH

WHEREAS, the Association's Declaration of Covenants, Conditions and Restrictions are recorded with Land Records for Calvert County, Maryland at Liber 346, folio 838, et seq.; and

WHEREAS, Article VII, Section 3, of the Declaration of Covenants, Conditions and Restrictions of the of the Association provides that the Declaration may be amended by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners, and

WHEREAS, the requisite percentage of unit owners have been duly notified and approved the amendment of the Declaration in accordance with Article VII, Section 3 of the Declaration.

NOW, THEREFORE, the parties hereto declare that the Declaration and Addendum to Declaration are hereby amended as follows:

1. Article II, Section I, "Owners' Easements of Enjoyment," shall be amended to allow for the Board of Directors to pass rules and regulations regarding the use of recreational areas and to allow for reasonable fines to be charged in the event of non-compliance. Sub-section (d) of Article II, Section I, "Owners' Easements of Enjoyment" will be added and shall read as follows:

(d) All owners, guests and tenants shall be subject to Resolutions passed by the Board of Directors regarding rules and regulations as they pertain to the recreational facilities and Common Areas. In the event a provision(s) of the Resolution is violated (by the owner, guest or tenant), the homeowner will be subject to a fine of \$10 per day not to exceed \$300.00 per year.

2. Article II, Section 3, "Owners' Easements of Enjoyment," shall be amended to prevent the use of the area noted "2" in Article I, Section 4 by owners of lots in the existing sub-division of Hickory Hills. Article II, Section 3 will read as follows:

Section 3. Owners of lots in the subdivision of Hickory Hills shall not have rights to use any recreation areas including, but not limited to, the area noted "2" in Article I, Section 4 of the Declaration. This provision additionally hereby trumps Section 3 included in the Addendum to Declaration of Covenants, Conditions which was recorded in the Land Records for Calvert County Maryland at Liber 01642, folio 196, et seq.

3. Unless specifically amended herein, all other terms, conditions, and restrictions contained in the Declaration remain the same.

Homeowner Signature

- 1 Patrick B Bell
- ✓ 2 Gary A Sansbury
- ✓ 3 Cynthia B. Mata
- ✓ 4 Stephanie Ward
- ✓ 5 Albert Schwencer
- ✓ 6 David A. Ford III
- ✓ 7 Calvin E. Colwell
- ✓ 8 Gina Vishansky
- ✓ 9 Chase Gompers
- ✓ 10 George E. Ferris
- ✓ 11 Stephen E. Reed
- ✓ 12 Marian Dodd
- ✓ 13 William B. Penzes
- ✓ 14 LR Tennant
- ✓ 15 Phil Cockrell
- ✓ 16 Richard L. Holler
- ✓ 17 Gloria P. Fleshman
- ✓ 18 Beverly Remaley
- ✓ 19 David Bedard
- ✓ 20 Thomas A. Pierce
- ✓ 21 Sharon L. Ward
- ✓ 22 Patricia M. Katan

Homeowner Printed name

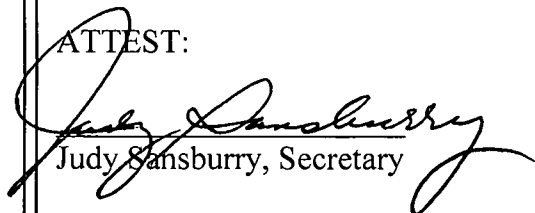
- PATRICK B. BELL
- GARY A SANSBURY
- Cynthia B. Mata
- Stephanie Ward
- ALBERT SCHWENCER
- DAVID A. FORD III
- CALVIN E. COLWELL
- Gina Vishansky
- Chase Gompers
- GEORGE E. FERRIS
- STEPHEN E. REED
- MARIAN Dodd
- William B. Penzes
- LR TENNANT
- Phil Cockrell
- Richard L. Holler
- Gloria P. Fleshman
- Beverly Remaley
- DAVID BEDARD
- THOMAS A. PIERCE
- Sharon L. Ward
- PATRICIA M. KATAN

