

Approved Resolutions
Maye Field Homeowners Association

Included with CC&Rs-Declaration

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Architectural Guidelines
Maye Field Homeowners Association

Included with CC&Rs-Declaration

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Articles of Incorporation
Maye Field Homeowners Association

ARTICLES OF INCORPORATION
OF
MAYE FIELD HOMECOMING ASSOCIATION, INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND OCTOBER 23 1967 AT 1:11 OCTOBER 23 M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

RECORDED IN LIBER 2753, FOLIO 000391 OF THE RECORDS OF THE STATE
DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND.

ORGANIZATION &
CAPITALIZATION FEE PAID
\$ 2.00

RECORDING FEE PAID
\$ 2.00

SPECIAL FEE PAID
\$

12011716

TO THE CLERK OF THE CIRCUIT COURT OF HANCOCK

IT IS HEREBY CERTIFIED, THAT THE WITHIN INSTRUMENT, TOGETHER WITH ALL ENDORSEMENTS THEREON, HAS
BEEN RECEIVED, APPROVED AND RECORDED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND.

AS WITNESS MY HAND AND SEAL OF THE DEPARTMENT AT BALTIMORE.



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ARTICLES OF INCORPORATION

OF

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

In compliance with the Annotated Code of Maryland, Corporations and Associations, Title 5, Subtitle 2, I, Frank F. Hertsch, the undersigned, being at least eighteen (18) years of age, do hereby declare myself as incorporator with the intention of forming a non-stock and non-profit corporation under the general laws of the State of Maryland and hereby certify:

ARTICLE I

NAME

The name of the corporation is MAYE FIELD HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 425 Mills Lane, Bel Air, Maryland 21014.

ARTICLE III

RESIDENT AGENT

Frank F. Hertsch, whose address is 205 East Broadway, P. O. Box B, Bel Air, Maryland 21014, is hereby appointed the initial resident agent of this Association.

ARTICLE IV

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the

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residence Lots and Common Area (as those terms are defined in the Declaration hereinafter referred to) within that certain tract of land described in Exhibit A annexed hereto as a part hereof and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of these purposes, the Association shall have full power to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded among the Land Records of Harford County, Maryland, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

B. Fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

D. Borrow money and, with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money

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borrowed or debts incurred;

E. Dedicate, sell or transfer all or 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 has been signed by the holders of two-thirds (2/3) of the votes of each class of members agreeing to such dedication, sale or transfer.

F. Grant utility and drainage easements in, under, over and through the Common Area.

G. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members and any such annexation shall be done in accordance with the Declaration.

H. Enter into agreements with other non-profit corporations to provide for joint use of common areas and other association property.

I. Have and to exercise any and all powers, rights and privileges which a non-stock, non-profit corporation organized under the Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

ARTICLE V

ASSOCIATION NOT AUTHORIZED TO ISSUE STOCK

The Association has no authority to issue capital stock.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by

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the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include and does not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VII VOTING RIGHTS

The Association shall have two (2) 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 (1) vote for each Lot owned. When more than one (1) 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 (as defined in the Declaration) 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, 1990.

ARTICLE VIII BOARD OF DIRECTORS

The affairs of this Association shall initially be managed by a Board of three (3) Directors who need not be members of the Association. The number, terms and election of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors

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are:

1. Clark P. Turner
P. O. Box 326
Bel Air, Maryland 21014
2. Deborah Moxley Turner
P. O. Box 326
Bel Air, Maryland 21014
3. Joseph F. Snee, Jr.
P. O. Box B
Bel Air, Maryland 21014

The above-named Directors shall serve until the first annual meeting of the members at which their successors are elected. The remaining Directors may elect a successor to fill the unexpired term of a Director in the event of death, resignation or removal of a Director.

From and after the first annual meeting of members, the term of office of the Directors shall be staggered. At the first meeting of members, one-third (1/3) of the Directors shall be elected to an initial term of three (3) years, one-third (1/3) of the Directors shall be elected to an initial term of two (2) years and one-third (1/3) of the Directors shall be elected to an initial term of one (1) year. At each subsequent meeting of members, the members shall elect one-third (1/3) of the total number of Directors and the term of each Director shall be three (3) years.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent in writing and signed by not less than the holders of two-thirds (2/3) of the votes of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused

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acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of the holders of seventy-five percent (75%) of the votes of each class of members except that, for a period of one (1) year from and after October 4, 1985, amendments required by the Federal Mortgage Agencies (as defined in the Declaration) as a condition of approval shall only require the assent of the Class B member.

ARTICLE XII

APPROVAL BY FEDERAL MORTGAGE AGENCIES

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Mortgage Agencies: annexation of additional properties not described in the Declaration, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Maryland, the undersigned, being the incorporator of this Association, has executed these Articles of Incorporation this 7th day of October, 1985.

Joseph F. Ince, Jr.
Witness

Frank P. Hertsch
Frank P. Hertsch

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

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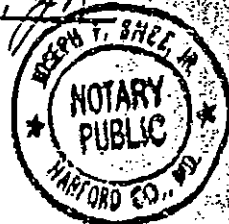
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I HEREBY CERTIFY that on this 6th day of October, 1985,
before me, the subscriber, a Notary Public of the State and County afore-
said, personally appeared Frank F. Hertsch, who acknowledged himself to be
the incorporator named in the foregoing Articles of Incorporation and that he
executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Joseph F. Shea, Jr.
Notary Public



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EXHIBIT A

ARTICLES OF INCORPORATION
MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

PARCEL 1

ALL that parcel of ground situate in the THIRD ELECTION DISTRICT of Harford County, State of Maryland, containing 10 acres of land, more or less, conveyed by and described in a deed from John F. Blevins and Ronald D. Walker to Old Fields, Inc. dated July 13, 1983, and recorded among the Land Records of Harford County in Liber 1105, folio 102.

PARCELS 2 AND 3

ALL those two (2) parcels of land and the strip of land connecting both parcels situate and lying in the THIRD ELECTION DISTRICT of Harford County, State of Maryland, described in and conveyed by a deed dated March 17, 1965, from Zero, Inc. to Juanita I. Scarff, which deed is recorded among the Land Records of Harford County in Liber 671, folio 307.

CORPORATE CHARTER APPROVAL SHEET

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 80

BUSINESS CODE _____

D02011716

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



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ID # D02011716 ACK # 1000361989755610
LIBER: 800648 FOLIO: 1235 PAGES: 0002
MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

04/29/2004 AT 12:13 P WO # 0000886857

New Name _____

FEES REMITTED

Base Fee: 25

Org. & Cap. Fee: _____

Expedite Fee: _____

Penalty: _____

State Recordation Tax: _____

State Transfer Tax: _____

_____ Certified Copies

Copy Fee: _____

_____ Certificates

Certificate of Status Fee: _____

Personal Property Filings: _____

Other: _____

TOTAL FEES: 25

☒ Change of Name
☒ Change of Principal Office
☒ Change of Resident Agent
☒ Change of Resident Agent Address
Resignation of Resident Agent
Designation of Resident Agent
and Resident Agent's Address
Change of Business Code

Adoption of Assumed Name _____

Other Change(s) _____

Credit Card _____ Check _____ Cash _____

43 Documents on 43 Checks

Approved By: 012

Keyed By: _____

COMMENT(S):

Code _____

Attention: Patrick Barrett

Mail to Address:

Mrs Property Management, Inc
3445-C Box Hill Corporate Center Dr
Arlington, Md. 21009

Stamp Work Order and Customer Number HERE

CUST ID: 0001370929
WORK ORDER: 0000886857
DATE: 04-30-2004 11:37 AM
AMT. PAID: \$1,075.00

RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

The directors/stockholders/general partner/authorized person of _____

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

(Name of Entity)

organized under the laws of MARYLAND, passed the following resolution:
(State)

[CHECK APPLICABLE BOX(ES)]

☒ The principal office is changed from: (old address)

425 ELLIS LANE

BEL AIR, MD 21014

to: (new address)

3445-C BOX HILL CORPORATE CENTER DRIVE

ABINGDON, MD 21009

☒ The name and address of the resident agent is changed from:

FRANK F. HERTSCH

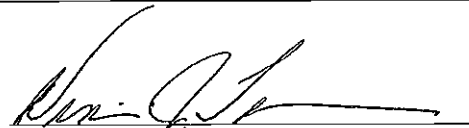
205 EAST BROADWAY P.O. BOX B BEL AIR, MD 21014

to:

PATRICK BARRETT

3445-C BOX HILL CORPORATE CENTER DRIVE ABINGDON, MD 21009

I certify under penalties of perjury the foregoing is true.



Secretary or Assistant Secretary
General Partner
Authorized Person

I hereby consent to my designation in this document as resident agent for this entity.

SIGNED 
Resident Agent

2004 APR 29 P 12:13

Budget

Maye Field Homeowners Association

Maye Field Homeowners Association
Approved Calendar Year 2019 Budget

Revenue:

Assessment Dues	\$80.00 per month	171	homes	\$164,160.00
Interest Income				\$250.00
Other Income				<u>\$125.00</u>
Total Operating Revenue				\$164,535.00

Operating Expenses:

Equipment and Supplies				\$200.00
Repairs and Maintenance				\$6,000.00
Grounds Care:				
Grass Cutting				\$32,320.00
Snow Removal				\$22,500.00
Landscaping				\$4,000.00
Tree & Brush Removal				\$8,000.00
Spring Clean-up/Mulching				\$3,000.00
Fertilization & Weed Killer				\$2,740.00
Grounds Care Total				\$72,560.00
Insurance - D & O and Common Grounds				\$2,027.00
Mgmt. Fees - MRA	\$5.25 per month	171	homes	\$10,773.00
Gas and Electricity - Street Lights				\$7,200.00
Water and Sewer - Fire Hydrants				\$350.00
Trash Removal	\$16.48 per month	171	homes	\$33,816.96
Office Supplies and Miscellaneous				\$5,000.00
Dumpster				\$700.00
Professional Fees:				
Accounting Services				\$500.00
Legal Services				\$6,000.00
Professional Fees Total				\$6,500.00
Total Operating Expenses				\$145,126.96

Excess of Operating Revenue Over (Under) Operating Expense	\$19,408.04
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Future Contingencies:

Roads and Other Capital Repairs	<u>\$19,408.04</u>
Total Non-Operating Expenses	\$19,408.04

Fund Balance Year End	\$0.00
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Bylaws
Maye Field Homeowners Association

BY-LAWS
OF
MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is MAYE FIELD HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association". The principal office of the corporation shall be located at 923 East Broadway, Bel Air, Maryland 21014, but meetings of members and directors may be held at such places within the State of Maryland, County of Harford, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to MAYE FIELD HOMEOWNERS ASSOCIATION, INC., a Maryland corporation, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property (including all improvements thereto) owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties, together with all buildings and improvements therein, with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether

one (1) or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers, and excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarants" shall mean and refer to Clark Turner, Inc. and Old Fields, Inc., their successors and assigns, if such successors and assigns should acquire more than one (1) undeveloped Lot from Clark Turner, Inc. or Old Fields, Inc. for the purpose of development and are expressly granted the rights of the Declarants in conjunction therewith.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded among the Land Records of Harford County, Maryland.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held on the same day of the same month of each year thereafter at the hour of 7:30 p.m. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the

Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting by mailing a copy of such notice, postage prepaid, at least twenty (20) days but not more than ninety (90) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast or of proxies entitled to cast one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or represented.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be initially managed by a Board of three (3) Directors who need not be members of the Association. A majority of the entire Board of Directors is authorized to increase the number of Directors to a maximum of nine (9).

Section 2. Term of Office. Directors shall be elected at the annual meeting of Members in accordance with the Articles of Incorporation.

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine but

not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-Members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association or by any two (2) Directors after not less than three (3) days notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- a. Adopt and publish rules and regulations: governing the use of the Common Area and facilities and the personal conduct of the Members and

their guests thereon and to establish penalties for the infraction thereof; pertaining to the control and keeping of pets; pertaining to the maintenance and use of Lots and improvements; pertaining to the maintenance or removal of unsafe or unsanitary structures or conditions.

b. Suspend the voting rights and right to use the recreational facilities of a Member or anyone to whom the Member's right of use has been delegated during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations.

c. Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration.

d. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

e. Employ a manager, an independent contractor or such other employees as they deem necessary and to prescribe their duties.

f. Establish reasonable procedures and fees for the processing of applications for approval submitted to the Board or Architectural Committee pursuant to Article V of the Declaration.

g. Enter into agreements providing for the rental, lease or use of recreational facilities which are not owned by the Association.

Section 2. Duties. It shall be the duty of the Board of Directors to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual

meeting of the Members or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote.

b. Supervise all officers, agents and employees of this Association and to see that their duties are properly performed.

c. As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period.

(2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period.

(3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date or to bring an action at law against the owner personally obligated to pay the same.

d. Issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

e. Procure and maintain adequate liability and hazard insurance on property owned by the Association.

f. Cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate.

g. Cause the Common Area to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association

shall be a President and Vice-President who shall at all times be members of the Board of Directors, a Secretary, a Treasurer and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign or shall be removed or otherwise be disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may from time to time determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

a. President: The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

b. Vice-President: The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act and shall exercise and discharge such other duties as may be required of him by the Board.

c. Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members, keep the corporate seal of the Association and affix it on all papers requiring said seal, serve notice of meetings of the Board and of the Members, keep appropriate current records showing the Members of the Association together with their addresses and shall perform such other duties as required by the Board.

d. Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, shall sign all checks and promissory notes of the Association, keep proper books of account, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year, and shall prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting and deliver a copy of each to the Members.

