

CROMWELL FOUNTAIN BUILDERS CONDOMINIUM

**FIRST AMENDMENT TO
CONDOMINIUM DECLARATION
(Phase 2, Building 2)**

THIS FIRST AMENDMENT TO CONDOMINIUM DECLARATION, made in Anne Arundel County, State of Maryland, this 13TH day of November, 1998, by **CROMWELL BUILDERS LIMITED PARTNERSHIP**, a Maryland limited partnership, by its sole General Partner, **CROMWELL III ASSOCIATES, INC.**, a Maryland corporation.

Explanatory Statements

1. By Condominium Declaration dated April 1, 1998 and recorded among the Land Records of Anne Arundel County aforesaid in Liber MMR No. 8366, folio 714, et seq. (hereinafter called the "Declaration") Cromwell Builders Limited Partnership (hereinafter called "Developer"), submitted all that property more particularly described in Exhibit A to the Declaration to a Condominium Regime pursuant to Title 11 of the Real Property Article--Annotated Code of Maryland.

2. By Article Second of the Declaration, Developer reserved for a period of seven (7) years from the date of recording the Declaration the right to expand the Condominium regime by adding to it certain properties as shown on the Plat entitled "Phase One Only, Cromwell Fountain Builders Condominium, Section III", which Plat is recorded among the Land Records of Anne Arundel County in Condominium Plat Book E-88, Page 4, as Condominium Plat No. E-4554.

3. Developer is the owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to the Cromwell Fountain Builders Condominium regime.

NOW, THEREFORE, this First Amendment to Condominium Declaration:

**ARTICLE I
Declaration of Condominium**

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Developer does hereby declare its intent and does hereby subject to the Cromwell Fountain Builders Condominium regime, pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, as Phase 2 of the Condominium, all that parcel of ground lying in Anne Arundel County, State of Maryland, more particularly described in Exhibit A hereto.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 8808, p. 0751, MSA_CE59_9152. Date available 06/18/2005. Printed 06/10/2019.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled "Phase 2, Building 2, Cromwell Fountain Builders Condominium" (hereinafter referred to as the "Phase 2 Condominium Plats"), which are incorporated herein by reference. The Phase 2 Condominium Plats are intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Anne Arundel County aforesaid.

ARTICLE II

Description of Condominium--Phase 2

Phase 2 of the Condominium consists of the land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, the land described in Exhibit A attached to any prior Amendment to the Declaration and the land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Phase 2 of the Condominium consist of a mid-rise, three-story structure on 0.684, more or less, acres of land. The structure contains twelve (12) residential condominium units and common elements, including a lobby entrance, all as more particularly shown on the Phase 2 Condominium Plats. The address of the improvements is 6505 Home Water Way, Glen Burnie, Maryland 21060. For purposes of identification, each condominium unit is given an identifying number. The first digit in each identifying number indicates the floor of the building on which the unit is located and the other digits identify the specific unit.

The improvements of Phase 2 also include driveways and parking areas.

The entire Condominium as expanded consists of two (2) buildings and is divided in the manner and to the extent depicted on the Condominium Plats filed with the Declaration, the Plats filed with any prior Amendments to the Declaration and the Phase 2 Condominium Plats filed herewith, into condominium units and common elements, which are further subdivided into limited common elements and general common elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the common elements of each unit in the Condominium, as expanded, is the number determined by dividing (a) the integer one (1), by (b) twenty-four (24), which is the total number of units in the Condominium as expanded.

ARTICLE IV
Percentage Interest in Common Expenses
and Common Profits

The percentage interest of each unit owner in the common expenses and common profits of the Condominium, as expanded, is the number determined by dividing (a) the integer one (1), by (b) twenty-four (24), which is the total number of units in the Condominium as expanded.

ARTICLE V
Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the separate Plats filed with each Amendment to the Condominium Declaration, including the Phase 2 Condominium Plats filed herewith.

ARTICLE VI
Votes

Each unit in the Condominium after expansion is entitled to one (1) vote appurtenant to the unit at meetings of the Council of Unit Owners.

ARTICLE VII
Expenses of Maintenance

All expenses of maintenance of the common elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the common expenses for that unit as set forth in Article IV, above.

ARTICLE VIII
Further Expansion

Developer reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX
Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this First Amendment to Condominium Declaration and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, shall have the percentage interests in the common elements, and in the common expenses and common profits, and shall have the votes, as set forth in this First Amendment to Condominium Declaration.