✓ 23 <u>apit</u>	ALBERT + MABEL PETKALIA
✓ 24 <u>Bonnie Buckner</u>	Bonnie Buckner
✓ 25 <u>Sharon Beavers</u>	SHARON BEAVERS
✓ 26 <u>William H. Abbott</u>	WILLIAM ABBOTT
✓ 27 <u>Holly Howlin</u>	Holly Howlin, managing member Howlin CAD, LLC
✓ 28 <u>Holly Howlin</u>	Holly Howlin, managing member Howlin CAD, LLC
✓ 29 <u>Mary A. Hammett</u>	Mary A. Hammett
✓ 30 <u>John Babes</u>	John Babes
✓ 31 <u>Valeria Balazs</u>	VALERIA BALAZS
✓ 32 <u>William W. Frazee Jr</u>	William W. Frazee Jr
✓ 33 <u>Ashley Knott</u>	ASHLEY KNOTT
✓ 34 <u>Theresa M. Brazner</u>	THERESA M. BRAZNER
✓ 35 <u>Joseph D. Burghard</u>	Joseph D. Burghard
✓ 36 <u>G. Appel</u>	G. APPEL
✓ 37 <u>Chris Sutherland</u>	Chris Sutherland
✓ 38 <u>Janet Smith</u>	Janet Smith
✓ 39 <u>Betty L. Cable</u>	Betty L. Cable
✓ 40 <u>Paul B. Nowak</u>	PAUL B. NOWAK

CERTIFICATION OF SECRETARY

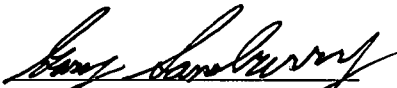
The undersigned, as the secretary of Lake Ridge Homeowner's Association, Inc., hereby certifies that 75% of the lot owners have signed this instrument.

ATTEST:


Judy Sansbury, Secretary

IN WITNESS WHEREOF, the undersigned has executed this Amendment to the Declaration this 11th day of April, 2017.

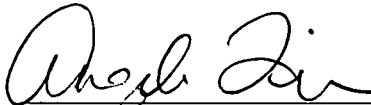
ATTEST:


Gary Sansburry, President

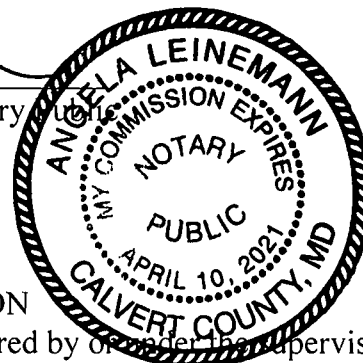
STATE OF MARYLAND, COUNTY OF CALVERT, TO WIT:

I HEREBY CERTIFY that, on this 11th day of April, 2017, before me, the subscriber, a Notary Public in and for the State aforesaid, Gary Sansburry, personally appeared in said jurisdiction, personally known to me to be the person who executed the foregoing instrument and personally well-known to me the President of Lake Ridge Homeowners Association, Inc., a Maryland Association, and acknowledged to be the same to be the act and deed of the Association, and that the same was executed for purposes therein contained.

AS WITNESS my hand and Notarial Seal.

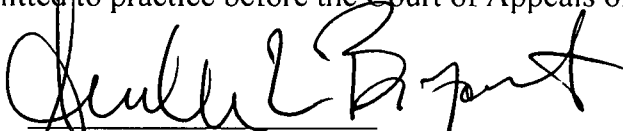

Notary Public

My Commission expires: 4/10/21



ATTORNEY CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Amber L. Bryant, Esquire

BK 4986PG0005

Validation Sheet

For

Clerk's Use Only

LR - Agreement
Recording Fee 20.00
Name: pickett/lake
ridge
Ref: 4986/1
LR - Agreement
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 105.00
05/03/2017 01:47
CC04-MD
#B305332 CC0701 -
Calvert
County/CC07.01.02 -
Register 02

Calvert County Circuit Court

Kathy P. Smith - Clerk

175 Main Street

Prince Frederick, Maryland 20678