ARTICLE IX

INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each officer and Director of the Association, in consideration of his services as such, shall be indemnified by the Association to the extent

permitted by law against expenses and liabilities reasonably incurred by him in connection with the defense of any action, suit or proceeding, civil or criminal, to which he may be a party by reason of being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be exclusive of any other rights to which the Director or officer or person may be entitled by law or agreement or vote of the Members or otherwise.

ARTICLE X COMMITTEES

The Board of Directors shall appoint one or more architectural control committees as provided in the Declaration and a Nominating Committee as provided in these By-Laws. In addition, the Board of Directors shall appoint such other committees as are deemed appropriate in carrying out the purposes of the Association.

ARTICLE XI BOOKS AND RECORDS

The books, records and papers of the Association shall, at all times during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association where copies may be purchased at a reasonable cost.

ARTICLE XII ASSESSMENTS

As more fully provided in the Declaration, each Member is obligated to pay to 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 twelve percent (12%) per annum, and the Association may bring an action at 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 waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XIII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the name of the Association and the year of its incorporation.

ARTICLE XIV

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy, except that the Federal Mortgage Agencies shall have the right to veto amendments while there is Class B membership.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV


FISCAL YEAR

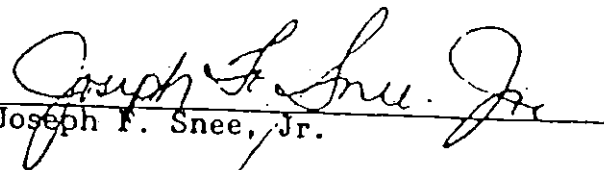
The fiscal year of the Association shall begin on the first (1st) day of January and end of the thirty-first (31st) day of December of every year,

except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the Directors of the Maye Field Homeowners Association, Inc., have hereunto set our hands this 8th day of October, 1985.


Clark P. Turner


Deborah Moxley Turner


Joseph F. Snee, Jr.

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of the Maye Field Homeowners Association, Inc., a Maryland corporation; and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association as duly adopted by the Board of Directors thereof on the 8th day of October, 1985.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 8th day of October, 1985.


Secretary



MAYEFIELD HOMEOWNERS ASSOCIATION, INC.
BEL AIR, MARYLAND 21014

INFORMATION FOR NEW RESIDENTS OF STONEHEDGE

The Board of Directors meets monthly. The date, time and location is listed in the monthly Stonehedge Newsletter which is delivered to each household. All meetings are open and all residents are invited to attend.

Any and all exterior changes need approval from the Board of Directors. Before making any changes submit all request in writing to the Management Co., MRA Property Management Inc., 139 N. Main street, Suite 302, Bel Air, MD 21014. The Association is removed from any liability as a result of the disapproval of any plans presented to the Association or any work done within the development, whether subject to prior approval.

Any Construction done in the development must comply with all laws, regulations, and policies of the appropriate government authorities. That is, all structures would require a building permit and appropriate inspection and certifications.

Exterior paint colors are Duron latex semi-gloss in the following colors: Black, Charcoal (dark grey), Chestnut brown, Forest green, Graphite (light grey), Redwood, Wedgewood blue, and Ivory. Approval from the Architectural Review Committee is needed to change your color. Gloss black is the only approved color for railings.

All trees to be planted must first be approved by the Board of Directors. Landscaping i.e. shrubs, plants, flowers can be done at the discretion of each resident. Lawn ornaments are not allowed.

Grass cutting is done on Thursdays when needed and weather permitting.

Snow removal - Roads only when snow has reached a depth of two (2) inches. Sidewalks and driveways are the responsibility of the individual residents.

Open House signs are only permitted at Mayefield Drive and Moores Mill Road. Signs at this location are only for the duration of the open house. All other signs are subject to immediate removal.

Outdoor clotheslines must meet the following criteria:

1. Only retractable clotheslines or a removable clothes pole may be installed.
2. The ends or holders of the clotheslines must be permanently installed within the confines of the dwelling's near fenced area.
3. The clothesline shall not be visible from outside of the fence, when viewed while standing at ground level.
4. The clothesline or clothes pole shall not be left exposed overnight or

when not in use.

Skateboards are prohibited in all areas including roads and parking areas etc.

We are governed by Harford County code 64, control of animals-Animal Control Warden will prosecute all persons found violating the provisions of this Ordinance.

Soliciting is not allowed in the Association.

Each home is allotted two (2) spaces. Unmarked spaces are for use of residents and guests not to exceed forth-eight (48) continuous hours. Garage units must use garage and driveway first before parking on streets allowing access to all areas.

Trash cans, bikes, toys etc. must be kept in houses or fenced area when not in use.

H.O.A. fees are due on the first of each month. A late fee in the amount of \$10.00 is assessed on all accounts more than thirty (30) days in arrears.

No recreational vehicles, motor homes, trailers, tractor trailers or bobtail tractors, boats campers, pick-up trucks over 3/4 ton capability, vans with gross weight over 3900 pounds or commercial vehicles shall be parked on the common elements except as required for deliveries. Vehicles parked on the common elements which otherwise meet above restrictions shall not have exposed ladders, tools, construction or industrial materials or other unsightly material placed on top of the vehicle, in open bed or protruding from vehicle windows.

Only neatly stacked firewood is permissible behind your fence and not higher than the fence.

Residents are asked to practice common courtesy and respect this property by not allowing trucks or delivery vehicles to ride on grass. Any homeowner is directly responsible for damage of these areas and will be charged for the cost of the repair.

Your yard, sidewalk and curb area shall be maintained in a clean and sanitary condition.

Collection of trash is scheduled on Tuesdays and Fridays. Residents are to place trash in sealed plastic bags or tightly lidded containers at curbside after 6 p.m. Mondays and Thursdays. Recyclables must be placed in blue plastic bags in accordance with trash collector's memo on Fridays before 7:30 a.m.

Each homeowner should have a copy of the "Declarations of Covenants, Conditions and Restrictions". If you need one, or wish to voice a problem call M.R.A. Property Management. Telephone number: 879-0680, NINA TORGERSON.

No major repairs to motor vehicles shall be made on any lot and no lot shall be used for the storage of inoperable or abandoned motor vehicles.

No cars shall park on the North side of Chesney Lane between Ellis Lane and Hanna Way, also on Chesney Lane a distance past Hanna Way going west, there will be NO PARKING SIGNS AND TOW AWAY ZONE SIGNS POSTED.

That any structure or use in violation of the Declaration of Covenants shall not be allowed and that the Association shall give notice to the property owner to remove the structure or cease the use immediately. The Association can take whatever legal steps are necessary to enforce the restrictions within 30 days of having given notice of the violation. Most importantly, the cost of enforcing the restrictions is assessed against the owner and would act as a lien similar to the nonpayment of associations dues.

CC&Rs-Declaration
Maye Field Homeowners Association

CC&Rs-Declaration
Maye Field Homeowners Association



MAYEFIELD HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 613

BEL AIR, MARYLAND 21014

RULES AND REGULATIONS

Please keep this list with your Covenants so that you may refer to them in time of need.

EXTERIOR CHANGES:

Any and all exterior changes need approval from the Board of Directors. Submit all requests to our Management Co.

EXTERIOR PAINT COLORS:

Duron exterior latex semi-gloss in the following colors: Black, Charcoal (dark grey), Chestnut brown, Forest green, Graphite (light grey), Redwood, Wedgewood blue and Ivory. Black is the only approved color for railings. Approval is needed to change your color.

PLANTINGS:

All trees to be planted must first have approval from the Board of Directors.

LATE FEES:

H.O.A. fees are due on the first of each month. A late fee in the amount of \$10.00 per month is assessed on all accounts more than 30 days in arrears.

VEHICLES:

In early 1987 the Board adopted the following regulations concerning vehicles, etc:

1. No recreational vehicles, motor homes, trailers, tractor trailers or bobtail tractors, boats, campers, pick-up trucks over 3/4 ton capacity, vans with a gross weight over 3900 lbs., or commercial vehicles shall be parked on the common elements except as required for deliveries.
2. Vehicles parked on the common elements which otherwise meet the above restrictions shall not have exposed ladders, tools, construction or industrial materials or other unsightly material placed on top of the vehicle, in open vehicle beds, or protruding from vehicle windows.

COMMON AREAS:

Only neatly stacked firewood is permissible behind your fence.

All residents are asked to practice common courtesy and, respect this property by not allowing trucks or delivery vehicles to ride on grass. Any homeowner directly responsible for damage of these areas will be charged for the cost of repair.

Mayefield Homeowners Association, Inc.
Resolution Regulating Violations of
Declaration of Covenants, Conditions
and Restrictions
Rules and Regulations

Violations of Declaration of Covenants, Conditions and Restrictions.

Removal. If any Structure is altered, erected, placed or maintained, or any new Use commenced, on any Lot other than those structures or uses approved by the Association pursuant to the provisions of Declaration of Covenants, Conditions and Restrictions (hereinafter "the Declaration"), such action shall be deemed to be a violation of the provisions of the Declaration and, promptly after the Association gives written notice thereof to its Owner, such Structure shall be removed or restored to its condition prior to such action, and such use shall cease, so as to terminate such violation.

Enforcement. If within thirty (30) days after having been given such notice, such Owner has not taken reasonable steps to terminate such violation, the Association may avail itself of any and all rights available to it, at law or in equity, to terminate such violation. Such Owner shall be personally liable to the Association for the cost thereof, to the same extent as he is liable for non-payment of and assessment levied against such Lot pursuant to Article IV of the Declaration, and the Association shall have a lien therefor which shall be enforceable in the same manner as the lien of an assessment imposed upon such Lot as set forth in Article IV Section 9 of the Declaration. Any action under this section shall be authorized by a majority of a quorum of board members present in person or by proxy.

Liability. The association shall not be liable to any Owner for any damage, loss or prejudice suffered or claimed on account of (i) the approval or disapproval of any Plans, drawings and specifications, whether or not defective; (ii) the construction or performance of any work, whether or not pursuant to approved Plans, or (iii) the development of any land within the Property.

Requirements of Law. Notwithstanding anything to the contrary contained herein, all Structures shall be constructed or erected only in accordance with applicable laws, regulations and policies of governmental authorities having jurisdiction.

President:

James M. Slachta

Secretary:

C. Clark Jones

I hereby certify that on this 14 day of January, 1993 before me, the subscriber, a Notary Public of the state aforesaid personally appeared JAMES M. SLACHTA and C. CLARK JONES who acknowledged that he/she is the President and

Secretary, respectfully of Mayefield Homeowners Association, Inc. and that he/she, as President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

NOTARY PUBLIC

Wanda Ferguson

MY COMMISSION EXPIRES:

June 1, 1994



PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

MAYEFIELD HOMEOWNERS ASSOCIATION, INC.
AMENDMENT TO REGULATING NONPAYMENT OF ASSESSMENTS

Whereas Article IV, Section 9 of the Mayefield Declaration of Covenants, Conditions and Restrictions set forth certain limitations on use of property which may be modified or regulated by the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the following procedures are hereby adopted to apply to Article IV inclusive of the Declaration and Section 9 of the By-Laws of Mayefield:

Late Fees:

Late Fees shall be charged for overdue assessments as follows:

1. Any assessment not paid within 30 days of the first day of the month for which the assessment was due shall be considered overdue (e.g. late).
2. An assessment shall be subject to only one (1) late fee, which shall be \$10.00, provided, however, that if more than one monthly assessment is overdue, and the total of assessments overdue exceeds \$100.00, then the late fee (if applicable) for future assessments shall be increased to \$15.00, and shall remain so until the balance owed is reduced to zero.
3. Payments on overdue assessments shall be applied to the oldest overdue assessment first.

President: James M. Szaleta

Secretary: Maryann Kunkel

I hereby certify that on this 11th day of December, 2003 before me, the subscriber, a Notary Public of the State aforesaid personally appeared JAMES M. SZAETA and MARYANN KUNKEL who acknowledged that he/she is the President and Secretary of Mayefield Homeowners Association, Inc., and that he/she is President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

Notary Public: Kevin J. [Signature]

My Commission Expires: June 1, 2006

3446-C BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-7390 FAX (410) 515-7391
E-MAIL: mrapmi@mragta.com



Member of:
CENTRAL MARYLAND CHAPTER
Community Associations Institute

Trenton Property Services
P.O. Box 767 25 W. Court Land
(LAID, MD 21014)

LIBER

1 PAGE 944

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

REC FE 5.

RESOLUTION REGULATING NONPAYMENT OF
ASSESSMENTS

11261090 0002 R01 T

WHEREAS, Article IV, Section 9 of Maye Field Declaration of Covenants, Conditions and Restrictions sets forth certain limitations on use of property which may be modified or regulated by the Board of Directors. 05/

NOW, THEREFORE, BE IT RESOLVED that the following procedures is hereby adopted to apply to Article IV inclusive of the Declaration and Section 9 of the By - Laws of Maye Field (Townhouses):

"Any assessment not paid within 30 days after the first day of the month for which said assessment was due shall be subject to a late fee of \$10.00." This resolution of the Board of Directors may be executed in counterparts.