IN WITNESS WHEREOF, the Developer has caused this First Amendment to Condominium Declaration to be executed and delivered in its name and on its behalf as of the day and year first written above.

WITNESS:

CROMWELL BUILDERS LIMITED PARTNERSHIP
a Maryland limited partnership

BY: **CROMWELL III ASSOCIATES, INC.**
a Maryland corporation
General Partner



By: F. James Scott, Jr. (Seal)
F. James Scott, Jr., President

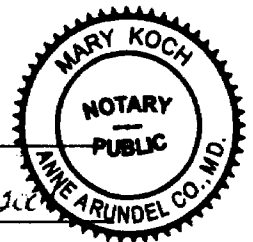
STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL to wit:

I HEREBY CERTIFY, that on this 13th day of November, 1998, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **F. JAMES SCOTT, SR.**, who acknowledged himself to be the President of **CROMWELL III ASSOCIATES, INC.** (the "Corporation"), the sole General Partner of **CROMWELL BUILDERS LIMITED PARTNERSHIP** (the "Partnership"), and that he, being authorized to do so, executed the foregoing First Amendment to Condominium Declaration for the purposes therein contained by signing the name of the Corporation, acting in its capacity as General Partner of the Partnership, by himself as such officer.

WITNESS my hand and Notarial Seal.

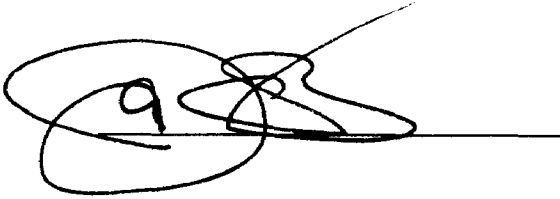
Mary Koch
Notary Public

My Commission Expires: 5-1-2000



I HEREBY AFFIRM under the penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, Annotated Code of Maryland, if applicable, have been fulfilled.

WITNESS:



F. James Scott, Jr. (Seal)
F. James Scott, Jr., Affiant

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.


James C. Praley

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After recording, please return to:

James C. Praley
Lessans, Praley & McCormick, P.A.
7419 Baltimore-Annapolis Blvd.
P.O. Box 1330
Glen Burnie, Maryland 21060

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 8808, p. 0755, MSA_CE59_9152. Date available 06/18/2005. Printed 06/10/2019.

EXHIBIT A

CROMWELL FOUNTAIN BUILDERS CONDOMINIUM

**FIRST AMENDMENT TO
CONDOMINIUM DECLARATION
(Phase 2, Building 2)**

LIBER 8808 ~~756~~

Description of Expansion of Condominium

BEING all that property known and designated as Phase 2, as shown on the Condominium Plat and on the Phase 2 Condominium Plats, recorded among the and recorded among the Land Records of Anne Arundel County in Condominium Plat Book E- 90, Pages 38, through 40.

BEING part of the property conveyed to Grantor by a deed from Frank J. Scott, Sr., dated NOV 12, 1998 and recorded among the Land Records of Anne Arundel County in Liber RPD 8800, folio 146, et seq.

SUBJECT to the following matters:

1. Taxes and other public charges (including assessment by any County, Municipality, Metropolitan District or Commission).
2. Matters of public record.
3. Easements and rights-of-way to Anne Arundel County and public utility companies not included in the above and existing as of the date hereof.
4. Easements, rights-of-way and other matters shown on the Subdivision and Condominium Plats of the Property.
5. Easements and rights-of-way which may be observed by an inspection of the Property.
6. Zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the Property.
7. The condominium documents for Cromwell Fountain Builder Condominium.
8. Any Cross-Easement Declaration which may be recorded with respect to the subject Property.

9. The Open Space Declaration of Covenants and Cross Easements, by Cromwell Fountain Associates, dated August 2, 1988 and recorded among the Land Records of Anne Arundel County in Liber 4659, folio 852.

10. A Declaration and Agreement, dated April 1, 1998 and recorded among the Land Records of Anne Arundel County in Liber RPD 8366, folio 704, by and between Frank J. Scott, Sr. and Municipal Utilities, Inc., establishing annual Sewer and Water Facilities Charges.

After recording, please return to:

James C. Praley
Lessans, Praley & McCormick, P.A.
7419 Baltimore-Annapolis Blvd.
P.O. Box 1330
Glen Burnie, Maryland 21060