PRESIDENT

Lorraine Letke Vice President

SECRETARY

Stephanie S. Juarezco, Secretary

I HEREBY CERTIFY that on this 2nd day of May before me, the subscriber, a Notary Public of the State aforesaid personally appeared Lorraine Letke and Stephanie S. Juarezco who acknowledged that he/she is the President and Secretary, respectfully of Maye Field Homeowners Association, Inc. and that he/she, as President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

NOTARY PUBLIC

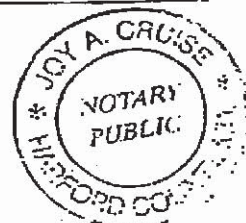
Joy A. Cruise

My Commission Expires:

Feb 28, 1994

REC'D & INDEXED CLM
NO 1 PAGE 944

1990 MAY -2 PM 1:03



TPS

TRENTON PROPERTY SERVICES, INC.
Real Estate Management

25 W. COURTLAND ST.
BEL AIR, MARYLAND 21014
(301) 838-4600
879-8333

MAYEFIELD DRIVE
HOMEOWNERS ASSOCIATION INC.

RESOLUTION REGULATING LAND USE: NO.1
RULES AND REGULATIONS

WHEREAS, Article VII, Section 7 and Article XII, Section 1 of the Mayefield Drive HOA Declaration of Covenants, Conditions, and Restrictions charge the Board of Directors to adopt rules and regulations governing the use of the Common Area and facilities and the personal conduct of the Members and their guests thereon;

NOW THEREFORE, BE IT RESOLVED that the following rules, procedures and regulations are hereby adopted to apply to all phases of Mayefield Drive HOA:

1. Parking: The Board shall have the power and ability to assign parking spaces, by unit number, to residents of the community, to help control, and ease the parking situation.

(a) Each non-garage unit owner will be assigned two (2) parking spaces for his/her exclusive use. Any non-authorized vehicle parked in an assigned spot may be towed without notice per the affirmative vote of at least three Board Members, one of which must be an executive officer (President, Vice President, Secretary, Treasurer). Residents may contact any Board member to initiate this policy. Current Board Members names and addresses are published on a regular basis in the association newsletter.

(b) Any non-assigned spaces (Blank spaces, curb parking on private roads) will be available on a first come, first serve basis, and are for the use of all residents and their guests provided that any one vehicle not remain in a non-assigned space for more than forty-eight (48) continuous hours. If this shall occur, the vehicle will be considered abandoned and will be ticketed after twenty-four (24) hours of non-movement. If the vehicle remains in the non-assigned

space after being ticketed, it may be towed without notice per the affirmative vote of at least three Board Members, one of which must be an Executive Officer (President, Vice President, Secretary, Treasurer) after an additional twenty-four hours has elapsed. Residents may contact any Board Member to initiate this policy. Board Members names and addresses are published on a regular basis in the Association newsletter.

(c) The Board of Directors shall also have the power to designate, from time to time as they see fit, certain areas of the private roadways "No Parking Zones" designated by adequate markings and/or signs. Parking in these areas will be prohibited. Vehicles parking in said areas will be towed without notice per the affirmative vote of at least three Board Members, one of which must be an Executive Officer (President, Vice President, Secretary, Treasurer). Residents may contact any Board Member to initiate this policy. Current Board Members names and addresses are published on a regular basis in the Association newsletter.

(d) An official parking plan, designating assigned parking spaces by house number, and guest spaces by blanks will become effective twenty (20) days from the date of this mailing.

Attest:

MAYEFIELD Drive Homeowners
Association Inc.

DATE PRESIDENT DATE 9/2/84

Post Script: (1) If you have questions in regards to implementation of this rule and regulation, consult Article XII of the Declaration of Covenants, Conditions and Restrictions, ask any Board Member, or contact Trenton Property Services, Inc.

(2) It is the responsibility of owners to notify their guests of these regulations.

(3) It is the responsibility of absentee owners to notify their tenants of these regulations.

MRA PROPERTY MANAGEMENT, INC.

MANAGERS OF COMMERCIAL
AND INDUSTRIAL AND RESIDENTIAL PROPERTIES



MAYEFIELD HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGULATING VIOLATIONS OF
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
RULES AND REGULATIONS
NO. 3

Whereas, Article XII, Section 1. of the Mayefield Homeowners Association Declaration of Covenants, Condition and Restrictions charge the Board of Directors to "adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the Common Area; control and keeping of pets; maintenance and use restrictions applicable to Lots and improvements thereon;"

Fencing Maintenance

Maintenance of fencing on individual lots shall be the responsibility of the property owner. If fencing is not maintained this shall be deemed to be a violation of the Declaration and, promptly after the Association gives written notice thereof to its Owner, such structure shall be repaired, so as to terminate such violation.

Enforcement

If within thirty (30) days after having given such notice, such Owner has not taken reasonable steps to terminate such violation, the Association will seek enforcement of this Rule pursuant to Resolution Regulating Violations of Declaration of Covenants, Conditions and Restrictions Rules" passed January 14, 1993.

PRESIDENT:

James M. Backus Sept 9' 1993

SECRETARY:

C. Alark Jones 9/9/93

☐ 139 N. MAIN STREET, SUITE 302
BEL AIR, MD 21014
(410) 879-0680
FAX (410) 893-8244

 Member of
CENTRAL MARYLAND CHAPTER
Community Associations Institute

MRA PROPERTY MANAGEMENT, INC.

NOTARY PUBLIC
STATE OF MARYLAND



I hereby certify that on this 9th day of September, 1993 before me the subscriber, a Notary Public of the state aforesaid personally appeared JAMES M. SZACHTA and C. CLARK JONES who acknowledged that he/she is the President and Secretary, respectfully of Mayefield Homeowners Association, Inc. and the he/she, as President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

NOTARY PUBLIC

Mini Longerson

MY COMMISSION EXPIRES:

June 1, 1994

☐ 139 N. MAIN STREET, SUITE 302
BEL AIR, MD 21014
(410) 879-0680
FAX (410) 893-8244

 Member of
CENTRAL MARYLAND CHAPTER
Community Associations Institute

I hereby certify that on this 13th day of January, 1994 before me the subscriber, a Notary Public of the state aforesaid personally appeared JAMES M. SLACHTA and C. CLARK JONES who acknowledged that he/she is the President and Secretary, respectfully of Mayefield Homeowners Association, Inc. and the he/she, as President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

NOTARY PUBLIC

Mrs. J. Ferguson

MY COMMISSION EXPIRES:

June 1, 1994

MRA PROPERTY MANAGEMENT, INC.

MANAGERS OF COMMERCIAL
INDUSTRIAL AND RESIDENTIAL PROPERTY



TO: All Residents
Mayefield/Stonehedge Homeowners Association, Inc.

FROM: Board of Directors

RE: Adopted Rules and Regulations/Resolution No. 4

DATE: January 13, 1995

Enclosed herewith to be filed with your Homeowners Association documents is a copy of the "Architectural Rules and Regulations Resolution No. 4." Whereas Article VI, Section 9 allows for the Board of Directors to adopt rules and regulations pertaining to the use of the lots. These rules and regulations were adopted by the Board on January 12, 1995.

Enclosure

cc: Board File
HOA Documents

☐ 139 N. MAIN STREET, SUITE 302
BEL AIR, MD 21038
(410) 879-0680
FAX (410) 893-8211

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 879-0680
FAX (410) 893-8211

 Member of
CENTRAL MARYLAND CHAPTER
Community Associations Institute

MRA PROPERTY MANAGEMENT, INC.

MANAGERS OF COMMERCIAL
INDUSTRIAL AND RESIDENTIAL PROPERTY



MAYEFIELD HOMEOWNERS ASSOCIATION, INC. ARCHITECTURAL RULES AND REGULATIONS RESOLUTION NO. 4

Whereas, Article XII, Section 1. of the Mayefield Homeowners Association Declaration of Covenants, Condition and Restrictions charge the Board of Directors to "adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the Common Area; control and keeping of pets; maintenance and use restrictions applicable to Lots and improvements thereon;"

Per "Article V"; "Architectural Control"; "No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, any structure which impedes or impairs mowing or lawn maintenance) 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....."

All architectural application submittals shall be in writing and sent to MRA Property Management, Inc., 139 N. Main Street, Suite 302, Bel Air, MD 21014. The Association is removed from any liability as a result of the disapproval of any plans presented to the Association or any work done within the development, whether subject to prior approval.

Any construction done in the development must comply with all laws, regulations, and policies of the appropriate government authorities. That is, all structures would require a building permit and appropriate inspection and certifications.

Exterior Paint Colors

Permitted exterior paint is Duron latex semi-gloss 1994 Weather Shield in the following colors:

Forest Green; Ivory (White Base)(C2Y-I8-L-16); Redwood; Chestnut Brown; Wedgewood Blue - No. 1 (Deep Base)(A-26; B-3Y28; E-2Y8; W-Y); Graphite (Deep Base)(B-4Y8-L-2124); Old Charcoal (Dark Gray)(Accent Base)(B-13Y32; C-Y12; E-8; F-20) and Black. Black gloss enamel is the only approved color for railings. Approval from the Architectural Committee is needed to change exterior color.

Landscaping

All trees to be planted must first be approved by the Board of Directors. Landscaping, i.e., shrubs, plants, flowers may be done at the discretion of each resident. Lawn ornaments are not allowed.

☐ 139 N. MAIN STREET, SUITE 302
BEL AIR, MD 21014
(410) 879-0680
FAX (410) 893-8244

☐ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 879-0680
FAX (410) 893-8244

 Member of
CENTRAL MARYLAND CHAPTER
Community Associations Institute

Snow Removal

Sidewalks and driveways are the responsibility of the individual residents.

Open House Realtor Signs

Open house signs are only permitted at Mayefield Drive and Moores Mill Road. Signs at this location are only for the duration of the open house. All other signs are subject to immediate removal.

Outdoor Clotheslines

Outdoor clotheslines must meeting the following criteria:

1. Only retractable clotheslines or a removable clothes pole may be installed.
2. The ends or holders of the clotheslines must be permanently installed within the confines of the dwelling's near fenced area.
3. The clothesline shall not be visible from outside of the fence, when viewed while standing at ground level.
4. The clothesline or clothes pole shall not be left exposed overnight or when not in use.

Skateboards

Skateboards are prohibited in all areas including roads and parking areas, etc.

Animals

We are governed by Harford County Code 64, control of animals; the Animal Control Warden will prosecute all persons found violating the provisions of this Ordinance.

Solicitation

Soliciting is not allowed in the Association.

Vehicles

No recreational vehicles, motor homes, trailers, tractor trailers, or bobtail tractors, boats, campers, pick-up trucks over 3/4 ton capability, vans with gross weight over 3,900 pounds or commercial vehicles shall be parked on the common elements except as required for deliveries. Vehicles parked on the common elements which otherwise meet above restrictions shall not have exposed ladders, tool, construction or industrial materials or other unsightly material placed on top of the vehicle, in open bed or protruding from vehicle windows.

Miscellaneous

Residents are asked to practice common courtesy and respect the property by not allowing trucks or delivery vehicles to ride on the grass. Any homeowner that is directly responsible for damage of these areas will be charged for the cost of repair.

Yards, sidewalks and curb areas shall be maintained in a clean and sanitary condition by homeowner.

Trash cans, bikes, toys, etc. must be kept in houses or fenced area when not in use.

Only neatly stacked firewood is permitted behind fences, and may not be higher than the fence.

No major repairs to motor vehicles shall be made on any lot and no lot shall be used for the storage of inoperable or abandoned motor vehicles.

No cars shall park on the North side of Chesney Lane between Ellis Lane and Hanna Way; also on Chesney Lane a distance past Hanna Way going west, there will be NO PARKING SIGNS AND TOW AWAY ZONE SIGNS POSTED.

President:

Secretary:

I hereby certify that on this 12th day of January, 1995 before me, the subscriber, a Notary Public of the state aforesaid personally appeared James M. Seachrist and Timothy Rader who acknowledged that he/she is the President and Secretary, respectfully of Mayefield Homeowners Association, Inc. and that he/she, as President and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF, I have hereunto set my Hand and Notarial Seal.

Notary Public:

My Commission Expires:

Nini Ferguson
June 1, 1998



PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

MAYEFIELD HOMEOWNERS ASSOCIATION, INC.
RESOLUTION NO. 5
AMENDING RULES AND REGULATIONS

Whereas, Article XII, Section 1, of the Mayefield Homeowners Association Declaration of Covenants, Conditions and Restrictions charge the Board of Directors to "adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the common area; control and keeping of pets; maintenance and use restrictions applicable to Lots and improvements thereon."

The Board of Directors, therefore, adopts the following rules and regulations pertaining to vehicles, etc., and any existing rule and regulation related thereto is hereby superseded thereby:

VEHICLES

1. No recreational vehicles, motor homes, trailers, tractor trailers, or bobtail tractors, boats, campers, commercial vehicles, or vehicles with commercial lettering or ladders, including but not limited to dump trucks or stake bed vehicles, shall be parked on the common elements, except as required for deliveries.
2. Vehicles parked on the common elements which otherwise comply with the above restrictions shall not have exposed ladders, tools, construction or industrial materials or other unsightly material placed in the open beds of pick-up trucks, on top of the vehicle, in open beds of any other type of vehicle or protruding from vehicle windows.

Feb 14, 2008
DATE

2/14/08
DATE

James M. Spackler
President, Mayefield Homeowners
Association, Inc.
[Signature]
Secretary, Mayefield Homeowners
Association, Inc.

CORPORATE OFFICE

3435-G BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-7390 • FAX 410-515-7391 • 866-685-6557
E-MAIL: mrapmi@mragta.com

MEMBER OF
community
ASSOCIATIONS INSTITUTE

DELAWARE OFFICE

16529 COASTAL HIGHWAY
LEWES, DELAWARE 19958
302-645-6315 • FAX 302-645-6385
TOLL FREE: 866-673-9434

I hereby certify on this 14 day of February, 2008 before me the subscriber, a Notary Public of the State aforesaid personally appeared JAMES M. SZACHTA and TIM RADER who acknowledge that he/she is the President and Secretary respectfully of Mayefield Homeowners Association, Inc., and that he/she is president and Secretary, being authorized to do so, executed the foregoing instrument by signing for the corporation by himself/herself as President and Secretary

As witness whereof, I have hereunto set my Hand and Notarial Seal.

Notary Public:

My Commission Expires:

Nina Ingu
June 1, 2010



PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

MAYEFIELD HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL RULES AND REGULATIONS RESOLUTION NO. 5

Whereas, Article XII, Section 1. of the Mayefield Homeowners Association Declaration of Covenants, Conditions and Restrictions charge the Board of Directors to "adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the common area; control and keeping of pets; maintenance and use restrictions applicable to Lots and improvements thereon;"

Stormdoors

All stormdoors must be fullview glass; no decorative (i.e. etched, beveled, leaded, or colored glass) or ventilating units shall be allowed; color of stormdoor shall be Almond, White, Brown or match approved shutter or front door. Must be submitted to Architectural Review Board and written approval received prior to installation.

Fencing

All fencing to be replaced shall be 6' high. Pressure treated #2 southern pine (4CCA) privacy fence consisting of 3-2x4 rails and vertical 1x4 or 1x6 fence boards in replacement of the white cedar fence board. Caps must be standard aluminum or black (non decorative). If replacing boards only, must match existing size and materials, i.e., white cedar or pressure treated #2 southern pine. Must be submitted to Architectural Review Board and written approval received prior to installation.

President:

James M. Frachto

Secretary:

Reine B. Debrun

☐ 3445-C BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 879-0680 FAX (410) 515-7391

☐ 110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 879-0680 FAX (410) 515-7391



Member of:
CENTRAL MARYLAND CHAPTER
Community Associations Institute

MIRA

PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS


I hereby certify that on this 10th day of August, 2012 before me,
the subscriber, a Notary Public of the State aforesaid personally appeared
James M. Sorrell and Diane A. Healey who acknowledged that he/she is the
President and Secretary respectfully of Mayefield Homeowners Association, Inc., and
that he/she is President and Secretary, being authorized to do so, executed the foregoing
instrument by signing for the corporation by himself/herself as President and Secretary.

AS WITNESS WHEREOF I have hereunto set my Hand and Notarial Seal.

Notary Public: *Alvin J. [Signature]*
My Commission Expires: *June 1, 2013*

☐ 3445-C BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 879-0680 FAX (410) 515-7391

☐ 110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 879-0680 FAX (410) 515-7391


Member of:
CENTRAL MARYLAND CHAPTER
Community Associations Institute

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ARNT

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF
MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT to the Declaration of Covenants,
Conditions and Restrictions of Maye Field Homeowners Association,
Inc. (hereafter "Declaration"), made this 30th day
of January, 1990 by Maye Field Homeowners Association, Inc.
(hereafter referred to as "Association").

WHEREAS, the Declaration was recorded among the land
records of Harford County, Maryland at Liber 1291, Folio 230, et
seq., creating Maye Field Homeowners Association, Inc.; and

WHEREAS the Association on the 30th day of January,
1990, by the requisite vote of the Members as required pursuant to
Section 11B-111.1(d)(2) of the Real Property Article, Annotated
Code of Maryland, at a meeting duly called pursuant to
Article III, Section 3 of the By-Laws of the Association, resolved
to and did amend the Declaration.

NOW, THEREFORE, WITNESSETH:

That Article VI of the Declaration be and is hereby
amended by adding the following provision:

NEW FE 15.00

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02/16/90

REC 1611 FOLIO 0571

"ARTICLE VI

USE RESTRICTIONS

Section 10. Family day care homes. No lot shall be used for the purpose of maintaining a family day care home as defined in § 11B-111.1 (a)(3) of the real Property Article, Maryland Annotated Code. This prohibition shall apply to family day care homes existing as of the date of execution of this amendment; except that this prohibition may be eliminated and family day care homes may be approved by a simple majority of the total eligible votes of the homeowners association under the voting procedures contained in the Declaration or By-Laws."

IN WITNESS WHEREOF, the Secretary of Maye Field Homeowners Association, Inc., certifies that he/she is the officer designated in the aforementioned By-Laws of the Association to count the votes at a meeting of the Association and that the foregoing Amendment of Declaration was approved by the Members having the required percentage of votes of the Association.

WITNESS:

MAYE FIELD HOMEOWNERS
ASSOCIATION, INC.

By:

Mary L. Klepser
Secretary

By:

James J. Dwyer
President

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BOOK 1611 PAGE 0572

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STATE OF MARYLAND)

) to wit

_____ OF _____)

I HEREBY CERTIFY that on this 15th day of February,
before me, the subscriber, a Notary Public of the State aforesaid,
personally appeared _____ and _____,
who acknowledged that he/she is the Secretary and President,
respectfully of Maye Field Homeowners Association, Inc. and that
he/she, as Secretary and President, being authorized to do so,
executed the foregoing instrument by signing for the corporation
by himself/herself as Secretary and President.

AS WITNESS WHEREOF, I have hereunto set my Hand and
Notarial Seal.

Carelyn A. Sheward

NOTARY PUBLIC

My Commission Expires: 7/1/10

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11/1/85 Mailto:

THE SENTINEL TITLE CORPORATION, BEL AIR

Maryland National Bank Building

U.S. Route 1 and Tollgate Road

Bel Air, Maryland 21014

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MAYE FIELD HOMEOWNERS ASSOCIATION, INC.

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

REC FE 104.00

CHECK TL 104.00

THIS DECLARATION, made this 9 day of Oct., 1985,
by CLARK TURNER, INC. and OLD FIELDS, INC., Maryland corporations,
and CLARK P. TURNER and DEBORAH M. TURNER, hereinafter referred to
as "Declarants"; DANIEL P. FITZPATRICK and DONALD H. YOUNG,
Trustees, COMMERCIAL AND SAVINGS BANK, Bel Air, Maryland, a Maryland
corporation, and MUNICIPAL SAVINGS AND LOAN ASSOCIATION, INC.,
hereinafter sometimes referred to as "Lenders".

NO26150 C003 R01 TOP105

10/18/85

WITNESSETH:

WHEREAS, Declarants are the owners of certain property in Harford
County, Maryland, which is more particularly described in Exhibit A annexed
hereto as a part hereof; and,

WHEREAS, portions of the property described in Exhibit A are subject
to and more particularly described in a Deed of Trust from Clark P. Turner
and Deborah M. Turner to Daniel P. Fitzpatrick and Donald H. Young,
Trustees for Commercial and Savings Bank, Bel Air, Maryland, which holds a
promissory note secured by the Deed of Trust; the Deed of Trust is dated
July 15, 1985, and is recorded among the Land Records of Harford County at
Liber H.D.C. No. 1277, folio 667; and,

WHEREAS, portions of the property described in Exhibit A are subject
to and more particularly described in a Deed of Trust from Clark Turner,
Inc., a Maryland corporation, and Clark P. Turner individually to Daniel P.
Fitzpatrick and Donald H. Young, Trustees for Commercial and Savings Bank,
Bel Air, Maryland, which holds a promissory note secured by the Deed of
Trust; the Deed of Trust is dated July 15, 1985, and is recorded among the

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Section 2. Class of Voting Membership. The Association shall have two (2) classes of voting membership.

Class A. Class A members shall be all Owners, with the exception of the Declarants, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) 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 (1) vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarants, their successors and assigns, 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, 1990.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarants, for each Lot owned within the Properties, hereby covenant, 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 interest, costs and reasonable attorney's fees, shall be a charge on the Lot to which the same relates and shall be a

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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 facility situated upon the Common Area.

b. The right of the Association to suspend the voting rights and right to use of the facilities by an Owner and anyone to whom said Owner's right of use has been delegated for any period during which any assessment against his Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

c. The right of the Association to dedicate or transfer all or 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 of the Association. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws and rules and regulations of the Association, his right of enjoyment to the General Common Area to the members of his household, his tenants or contract purchasers who reside on the property.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Association Membership. 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.

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Land Records of Harford County at Liber H.D.C. No. 1277, folio 673; and,

WHEREAS, portions of the property are subject to and more particularly described in a Purchase Money Mortgage from Old Fields, Inc., Mortgagor, to Municipal Savings and Loan Association, Inc., Mortgagee, to secure the repayment of the indebtedness recited therein; the Purchase Money Mortgage is dated July 13, 1985, and is recorded among the Land Records of Harford County at Liber H.D.C. No. 1195, folio 106; and,

WHEREAS, Declarants and Lenders desire to subject the property described in Exhibit A to certain covenants, conditions and restrictions set forth herein; and,

WHEREAS, Lenders join in this Declaration to declare that the property described in Exhibit A and any portion of the property described in Exhibit C which is expressly annexed to this Declaration shall be held, sold and conveyed subject to the provisions herein set forth notwithstanding the prior recordation of the aforesaid Deeds of Trust and Purchase Money Mortgage.

NOW, THEREFORE, Declarants hereby declare that all of the properties described in Exhibit A 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 Maya Field Homeowners Association, Inc., a Maryland corporation, its successors and assigns.

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continuing lien upon the Lot 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 an Owner's 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, for the payment of the costs and expenses of the Association, for the improvement and maintenance of the Common Area and for the acquisition, improvement and maintenance of additions to the Common Area. Assessments levied by the Association may be used for the purpose of mowing and lawn maintenance of the individual lots provided such mowing and lawn maintenance is provided or offered to all lots subject to such assessments in a uniform manner. Assessments levied by the Association may be used for the purpose of renting, leasing or otherwise providing for the use of recreational facilities which are not owned by the Association. In the event the Association enters into an agreement providing for the use of recreational facilities which are not owned by the Association, then such right of use shall be held by the Association for the benefit of the members subject to the same conditions and restrictions as apply to Common Area held by the Association.

Section 3. Annual Assessment. For the purpose of providing funds for the uses specified in Section 2 hereof, the Board of Directors of the Association shall in each fiscal year commencing prior to the conveyance of the first Lot and prior to the conveyance of the Common Area to the Association, levy an annual assessment against each Lot. The assessment for any

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Lot upon which no dwelling or similar improvement shall be situate during any fiscal year (an unimproved Lot) shall be one-fourth (1/4) of the amount of the assessment applicable to any Lot upon which a dwelling or similar improvement shall be situate (an improved Lot). A Lot shall be considered to be an unimproved Lot until such time as any dwelling or similar improvement being constructed thereon shall have been completed and is ready for occupancy. Where a Lot is an improved Lot during only a portion of a fiscal year, the annual assessment shall be duly apportioned and adjusted pro rata.

Section 4. 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 Two Hundred Forty Dollars (\$240.00) 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 ten percent (10%) 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 ten percent (10%) 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 5. Special Assessments for Capital Improvements. In addition to the annual assessment 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,

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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 shall be binding upon the Association as of the date of its issuance.

Section 9. 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 twelve percent (12%) per annum or at such other rate, not exceeding that charged by Harford County, Maryland, for delinquent real estate tax payments, as the Board of Directors may establish from time to time. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the Lot. 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 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The 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 become 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.

Section 11. Exempt Property. All lots and parcels dedicated to and accepted by a local public authority and all properties owned by a charitable

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or nonprofit organization exempt by reason of such ownership from taxation by the laws of the State of Maryland shall be exempt from the assessments created herein. However, no Lot devoted to dwelling use shall be exempt from said assessments.

ARTICLE V ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made (including, without limitation, any structure which impedes or impairs mowing or lawn maintenance) 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, whose approval shall not be unreasonably withheld. In the event said Board or its designated committee fails to approve or disapprove such design and location within sixty (60) 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. The Board of Directors of the Association shall have the powers to establish reasonable procedures and fees for the processing of applications submitted pursuant to this Article. The provisions of this Article V shall be inapplicable to buildings, fences, walls or other structures and additions, changes and alterations thereto made or caused to be made by Declarants during the period of construction of the Section in which said building, fence or other structure is located.

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ARTICLE VI .

USE RESTRICTIONS

Section 1. Residential Use. No Lot shall be used for any purpose other than residential use except that, during the construction and sales period, on-site builder's construction offices, model homes, sales offices and builder's storage areas may be maintained.

Section 2. Offensive Activities. No noxious or offensive activities shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 3. Signs. No sign of any kind shall be displayed to the public view on any Lot except (a) one (1) sign of not more than five (5) square feet advertising the property for sale or rent or (b) signs used by a builder or developer to advertise the property during the construction and sales period.

Section 4. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that a reasonable number of household pets may be kept provided that they are not kept, bred or maintained for a commercial purpose. The Board of Directors shall have the power to adopt rules and regulations pertaining to the control of pets and defining what shall constitute a reasonable number of household pets.

Section 5. Garbage, Motor Vehicle Repairs. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and every Lot shall be maintained in a clean and sanitary condition. All containers or equipment for the storage or disposal of rubbish, trash, garbage and other waste shall be constructed of metal and kept in a clean and sanitary condition. No major repairs to motor vehicles shall be made on any Lot and no Lot shall be used for the storage of inoperable or abandoned

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motor vehicles.

Section 6. Utility Buildings and Sheds. No utility building or shed shall be located or constructed on any Lot unless it is first approved pursuant to Article V.

Section 7. Yards. No plantings, fences, lawn ornaments or improvements of any kind shall be erected, constructed, placed or planted on any lot without the prior approval of the Board of Directors. Such approval shall only be given pursuant to an overall plan of improvements for each section of units.

Section 8. Television Antennas. No individual exterior television or radio antennas will be permitted. However, a master television antenna to provide service to all units within a building may be erected with the approval of the Architectural Committee at the request of the owners of units within the building.

Section 9. Additional Rules and Regulations. The Board of Directors, pursuant to Article XII of this Declaration, may adopt additional rules and regulations pertaining to the use of Lots. Such rules and regulations may relate to the use or storage of motor homes, trailers, campers, boats and commercial vehicles; the erection and maintenance of clothes lines, fences, awnings, fireplaces, grills, decks, patios, lawn ornaments, swimming pools, play equipment, exterior lighting and storm windows; or such other uses or structures which the Board of Directors deems appropriate.

ARTICLE VII

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of a dwelling upon the Properties and placed on the dividing line between the Lots shall constitute a party wall and,

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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 equally shared by the Owners who make use of the wall.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, either Owner of a dwelling sharing said wall may restore it and the other Owner shall contribute one-half (1/2) the cost of restoration thereof without prejudice, however, to the right of any such Owner to call for a larger contribution from the other under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the 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

ENCROACHMENTS

If any unit or any part thereof, now or at any time hereafter, encroaches upon any adjoining Lot or any unit encroaches upon any Common Area, whether such encroachment is attributable to construction, settlement or shifting of the buildings or any other reason whatsoever beyond the control of the Board of Directors of the Association or any Owner, there shall forthwith rise, without the necessity of any further or additional act or

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drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. Easements within the boundaries of a Lot shall be regularly maintained by the Owner of the Lot.

ARTICLE XI

CONSTRUCTION EASEMENT

Each Lot Owner shall have the right to enter upon any adjacent Lot or property at reasonable times for the purpose of construction of any portion of the dwelling to be located on such Owner's Lot provided, however, that this easement for construction shall not extend more than five feet (5') beyond the boundary line of such Owner's Lot and provided further that this easement for construction shall terminate if and when a dwelling is constructed on the servient Lot within the five foot (5') construction easement area. Any Lot Owner who employs this easement for construction shall restore the area utilized to the same condition that existed immediately prior to the Lot Owner's use thereof.

ARTICLE XII

RULES AND REGULATIONS

Section 1. Board of Directors Authorized to Adopt; Scope. The Board of Directors shall have the power to adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the Common Area; control and keeping of pets; maintenance and use restrictions applicable to Lots and improvements thereon; and procedures whereby the Association may maintain or remove structures, grass, weeds or trees on Lots which the Owner thereof fails to maintain in a safe and sanitary condition.

Section 2. Notice. The Board of Directors shall mail written notice to each of the members of the Association setting forth the proposed rule or regulation at least twenty (20) days prior to its adoption. Such notices shall

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be mailed to the address of each member as shown on the most current membership roster of the Association.

Section 3. Adoption; Referendum. The adoption of rules and regulations shall require the vote of two-thirds (2/3) of the Directors present. However, a number of Association members equal to not less than twenty percent (20%) of the members of the Association may petition a referendum on the rules and regulations by filing a written petition with the Board of Directors within twenty (20) days after the mailing of a notice of adoption by the Board. Upon verifying that the requirements of this section have been met, the rules and regulations shall be suspended pending the results of the referendum. The rules and regulations shall be submitted to a vote of the members at a meeting called for this purpose within sixty (60) days after the petition has been verified. The rules and regulations shall be adopted by a vote of a majority of a quorum of members.

ARTICLE XIII

GENERAL PROVISIONS

Section 1. Enforcement. The Association or any Owner shall have the right to enforce, by any proceeding at law or in equity, 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. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way 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

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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 provided, however, that for a period of one (1) year from October 4, 1986, any amendment required by one or more of the Federal Mortgage Agencies as a condition of approval may be made by the Declarants alone. Any amendment or termination must be recorded among the Land Records of Harford County in order to be effective.

Section 4. Annexation. The Declarants shall have the right, but not the duty, to subject all or any part of the land described in Exhibit C, attached hereto as a part hereof, to this Declaration. Additional residential property and Common Area (not shown on Exhibit C) may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members. An annexation authorized herein shall not become effective until a supplementary declaration containing a specific description of the annexed property is recorded among the Land Records of Harford County.

Section 5. Approval by Federal Mortgage Agencies. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Mortgage Agencies: annexation of properties not described in Exhibit C attached hereto as a part hereof, dedication of Common Area and amendment or termination of this Declaration of Covenants, Conditions and Restrictions.

Section 6. Lenders. The Lenders have joined in this Declaration to declare that the property described in Exhibit A and any parts of the property described in Exhibit C which are expressly annexed to this Declaration

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shall be held, sold and conveyed subject to the provisions herein set forth notwithstanding the prior recordation of the aforesaid Deed of Trust and Mortgage.

IN WITNESS WHEREOF, the undersigned, being the Presidents of the Declarants named herein, have hereunto set their hands and seals this ____ day of _____, 1985.

WITNESS:

CLARK TURNER, INC.

Patricia A. Bedvine

BY: [Signature] (SEAL)
Clark P. Turner, President

WITNESS:

OLD FIELDS, INC.

Barbara B. Jefferson

BY: [Signature] (SEAL)
William H. Cox, Jr., President

Patricia A. Bedvine
Witness

[Signature] (SEAL)
Clark P. Turner

Anna L. Lusk
Witness

[Signature] (SEAL)
Doborah M. Turner

[Signature]
Witness

[Signature] (SEAL)
Daniel P. Fitzpatrick, Trustee

Patricia A. Bedvine
Witness

[Signature] (SEAL)
Donald H. Young, Trustee

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WITNESS:

✓
COMMERCIAL AND SAVINGS BANK

Ruth A. Bessie

BY: [Signature] (SEAL)
Daniel P. Fitzpatrick
President

WITNESS:

✓
MUNICIPAL SAVINGS AND LOAN
ASSOCIATION, INC.

Clark P. Turner

BY: [Signature]

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 7th day of October, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Clark P. Turner, who acknowledged himself to be the President of Clark Turner, Inc., one of the Declarants named in the foregoing Declaration of Covenants, Conditions and Restrictions, and that, being authorized to do so, he executed the same on behalf of said corporation for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Ruth A. Bessie
Notary Public

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this _____ day of _____, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared William H. Cox, Jr., acknowledged himself to be the President of Old Fields, Inc., one of the Declarants named in the foregoing Declaration of Covenants, Conditions and Restrictions, and that, being authorized to do so, he executed the same on behalf of said corporation for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Barbara B. Jefferson
Notary Public

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this _____ day of _____, 1985, before me, the subscriber, a Notary Public of the State and County

-19-

LIBER 1291 FOLIO 0248

004:012:200
4:10/8/85
12D-9/24-2
6029

aforesaid, personally appeared Clark P. Turner and Deborah M. Turner, known to me (or satisfactorily proven to be) the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Agnes Herbert
Notary Public

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 15th day of October, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Daniel P. Fitzpatrick, Trustee, and acknowledged that he executed the foregoing document for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Daniel P. Fitzpatrick
Notary Public

STATE OF MARYLAND, COUNTY OF HARFORD, SCT:

I HEREBY CERTIFY that on this 9th day of October, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Donald H. Young, Trustee, and acknowledged that he executed the foregoing document for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Daniel P. Fitzpatrick
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, to wit:

I HEREBY CERTIFY that on this 15th day of October, 1985, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Daniel P. Fitzpatrick, who acknowledged himself to be the President of Commercial and Savings Bank, and that as such President he is authorized to execute the foregoing instrument as the act and deed of said corporation for the purposes contained therein.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Daniel P. Fitzpatrick
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, to wit:

-20-

WER 1291 FOLIO 0249

004:012:200
4:10/8/86
12D-8/24-2
6029

I HEREBY CERTIFY that on this 9th day of October, 1985,
before me, the subscriber, a Notary Public of the State of Maryland, person-
ally appeared James A. Borden, who acknowledged
himself to be the President of Municipal Savings and Loan Association,
Inc., and that as such, James A. Borden he is authorized to execute the fore-
going instrument as the act and deed of said corporation for the purposes
contained therein.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1986

Cynthia E. Korman
Notary Public



-21-

LOSER 1291 FOLD 0250

004:200
3:10/8/85
4F-10/8-2
6029

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.
DECLARATION

EXHIBIT A

ALL those lots or parcels of ground situate and lying in the
THIRD ELECTION DISTRICT of Harford County, State of Maryland, described
in the following four plats, that is to say:

1. "Final Plat II, Section Four, Lots 113 thru 142, 'Old
Fields'" containing 3.276 acres, which plat is recorded among the Plat Records
of Harford County in Plat Book H.D.C. 51, folio 38.
2. "Final Plat III, Section Four, Lots 50 thru 67 & 143 thru
152, 'Old Fields'", containing 2.778 acres, more or less, which plat is recorded
among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 102.
3. "Final Plat IV, Section Four, Lots 68 thru 81 & 101 thru
112, 'Old Fields'", containing 2.224 acres, more or less, which plat is recorded
among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 103.
4. "Final Plat V, Section Four, Lots 82 thru 100, 'Old Fields'",
containing 1.717 acres, more or less, which plat is recorded among the Plat
Records of Harford County in Plat Book H.D.C. 52, folio 104.

BEING the same and all that parcel or tract of land conveyed by
and described in a Deed from John F. Elevins and Ronald D. Walker to Old
Fields, Inc. dated July 18, 1988, and recorded among the Land Records of
Harford County in Liber 1195, folio 102.

The total acreage being 9.995 acres, more or less.

LIBER 1291 FOLIO 0251

004:200
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4F-10/8-3
6029

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.
DECLARATION

EXHIBIT B

ALL those lots or parcels of ground situate and lying in the THIRD ELECTION DISTRICT of Harford County, State of Maryland, described in the following four plats, that is to say:

1. "Final Plat II, Section Four, Lots 113 thru 142, 'Old Fields'" containing 3.276 acres, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 51, folio 36.

2. "Final Plat III, Section Four, Lots 50 thru 87 & 143 thru 152, Old Fields", containing 2.378 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 102.

3. "Final Plat IV, Section Four, Lots 88 thru 91 & 101 thru 112, Old Fields", containing 2.224 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 103.

4. "Final Plat V, Section Four, Lots 92 thru 100, Old Fields", containing 1.717 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 104.

Containing 9.895 acres, more or less.

SAVING AND EXCEPTING therefrom all those 103 lots designated as Lots 50 through 152, inclusive, as shown on the aforesaid plats, containing a total of 4.478 acres of land, more or less.

BEING a part of that parcel or tract of land conveyed by and described in a Deed from John F. Blevins and Ronald D. Walker to Old Fields, Inc. dated July 13, 1983, and recorded among the Land Records of Harford County in Liber 1195, folio 102.

The total acreage being 5.517 acres, more or less.

LIBER 1291 FOLIO 0252

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0020

MAYE FIELD HOMEOWNERS ASSOCIATION, INC.
DECLARATION

EXHIBIT C

ALL those two (2) parcels of land and the strip of land connect-
ing both parcels situate and lying in the THIRD ELECTION DISTRICT of
Harford County, State of Maryland, described in and conveyed by a deed
dated March 17, 1985, from Zero, Inc. to Juanita I. Searff, which deed is
recorded among the Land Records of Harford County in Liber 871, folio 307.

REC'D & RECORDED *CGK*
No. *129*, Vol. *10*, *230*

1985 OCT 18 AM 9:09

WILLIAMS & CO.
CLERK

LIBER 129 FOLIO 0253

004:017:200
5:4/13/87
17D-4/3-2
170-6960

✓ MAYE FIELD

15-
**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

(Phase One, Stonehedge)

THIS SUPPLEMENTAL DECLARATION, made this 16th day of April, 1987, by CLARK TURNER, INC., hereinafter called "Developer"; and DONALD H. YOUNG and ROBERT T. GENTRY, Trustees for the benefit of The Commercial Bank.

WHEREAS, Developer is the owner of the real property described in "Final Plat, Phase One, Stonehedge", which plat is recorded among the Land Records of Harford County in Plat Book C.G.H. 66, folio 108; and,

WHEREAS, certain properties, more particularly described in the following four (4) plats:

1. "Final Plat II, Section Four, Lots 113 thru 142, 'Old Fields'"; containing 3.276 acres, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 51, folio 38;

2. "Final Plat III, Section Four, Lots 50 thru 67 & 143 thru 152, Old Fields", containing 2.778 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 102; REC FE 15.00

3. "Final Plat IV, Section Four, Lots 68 thru 81 & 101 thru 112, Old Fields", containing 2.224 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 103; 103/2970 C002 R01 715:49

4. "Final Plat V, Section Four, Lots 82 thru 100, Old Fields", containing 1.717 acres, more or less, which plat is recorded among the Plat Records of Harford County in Plat Book H.D.C. 52, folio 104; 04/20/87

have been subjected to a Declaration of Covenants, Conditions and Restrictions, dated October 9, 1985, which has been recorded among the Land

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17D-4/3-2
170-6960

Records of Harford County in Liber C.G.H. No. 1291, folio 230; and,

WHEREAS, Developer intends that a portion of the property described in "Final Plat, Phase One, Stonehedge" shall be subject to the aforesaid Declaration.

NOW, THEREFORE, Developer hereby declares that all of the property described in "Final Plat, Phase One, Stonehedge", saving and excepting (1) Maye Field Drive right-of-way and (2) "Parcel 1 (Reserved)", together with such additions as may hereafter be made thereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Maye Field Declaration of Covenants, Conditions and Restrictions dated October 9, 1985, which has been recorded among the Land Records of Harford County in Liber 1291, page 230.

AND the Trustees have joined in for the purpose of consenting to the placing of these restrictions on the properties designated in the Deed of Trust dated February 26, 1987, and recorded among the Land Records of Harford County in Liber 1379, folio 1048.

WITNESS the hands and seals of the parties hereto.

ATTEST:

BY: Deborah M. Turner
Deborah M. Turner, Secretary

CLARK TURNER, INC.

BY: Clark P. Turner (SEAL)
Clark P. Turner, President

Witness Robert T. Gentry

Donald H. Young (SEAL)
Donald H. Young, Trustee

Witness Robert T. Gentry

Robert T. Gentry (SEAL)
Robert T. Gentry, Trustee

STATE OF MARYLAND, HARFORD COUNTY, SCT:
I HEREBY CERTIFY that on this 16th day of April, 1987,
before me, the subscriber, a Notary Public of the State of Maryland, County

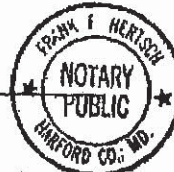
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17D-4/3-2
170-6960

of Harford, personally appeared Clark P. Turner, who acknowledged himself to be the President of Clark Turner, Inc., a corporation of the State of Maryland, and that, being authorized to do so, he executed the foregoing instrument for the purposes therein contained as the act and deed of said Corporation.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public



STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 16 day of April, 1987, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Donald H. Young, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 16 day of April, 1987, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Robert T. Gentry, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

LAW OFFICES

LEAF & HERTSCH

P.O. BOX 6
BEL AIR, MARYLAND 21014

REC'D & RECORDED *CGH*
NO. 1390 FOLIO 7/8

1987 APR 20 PM 3:37

HARFORD CO.
CHARLES G. HOBBS, III
CLERK

1390 FOLIO 0820

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17D-4/8-1
170-6968

MAYE FIELD

SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

(Phase Two, Stonehedge)

THIS SUPPLEMENTAL DECLARATION, made this 16 day of July, 1987, by CLARK TURNER, INC., hereinafter called "Developer", and DONALD H. YOUNG and ROBERT T. GENTRY, Trustees for the benefit of The Commercial Bank,

WHEREAS, Developer is the owner of the real property described in "Final Plat, Phase Two, Stonehedge", which plat is recorded among the Land Records of Hartford County in Plat Book C.G.H. 66, folio 109; and,

WHEREAS, certain properties, more particularly described in the following four (4) plates:

1. "Final Plat II, Section Four, Lots 113 thru 142, 'Old Fields', containing 3.276 acres, which plat is recorded among the plat Records of Hartford County in Plat Book H.D.C. 61, folio 36;

2. "Final Plat III, Section Four, Lots 60 thru 67 & 143 thru 152, 'Old Fields', containing 2.778 acres, more or less, which plat is recorded among the plat Records of Hartford County in Plat Book H.D.C. 62, folio 102;

3. "Final Plat IV, Section Four, Lots 68 thru 81 & 103 thru 112, 'Old Fields', containing 2.224 acres, more or less, which plat is recorded among the plat Records of Hartford County in Plat Book H.D.C. 62, folio 103;

4. "Final Plat V, Section Four, Lots 82 thru 100, 'Old Fields', containing 1.717 acres, more or less, which plat is recorded among the plat Records of Hartford County in Plat Book H.D.C. 62, folio 104;

have been subjected to a Declaration of Covenants, Conditions and

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04/30/87

15.00

REC FE

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170-6959

Restrictions, dated October 9, 1985, which has been recorded among the Land Records of Harford County in Liber C.G.H. No. 1291, folio 230; and,

WHEREAS, Developer intends that a portion of the property described in "Final Plat, Phase Two, Stonehedge" shall be subject to the aforesaid Declaration.

NOW, THEREFORE, Developer hereby declares that all of the property described in "Final Plat, Phase Two, Stonehedge", saving and excepting the Maye Field Drive right-of-way, together with such additions as may hereafter be made thereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Maye Field Declaration of Covenants, Conditions and Restrictions dated October 9, 1985, which has been recorded among the Land Records of Harford County in Liber 1291, page 230.

AND the Trustees have joined in this Supplemental Declaration of Covenants, Conditions and Restrictions for the purpose of consenting to the placing of these restrictions on the properties described in the Deed of Trust dated February 26, 1987, and recorded among the Land Records of Harford County in Liber 1379, folio 1046.

WITNESS the hands and seals of the parties hereto.

✓
CLARK TURNER, INC.

BY:  (SEAL)
Clark P. Turner, President

 (SEAL)
Donald H. Young, Trustee

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17D-4/8-1
170-8959

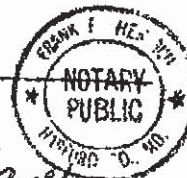
Robert T. Gentry (SEAL)
Robert T. Gentry, Trustee

STATE OF MARYLAND, HARFORD COUNTY, SCT. 2
I HEREBY CERTIFY that on this 16th day of April
1987, before me, the subscriber, a Notary Public of the State of Maryland,
County of Harford, personally appeared Clark P. Turner, who acknowledged
himself to be the President of Clark Turner, Inc., a corporation of the State
of Maryland, and that, being authorized to do so, he executed the foregoing
instrument for the purposes therein contained as the act and deed of said
Corporation.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public



STATE OF MARYLAND, HARFORD COUNTY, TO WIT:
I HEREBY CERTIFY that on this 16th day of April
1987, before me, the subscriber, a Notary Public of the State of Maryland,
County of Harford, personally appeared Donald H. Young, Trustee for The
Commercial Bank, who acknowledged that he executed the foregoing document
for the purposes therein contained and in my presence signed and sealed the
same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:
I HEREBY CERTIFY that on this 16th day of April
1987, before me, the subscriber, a Notary Public of the State of Maryland,
County of Harford, personally appeared Robert T. Gentry, Trustee for The
Commercial Bank, who acknowledged that he executed the foregoing document
for the purposes therein contained and in my presence signed and sealed the
same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

LAW OFFICES
LEAF & HERTSCH
P.O. BOX 8
BRL AIR, MARYLAND 21014

REC'D & RECORDED CGH
NO 139 FOLIO 821

1987 APR 20 PM 3:38

HARFORD CO.
CHARLES G. HOBBS III
CLERK

-3-

LIBER 1390 FOLIO 0823

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170-4/3-3
170-6060

DEED--COMMON AREA

THIS DEED, made this 16th day of April, 1987, by and between CLARK TURNER, INC., a Maryland Corporation, Grantor; MAYE FIELD HOMEOWNERS ASSOCIATION, INC., a Maryland corporation, Grantee; and DONALD H. YOUNG and ROBERT T. GENTRY, Trustees for the benefit of The Commercial Bank.

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, the said Clark Turner, Inc. does hereby grant and convey to the said Maye Field Homeowners Association, Inc., its successors and assigns, forever, in fee simple, all that tract or parcel of land situate and lying in the THIRD ELECTION DISTRICT of Harford County, Maryland, and described as follows:

All that parcel of land situate, lying and being in the THIRD ELECTION DISTRICT Of Harford County, State of Maryland, being shown on subdivision plat entitled "Flint Plat, Phase One, Stanchedge" which plat is recorded among the Land Records of Harford County in Plat Book 56, page 108.

SAVING AND EXCEPTING therefrom "Parcel 1 (Reserved)" as shown on the aforesaid plat, containing a total of 0.3986 acres of land, more or less.

ALSO SAVING AND EXCEPTING therefrom all those twenty (20) lots designated as Lots 1 through 20, inclusive, as shown on the aforesaid plat containing a total of 2.0097 acres of land, more or less. 20.00

ALSO SAVING and excepting therefrom the Maye Field Drive right-of-way as shown on the aforesaid plat. 17-18-20 CONE 201 118:41

The area of the common space conveyed hereby being a total of 1.3563 acres of land, more or less. 64/17/87

BEING a part of that land conveyed by and described in a Deed by

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170-47-3
170-6860

Stinchedge, Inc., et al. to Clark Turner, Inc. dated February 26, 1987, and recorded in the Land Records of Harford County in Liber C.G.II, No. 1079.

folio 1043.

This land hereby conveyed shall be held by the Grantee, Maye Field Homeowners Association, Inc., as a common area for the use and enjoyment of the occupants of living units located on Lots 1 through 20, inclusive, as shown on a plat entitled "Final Plat, Phase One, Stoneledge", which is recorded in the Land Records of Harford County in Plat Book 56, page 108.

Together with such other lots as may now or hereafter be brought within the jurisdiction of Maye Field Homeowners Association, Inc., as established by a declaration entitled Maye Field Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions dated October 9, 1985, and recorded in the Land Records of Harford County at Liber C.G.II, No. 1201, page 230.

TOGETHER with the buildings thereon and all rights, ways, water, water privileges, appurtenances and advantages thereto belonging or in any way appertaining.

ALSO TOGETHER with a non-exclusive easement over those areas designated "10' H.O.A. Easement", "10' H.O.A. Easement Buffer Area" and "15' H.O.A. Easement" for the purpose of improving and maintaining the landscape of these areas.

RESERVING to the Grantor the right to deviate the drainage and utility easements shown on the aforesaid plat to public use.

TO HAVE AND TO HOLD the above-described lot or parcel of land unto Maye Field Homeowners Association, Inc., its successors and assigns, forever, to be held as common area in accordance with the provisions of the Maye Field Declaration of Covenants, Conditions and Restrictions dated October 9, 1985, and recorded among the Land Records of

LIB 1392100 0822

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170-6960

Harford County in Liber C.G.H. No. 1291, folio 230.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing to encumber the property hereby conveyed which limits the property's use as common area, and it will warrant specially the property hereby granted and conveyed, and it will execute such further assurance as may be requisite.

AND the said Trustees join herein for the purpose of releasing any lien on the aforementioned described property by reason of a deed of trust dated February 26, 1987, and recorded among the Land Records of Harford County in Liber 1379, folio 1046.

AS WITNESS the hands and seals of the parties hereto.

ATTEST:

CLARK TURNER, INC.

Clark P. Turner

BY: *Clark P. Turner*
Clark P. Turner, President

Witness *Donald H. Young*

Donald H. Young (SEAL)
Donald H. Young, Trustee

Witness *Robert T. Gentry*

Robert T. Gentry (SEAL)
Robert T. Gentry, Trustee

STATE OF MARYLAND, COUNTY OF HARFORD, TO WIT:

I HEREBY CERTIFY that on this 16 day of April, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Clark P. Turner, who acknowledged himself to be the President of Clark Turner, Inc., a Corporation of the State of Maryland, and that as such President he is authorized to execute the foregoing

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170-6960

Instrument as the act and deed of said Corporation for the purpose contained herein; and he further acknowledged that there is no actual monetary consideration for this Deed and this deed is not a part of a transaction in which all or substantially all of the assets of the Corporation are being conveyed.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

[Signature]
Notary Public



STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 11 day of April, 1987,

before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Donald H. Young, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purpose therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

[Signature]
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 11 day of April, 1987,

before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Robert T. Gentry, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purpose therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: July 1, 1990

[Signature]
Notary Public

AGRICULTURAL TRANSFER TAX IN THE
DEPT. OF THE TREASURY
ALL TAXES PAID
RECEIVED & RECORDED
My Commission Expires: July 1, 1990
NOTARY PUBLIC
4179-148
2597-1597
170-6960

11/15/85 Del. to: Getz, Getz & Getz, Bel Air, Md.

THIS DEED. Made this 25th day of October, 1985. by and between OLD FIELDS, INC., a body corporate of the State of Maryland, Party of the First Part, and MAYE FIELD HOMEOWNERS ASSOCIATION, INC., a body corporate of the State of Maryland, Party of the Second Part.

WITNESSETH. That in consideration of the sum of ZERO DOLLARS (\$0.00). and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, its successors and assigns, in fee simple, but subject to all the covenants, conditions and restrictions of record, ALL those parcels of ground and premises, situate, lying and being in Harford County, State of Maryland, and described as follows, that is to say:

ALL that property shown on the following Plats:

"FINAL PLAT II, SECTION FOUR, LOTS 113-142, OLD FIELDS", recorded in Plat Book H.D.C. No. 51, folio 36;

"FINAL PLAT III, SECTION FOUR, LOTS 50-67 and 143-152, OLD FIELDS", recorded in Plat Book H.D.C. No. 52, folio 102;

"FINAL PLAT IV, SECTION FOUR, LOTS 68-81 and 101-112, OLD FIELDS", recorded in Plat Book H.D.C. No. 52, folio 103;

"FINAL PLAT V, SECTION FOUR, LOTS 82-100 OLD FIELDS", recorded in Plat Book H.D.C. No. 52, folio 104;

SAVING AND EXCEPTING THEREFROM, all those lots shown on the aforesaid Plats known and designated as Lots Nos. 50 thru 152, inclusive, and further the bed of Maye Field Drive as shown on the aforesaid Plats.

BEING part of all that property described in Deed dated July 13, 1981 and recorded among the Land Records of Harford County in Liber H.D.C. No. 1195, folio 102 from John F. Blevins, et al, to Old Fields, Inc.

TOGETHER WITH all roads and water, sanitary sewer, storm water drainage and all utility lines, pipes, mains, facilities, and installations now or hereafter constructed, placed, installed, or maintained in, on, under, or through the land herein conveyed by the party of the first part to the party of the second part.

GETZ, GEORGE GETZ
ATTORNEYS AT LAW
200 N. W. 10th St.
Baltimore, Md. 21201

1293 0410

ALSO TOGETHER WITH the buildings and improvements thereupon erected, made or being and all and every rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said parcel of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns, in fee simple; SUBJECT, HOWEVER, to all covenants, conditions and restrictions of record; reserving, however, to the party of the first part the right to enter and construct all roads and all water, sanitary sewer, storm water drainage and all utility lines, pipes, mains and facilities.

AND the said party of the first part hereby covenants that it has done, nor suffered to be done, no act, matter or thing whatsoever to encumber the property hereby conveyed, except to impose restrictions including required setbacks, and created easements for utilities by deeds, agreements and plats heretofore recorded among the Land Records of Harford County, and that it will warrant specially the property granted, and that it will execute such further assurances of the same as may be requisite.

The undersigned officer of the Grantor certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of said Grantor.

WITNESS the signature of the President of the Party of the First Part.

WITNESS:

OLD FIELDS, INC.

By: William H. Cox, Jr. (SEAL)
WILLIAM H. COX, Jr., President

STATE OF MARYLAND, HARFORD COUNTY, To Wit:

I HEREBY CERTIFY That on this 24th day of October, 1985,

LBER 1293 0013 04 11 -2-

GETZ, GETZ AND GETZ
ATTORNEYS AT LAW
200 N. MAIN STREET
BALTIMORE, MD. 21201

- B. Connections: All connections with pipes must be made with pipe, barrel and baseplate connection to the pipe. Tight coupling bands shall be used at all joints and shall be applied to the pipe in such a manner as to be completely water tight.
- C. Bedding: The pipe shall be firmly and uniformly bedded throughout its length. Where rock or soft, spongy or other unstable soil is encountered, the soil shall be removed and replaced with suitable earth compacted to provide support.
- D. Laying Pipe: The pipe shall be placed with inside circumferential laps pointing stream and with the longitudinal laps at the sides.
- E. Backfilling shall conform to structural backfill as shown above.
- F. Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.
- V. Stabilization
- All disturbed areas shall be graded to provide positive drainage and left in a sight condition. All exposed surfaces of the embankment, spillway, soil and borrow area berms shall be stabilized by spreading four inches of topsoil and seeding in accord with the sediment control notes.
- VI. Concrete: Concrete shall have a minimum of six bags of cement per cubic yard and content not to exceed six gallons per bag of cement. Slump shall range three to four inches. All concrete shall be transit mixed and internally vibrated during placement.

MAINTENANCE SCHEDULE

1. The facility shall be inspected twice annually - March and September.
 - Visual inspection of all components
 - Physical inspection of any movable parts, drain, valves, etc.
2. Vegetated cover shall be maintained at all times.
3. Rills on the slopes of the dam and washes in the earth spillway shall be filled with suitable material and thoroughly compacted. These areas shall be reseeded or resodded, limed and fertilized as needed.
4. All appurtenances shall be kept free of trash.

MORRIS & RITCHIE ASSOCIATES,

ENGINEERS AND SURVEYORS

141 NORTH MAIN STREET
BEL AIR, MARYLAND 21014

PHONE: 838-7580 OR 879-1890

HARFORD COUNTY, MARYLAND

OLDFIELD'S

STORMWATER MANAGEMENT POND

Drawn By: P.T.M.

Designed By: K.R.

Reviewed By: P.M.

Contract No.: 0450

Scale: AS SHOWN

Sheet 4 Of 4

EXHIBIT A

CONTRACT OF SALE

THIS CONTRACT OF SALE made this 17th day of Sept. 1980, by and between Juanita I. Scarff, Felicia M. Jackson, Eva Sue Cronin, Felix M. Irwin, Jr., Rose I. Hasty and Jeanette I. Sims, hereinafter referred to as Seller, and John F. Blawie and Ronald D. Walker, hereinafter referred to as Buyer, witnesses:

1. SUBJECT PROPERTY. Seller does hereby bargain and sell unto the said Buyer and the latter does hereby purchase from the former the following described property, situate and lying in the First Election District of Harford County, Maryland, being the property shown on the attached Plat marked Exhibit "A" and outlined in blue containing ten (10) acres more or less together with all improvements, rights and appurtenances thereto belonging and hereinafter referred to as the "10-acre site" plus the Sewer and Storm Water Management Easement shown on the attached Plat marked Exhibit "B" hereinafter referred to as the "easement area". It is the intention of the parties that the "10-acre site" should actually contain ten (10) acres. In the event a survey of the property discloses that the property outlined in blue on Exhibit "A" does not contain ten (10) acres, then in that event the western boundary of the property shall be extended northerly along the bed of the M & P Railroad and the eastern boundary shall be extended in a straight line northwest in order to encompass ten (10) acres plus the easements aforementioned.

2. PURCHASE PRICE. The purchase price for the "10-acre site" and the easement area shall be One Hundred Eighty-Seven Thousand Two Hundred Fifty Dollars (\$187,250.00). The deposit of Seventeen Thousand Five Hundred (\$17,500.00) paid simultaneously with signing hereof, shall be applied to the purchase price, with the balance to be paid at settlement as follows:

(a) Twenty-Nine Thousand Seven Hundred Fifty Dollars (\$29,750.00) in cash.

WITNESSES:
JAMES A. HARRIS, JR.
JAMES A. HARRIS, JR.
JAMES A. HARRIS, JR.

1161430926

(b) A Purchase Money Mortgage to the Seller from the Buyer in the amount of One Hundred Forty Thousand Dollars (\$140,000.00) bearing interest at twelve percent (12%) per annum with monthly payments of principal and interest amortized based upon a twenty (20) year amortization schedule. Said mortgage shall be payable monthly beginning one month from date of settlement with the full balance of principal and any accrued interest to be due and payable in full three (3) years from the date of settlement. The purchase money mortgage shall be the first lien on the property, shall be unsubordinate and shall be personally guaranteed by John E. Blévine and Donald D. Walker and their respective wives.

IF 2(c).
due on
2.1.7)

xxxxxxSellingxxxxxxthexxxxxxpurchasexxxxxxxxxxxx
xxxxxxxxxxxxprovidexxxxxxforxxxxxxThousand
xxxxxx(\$20,000.00)xxxxxxofxxxxxxxxxxxxxxxxxx
xxxxxxpurchasexxxxxxofxxxxxxandxxxxxxxxxxxx
xxxxxx(\$12,000.00)xxxxxxxxxxxxxxxxxx
xxxxxxofxxxxxx(\$10,000.00)xxxxxxxxxxxx
operationxxxxxxofxxxxxxpurchasexxxxxx

3. SURVEY. Seller grants unto Buyer and/or his agents, servants and/or employees the right to enter upon the property any time subsequent to the execution of this Contract for the purpose of surveying the property in order to specifically define the boundaries of the property which will encompass the ten (10) acre site. The cost of said survey shall be borne by the Buyer.

4. CONTINGENCIES. This Contract is contingent upon the Buyer obtaining at their expense the following:

(a) Zoning approval from Harford County to reclassify the ten (10) acre site from R-2 to R-3. Seller agrees to cooperate fully with Buyer in their efforts to obtain said rezoning.

WITNESSETH
I, Notary Public
for the State of Maryland
do hereby certify that
the foregoing is a true
and correct copy of the
original as the same was
presented to me for
recording.

NOTARY PUBLIC

- 2 -

1161 0927

(b) Obtaining approval from Harford County to construct a road along the fifty-foot right-of-way from Hunters Hill Road to service the subject property. Said right-of-way is shown upon the attached Plat marked Exhibit "C". Seller agrees to execute such documents as may be necessary at time of accretion to convey to the Buyer the right-of-use of said right-of-way reserving unto the Seller and their assigns or Juanita I. Scarff and her assigns, the use in common of said right-of-way.

(c) Agreement between the Buyer and the Maryland Water Works Company to provide water service for approximately one hundred (100) townhouse units.

(d) Public Works Agreement between the Buyer and Harford County to provide sewer service for approximately one hundred (100) townhouse units to be constructed on said property.

In the event the aforementioned contingencies are not satisfied or waived by the buyer at their option within one (1) year from the date of this Contract, then and in that event Buyer shall not be obligated to accrete on the purchase and all provisions relating thereto shall be null and void and the Seventeen Thousand Five Hundred (\$17,500.00) Dollars of the deposit monies shall be forfeited by the Buyer to the Seller, the aforementioned Sewer and Storm Water Management Easement from Seller to the Buyer and all other provisions of the contract shall remain intact.

In the event that the contingencies are not satisfied within the time herein specified, Buyer agrees to grant, convey, assign and transfer unto Seller or their assigns all zoning applications, water authorizations, sewer services agreements, surveys, plans and specifications and all other rights and approvals relating to the subject property.

Buyer agrees to proceed with due diligence to apply for and to obtain all of the approvals and authorizations specified herein as contingencies.

W. H. MOORE, PA
300 E. CALVERT ST.
BALTIMORE, MARYLAND
21201

1161 0928

5. EASEMENT AREA AND RIGHT-OF-WAY

(a) Felix M. Irwin, Jr. and Edgar Sims, Jr. are hereby designated attorneys in fact by Seller to convey an easement in the "easement area" to Buyer as and when required by this agreement.

(b) The easement in the "easement area" shall be conveyed to Buyer following the completion of the survey specified in Paragraph 3 hereof, and upon the payment of Seventeen Thousand Five Hundred Dollars (\$17,500.00) by Buyer to Seller, and following the full filing of all required zoning applications (and the payment of all filing fees thereof) necessary to satisfy the contingencies of Paragraph 4(a) hereof.

(c) The easement area is intended to provide an easement to serve the 10 acre site and an adjacent five acre tract now owned by the Buyer. Buyer hereby assumes all obligations for, and covenants and agrees to pay, all real estate taxes, assessments, repairs and maintenance applicable to the "easement area", commencing with the date of this agreement. Buyer further agrees to accept title to the "easement area" at the time the Seller conveys same to Buyer, in accordance with Paragraph 5(b).

Sellers and their successors and assigns and Juanita I. Scarff and her successors and assigns additionally reserve unto themselves the right to the use of the easement area to the extent that it is feasible from an engineering standpoint.

(d) In the event that Buyer settles on the purchase of the 10 acre site, and provided that Harford County requires Buyer to construct said right-of-way in order to develop the ten (10) acre site, Buyer covenants and agrees at their sole cost and expense to construct a road to county specifications along the right-of-way shown on Exhibit C from Harford Mill Road to the ten (10) acre site. The road shall be 30' and to prevent access thereto from

NEW BRIDGE
BANK & TRUST CO.
100 Broad Street, N.Y.
Telephone BR 1-1000
1970

the Scarff site which is located to the east of the ten (10) acre site. Buyer covenants and agrees to hold Sellers harmless for all costs and expenses relating to the construction of this roadway and related improvements, including but not limited to any county or state assessment relating thereto made to Seller or any of them as adjacent property owners.

6. SETTLEMENT. Within one year from the date of this contract Buyer and Seller are required and agree to make full settlement in accordance with the terms hereof. If the Buyer shall fail to make full settlement, the deposit herein provided for may be forfeited at the option of Seller, in which event Buyer shall be relieved from further liability hereunder unless Seller notifies the Buyer in writing within 30 days from the date scheduled for settlement of their election to avail themselves of any legal or equitable rights, other than the said forfeiture, which they may have under this contract. Seller agrees to execute and deliver to Buyer a special warranty deed, with further assurances.

7. COSTS. Buyer agrees to order title examination, to have prepared all necessary conveyance and settlement papers and to pay all charges and expenses incident thereto and all settlement charges. The cost of all documentary stamps, recordation tax and transfer tax shall be shared equally by Buyer and Seller.

8. TITLE. Title to the property shall be good and merchantable, subject to all covenants, conditions and restrictions of record, if any; free of liens and encumbrances except as specified herein. Title shall also be subject to any and all use and occupancy restrictions which are generally applicable to the properties in the immediate neighborhood or the sub-division in which the property is located, any and all easements for public utilities and any other easements which may be observed by an inspection of the property. If title is not as set forth herein

the deposit is to be returned and sale declared off at the option of Buyer, unless the defects are of such character that they may be remedied by legal action within a reasonable time, but Seller is hereby expressly released from all liability for damages by reason of any defect in the title. In case legal steps are necessary to perfect the title, such action must be taken promptly by Seller at their own expense whereupon the time here specified for full settlement by the Buyer will thereby be extended for the period necessary for such prompt action.

9. ADJUSTMENTS. All taxes, general or special, and all other public or governmental charges or assessments against the premises which are or may be payable on an annual basis including metropolitan district, sanitary commission or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage or other public improvements completed or commenced on or prior to the date hereof, or subsequent hereto, are to be adjusted and apportioned as of the date of settlement and are to be assumed and paid thereafter by the Buyer, whether assessments have been levied or not as of date of settlement.

10. POSSESSION. Possession of the premises shall be given to Buyer as of date of settlement.

11. OTHER PROVISIONS. This contract contains the final and entire agreement between the parties hereto, and neither they nor their agent shall be bound by any terms, conditions or representations not herein contained. The provisions of this contract shall survive the execution and delivery of the deed and shall not be merged herein. Seller hereby consents to the assignment of this contract to a joint venture, of which Buyers are general partners.

The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns, for the faithful

WITNESSES
SIGNED & DELIVERED IN
WITNESS WHEREOF, the
parties have hereunto
set their hands and
affixed their seals
this 12th day of
August, 1951

1161-00951

☆☆

Buyer covenants and agrees that they will construct to County specifications streets in the adjacent five (5) acre tract, which will provide access to the ten (10) acre site.

WITNESS the hands and seals of the parties hereto the
year first above written.

John F. Bloving (S.E.U.)
John F. Bloving, Buyer

Ronald D. Walker (SEAL)
 Ronald D. Walker, Buyer

John J. Schmitt (SEAL)

7-11-11
 11-11-11
 11-11-11
 11-11-11
 11-11-11

Witness _____

 (SEAL) UNRECORDED MAKOT

(SEAL) WALKER

~~Thangthang~~
(SEAL) ~~Thangthang~~

The undersigned, buyers, live, join in this agreement to comment to guarantee the mortgage.

Witness _____
 Jeannette L. Sims, Seller _____
 (SEAL)

~~Jeannette I. Sims. Seller~~
(SEAL)

~~Robert I. Harey, Solicitor~~

~~Robert I. Mancy, Solicitor General~~

WITNESSES

JOSEPH H. LEVINE, JR. (SEAL)

(SEAL) POLIX H. IVALU. J. F. POLICI

WATSON

~~Eva Sue Cronin, Seller~~

Witness

POLICE H. JACKSON, SRI LANKA

(SEAL)

~~Police Lt. Jackson, Salt Lake~~
(SEAL)

EXHIBIT B

10/8/80 Mail to: Callahan, Calwell & Lauferman, 210 E. Redwood St. Hattis, Md.

Sept. 28 250658 *****88.75
Sept. 28 250658 *****82.50

THIS DEED OF EASEMENT AND AGREEMENT made this 24th day of September, 1980, by and between W. CARROLL BEATTY, Personal Representative of the Estate of MAYE IRWIN, late of Harford County, Maryland, party of the first part, Grantor and JOHN F. BLEVINS and RONALD WALKER, Grantee.

WHEREAS, the Grantor having been appointed and duly qualified as Personal Representative of the Estate of Maye Irwin (who died testate March 10, 1980) by Order of the Orphans Court of Harford County passed in Estate Number 19810 is the owner of the fee simple parcel of land situate in the Third Election District of Harford County, Maryland by virtue of a deed dated August 18, 1944 and recorded among the Land Records of said county in Book CCB 286 Page 33 from Sara J. Wigle and J. Elmer Wigle, her husband, to Felix M. Irwin and Maye Irwin, his wife, as tenants by the entireties; Felix M. Irwin having predeceased his wife, dying on or about January 27, 1968;

WHEREAS, the Grantee is the owner of property adjoining the property of the Grantor to the southwest in the said election district of Harford County by virtue of a deed dated November 8, 1979 and recorded among the aforesaid Land Records in Book HDC 1108 Page 186;

WHEREAS, the property owned by the Grantee presently does not have access to a public sanitary sewer nor does it have facilities for storm water management;

WHEREAS, access to the public sanitary sewer located along Synum Run can be obtained through the property of the Grantor;

WHEREAS, a portion of the property of the Grantor also is compatible for the creation of a storm water management pond with a connecting storm drain leading from the property of the Grantee;

WHEREAS, the Grantor has agreed to grant perpetual non-exclusive easements for a sanitary sewer to connect with the public sanitary sewer a storm drain a storm water management pond;

-1-

WITNESSES
CALLAHAN,
CALWELL &
LAUFERMAN

1001161 00934 01120 00921

DEED--COMMON AREA

THIS DEED, made this 16th day of April, 1987, by and between CLARK TURNER, INC., a Maryland Corporation, Grantor; MAYE FIELD HOMEOWNERS ASSOCIATION, INC., a Maryland corporation, Grantee; and DONALD H. YOUNG and ROBERT T. GENTRY, Trustees for the benefit of The Commercial Bank.

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, the said Clark Turner, Inc. does hereby grant and convey to the said Maye Field Homeowners Association, Inc., its successors and assigns, forever, in fee simple, all that tract or parcel of land situate and lying in the THIRD ELECTION DISTRICT of Harford County, Maryland, and described as follows:

All that parcel of land situate, lying and being in the THIRD ELECTION DISTRICT Of Harford County, State of Maryland, being shown on subdivision plat entitled "Final Plat, Phase Two, Stonehedge" which plat is recorded among the Land Records of Harford County in Plat Book 56, page 109.

SAVING and excepting therefrom all those fifty-four (54) lots designated as Lots 21 through 74, inclusive, as shown on the aforesaid plat containing a total of 3.8004 acres of land, more or less.

ALSO SAVING and excepting therefrom the Maye Field Drive right-of-way as shown on the aforesaid plat.

The area of the common space conveyed hereby being a total of 3.3517 acres of land, more or less.

BEING a part of that land conveyed by and described in a Deed by Stonehedge, Inc., et al. to Clark Turner, Inc. dated February 26, 1987, and recorded in the Land Records of Harford County in Liber C.G.H. No. 1379,

Restrictions, dated October 9, 1985, which has been recorded among the Land Records of Harford County in Liber C.G.H. No. 1291, folio 230; and,

WHEREAS, Developer intends that a portion of the property described in "Final Plat, Phase Two, Stonehedge" shall be subject to the aforesaid Declaration.

NOW, THEREFORE, Developer hereby declares that all of the property described in "Final Plat, Phase Two, Stonehedge", saving and excepting the Maye Field Drive right-of-way, together with such additions as may hereafter be made thereto, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth in the Maye Field Declaration of Covenants, Conditions and Restrictions dated October 9, 1985, which has been recorded among the Land Records of Harford County in Liber 1291, page 230.

AND the Trustees have joined in this Supplemental Declaration of Covenants, Conditions and Restrictions for the purpose of consenting to the placing of these restrictions on the properties described in the Deed of Trust dated February 26, 1987, and recorded among the Land Records of Harford County in Liber 1379, folio 1046.

WITNESS the hands and seals of the parties hereto.

✓
CLARK TURNER, INC.

BY:  (SEAL)
Clark P. Turner, President

 (SEAL)
Donald H. Young, Trustee

4:4/13/87
17D-4/8-1
170-6959

Robert T. Gentry
Robert T. Gentry, Trustee

(SEAL)

STATE OF MARYLAND, HARFORD COUNTY, SCT:

I HEREBY CERTIFY that on this 16th day of April, 1987, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Clark P. Turner, who acknowledged himself to be the President of Clark Turner, Inc., a corporation of the State of Maryland, and that, being authorized to do so, he executed the foregoing instrument for the purposes therein contained as the act and deed of said Corporation.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public



STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 16 day of April, 1987, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Donald H. Young, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

STATE OF MARYLAND, HARFORD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 16 day of April, 1987, before me, the subscriber, a Notary Public of the State of Maryland, County of Harford, personally appeared Robert T. Gentry, Trustee for The Commercial Bank, who acknowledged that he executed the foregoing document for the purposes therein contained and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

[Signature]
Notary Public

LAW OFFICES

LEAF & HERTSCH

P.O. BOX 8
BEL AIR, MARYLAND 21014

REC'D & RECORDED CGN
NO 1390 FOLIO 821

1987 APR 20 PM 3:38

HARFORD CO.
CHARLES G. HOBBS, III
CLERK

-3-

LIBER 1390 FOLIO 0823



PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Reg# HA04	Rept # 7486
JJR JK	Blk # 691
May 21, 2009	11:30 am

Mayefield Homeowners Association, Inc.
Resolution No. 6
Architctural Rules and Regulations
Garage Doors

Whereas, Article XII, Section 1, of the Mayefield Homeowners Association, Declaration of Covenants, Conditions and Restrictions charge the Board of Directors to "adopt rules and regulations which shall be binding on each Lot Owner pertaining to the control and use of the common area; control and keeping of pets; maintenance and use restrictions applicable to Lots and Improvements, thereon."

GARAGE DOORS

All garage doors to be repaired or replaced must match the original doors and be 8' wide x 7' high (on Chesney Lane and Hanna Way) and 16' X 12' wide x 7' high (on Fitzpatrick Drive). Doors shall be painted masonite the specified Ivory trim color or steel short raised panel almond in color. Garage doors shall be 4 sections high, 4 short raised panels wide for 8' wide for 12' wide doors and 8 short raised panels wide for 16' wide doors. Door shall have Ivory painted or almond perlmeter weather seal. Windows of any kind in door shall not be allowed. Any type of carriage house with strap hinges, contemporary or decorative wood panel doors shall not be allowed. Garage doors must be submitted to the Architectural Review Board and written approval received prior to installation as provided in the Declaration of Covenants, Conditions and Restrictions and in Article V.

20-
20-
JK/CA
15-
JK/CA
May 14 2009
Date
May 14 2009
Date

James M. Spackto
President, Mayefield Homeowners Association, Inc.
R. [Signature]
Secretary, Mayefield Homeowners Association, Inc.

HOMEOWNERS	15.00
TOTAL	15.00
Reg# HA04	Rept # 7486
JJR JK	Blk # 692
May 21, 2009	11:30 am

CORPORATE OFFICE
3435-G BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-7390 • FAX 410-515-7391 • 866-686-6657
E-MAIL: mrapmi.com

MEMBER OF
community
ASSOCIATIONS INSTITUTE

DELAWARE OFFICE
16529 COASTAL HIGHWAY
LEWES, DELAWARE 19968
302-646-6316 • FAX 302-646-6365
TOLL FREE: 866-673-9434

MRA

PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNER
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

I hereby certify on this 14th day of May 2009, before me the
subscriber, a Notary Public of the State aforesaid personally appeared JAMES SZACHTA
and TIMOTHY ROBER who acknowledge that he/she is the President and Secretary
respectfully of Mayefield Homeowners Association, Inc., and that he/she is President and Secretary,
being authorized to do so, executed the foregoing instrument by signing for the corporation by
himself/herself as President and Secretary.

As witness whereof, I have herewith set my Hand and Notarial Seal.

Notary Public: [Signature]

My Commission Expires: June 1, 2010

CORPORATE OFFICE

3435-G BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-7390 • FAX 410-515-7391 • 866-685-8557
E-MAIL: mrapml.com

MEMBER OF


community
ASSOCIATIONS INSTITUTE

DELAWARE OFFICE

16529 COASTAL HIGHWAY
LEWES, DELAWARE 19958
302-645-6315 • FAX 302-645-6385
TOLL FREE: 866-873-9434

MIRA

PROPERTY MANAGEMENT, INC.
MANAGERS OF CONDOMINIUMS, HOMEOWNERS
ASSOCIATIONS, & COMMUNITY ASSOCIATIONS

May 18, 2009

Clerk
Harford County
Circuit Courthouse
20 West Courtland Street
Bel Air, MD 21014

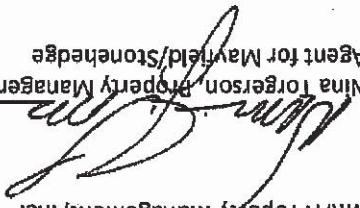
Subject: Mayfield/Stonhedg Homeowners
Association, Inc.
Resolution No. 6

Dear Sir:

On behalf of the Mayfield Homeowners Association, Inc. Board of Directors, we are requesting that the enclosed Resolution No. 6; Architectural Rules and Regulations; Garage Doors be filed in the Harford County Land Records. Liber 1291 Folio 0230 and the Homeowners Depository.

Thanking you in advance for your assistance in this matter.

Very Truly Yours,

MIRA Property Management, Inc.

Nina Forgeron, Property Manager
Agent for Mayfield/Stonhedg

Enclosure

CC:BF

CORPORATE OFFICE
3435-G BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21008
410-516-7390 • FAX 410-516-7391 • 866-666-6557
E-MAIL: mva@pmi.com



DELAWARE OFFICE
16629 COASTAL HIGHWAY
LEWES, DELAWARE 19958
302-846-6316 • FAX 302-646-6365
TOLL FREE: 866-673-9434

Flood Insurance
Maye Field Homeowners Association

This document is currently either not available or not applicable for this association.

****REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.****

Insurance Dec Page
Maye Field Homeowners Association



STATE FARM FIRE AND CASUALTY COMPANY
A STOCK COMPANY WITH HOME OFFICES IN BLOOMINGTON, ILLINOIS

3 Ravinia Drive
Atlanta GA 30346-2117

Named Insured

AT2

M-21-7281-FAA6 F V

002922 3125

MAYE FIELD STONEHEDGE HOA
C/O MRA
3103 EMMORTON RD
ABINGDON MD 21009-2014

MYF
AO

RENEWAL DECLARATIONS

Policy Number 90-GA-0564-4

Policy Period	Effective Date	Expiration Date
12 Months	AUG 1 2018	AUG 1 2019

The policy period begins and ends at 12:01 am standard time at the premises location.

Agent and Mailing Address

JOHN SILBERNAGEL
2217 E CHURCHVIL RD STE D
BEL AIR MD 21015-1795

PHONE: (410) 734-0594
(410) 734-0595

JUN 11 2018

Residential Community Association Policy

Automatic Renewal - If the **policy period** is shown as **12 months**, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Entity: HOMEOWNERS ASSN

NOTICE: Information concerning changes in your policy language is included. Please call your agent if you have any questions.

The premium for your expiring policy was \$2,027.00
Your premium has increased by \$90.00 since the last term.
Please call your agent if you want additional information about the premium increase.

POLICY PREMIUM \$ 2,117.00

Discounts Applied:
Renewal Year
Claim Record

PLEASE SEE AN IMPORTANT MESSAGE FOLLOWING THE PARTICIPATING POLICY PROVISION AT THE END OF THIS DECLARATIONS.

Prepared
JUN 04 2018
CMP-4000

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Continued on Reverse Side of Page

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Litigation

Maye Field Homeowners Association

This document is currently either not available or not applicable for this association.

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Misc. Addendums, recorded Documents
Maye Field Homeowners Association

Included with CC&RS-Declaration

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Rules and Regulations
Maye Field Homeowners Association

Included with CC&Rs-Declaration

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