

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR SPRINGFIELD MANOR HOMEOWNERS ASSOCIATIONS

THIS DECLARATION is made this 8th day of January,
A.D., 1986, by Quad Construction Corp. a Maryland
corporation, sometimes called "The Declarant".

WITNESSETH:

WHEREAS, the Declarant is the owner of the Real Estate described in Exhibit A hereto and desires to create thereon a residential community with permanent common areas and community facilities for the benefit of said community, and

WHEREAS, the Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of said common areas and community facilities; and to this end, desires to subject the real property described in Article II hereof to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and the subsequent owners thereof; and

WHEREAS, the Declarant has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an association to which should be delegated and assigned the powers and duties of maintaining and administering the common areas and community facilities, administering and enforcing the within covenants and restrictions and disbursing the charges and assessments hereinafter created; and

WHEREAS, the Declarant has formed (or intends to form) SPRINGFIELD MANOR HOMEOWNERS ASSOCIATION, INC., as a non-profit corporation without capital stock under the General Laws of the State of Maryland for the purposes of carrying out the powers and duties aforesaid.

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NOW, THEREFORE, the Declarant hereby declares that the real property described in Article II hereof is and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied and improved subject to the covenants, restrictions, easements, charges and liens (hereinafter sometimes referred to as "covenants and restrictions") hereinafter set forth:

ARTICLE I

Section 1. Definitions. The following words when used in this Declaration shall have the following meanings:

(a) "Association" shall mean and refer to the Springfield Manor Homeowners Association, Inc., and its successors and assigns.

(b) "The Property" shall mean and refer to all real property described in Exhibit A hereto and shown on the plats for Springfield Manor Homeowners Association including such additions and improvements thereto as may hereafter be made pursuant to the provisions of said Article II.

(c) "Lot" shall mean and refer to all subdivided parcels of property which are part of The Property as shown on the Plat for Springfield Manor Homeowners Association.

(d) "Common Areas" or "Community Facilities" shall mean and refer to all the Property and improvements thereon which are not lots and which are owned by or leased by the Association for the benefit, use and enjoyment of its members.

(e) "Dwelling" shall mean and refer to any building or portion of a building situated upon a lot in The Property and designed and intended for use and occupancy as a residence by a single family.

(f) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot situated on The Property including contract sellers, but excluding those having such interest solely as security for the performance of an obligation.

(g) "Member" shall mean and refer to every person, group of persons or entity who holds membership in the Association.

(h) "Developer" shall mean and refer to the Declarant, Quad Construction Corporation, its successors, or its and assigns who actually sell lots for the first time to members of the public.

(i) "Plat" shall mean and refer to the plats for Springfield Manor as prepared by Loiederman Associates, Inc. and recorded simultaneously herewith as Exhibit B hereto; as amended from time to time.

(j) "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions.

(k) "Board of Directors" shall mean those persons named in the Articles of Incorporation for Springfield Manor Homeowners Association, Inc. to manage the affairs of the Association, and their successors.

ARTICLE II

Section 1. Property Subject to Declaration. The real property which is, and shall be, held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied, and improved subject to this Declaration is located in the County of Prince George's, State of Maryland, and is more particularly described on "EXHIBIT A" and the plat attached hereto and by this reference made a part hereof.

Section 2. Additions. For a period of 7 years after the date this Declaration is recorded among the land records of Prince George's County, additional property, including at least that described in Exhibits A-1 through A-3 hereto and any other property which the Developer might acquire title to after the recordation of this Declaration may be annexed by the Developer to the above-described property without the assent of the Class A

members of the Association, if any. Thereafter, such additional property may be annexed only with the consent of two-thirds (2/3) of the Class A members of the Association. Any additional property so annexed, however, must be adjacent to or in the immediate vicinity of the above-described property. The conditions of this Declaration shall not apply, however, to any such additional property unless and until the same is annexed to the real property described on "EXHIBIT A", as hereinafter provided by this section.

Any annexations made pursuant to this Article, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records for Prince George's County, Maryland, which Supplementary Declaration shall impose the conditions of this Declaration to such annexed property. Such Supplementary Declaration may contain additions and modifications to the covenants, condition and restrictions set forth in this Declaration as may be necessary to reflect the different character or use, if any, of such annexed property.

ARTICLE III

Section 1. Easements, Restrictions and Conditions.

A. In addition to the publicly dedicated roads as shown on the plats, easements of record and those easements, restrictions and conditions imposed by the Prince George's County Council or Prince George's County Planning Board as reserved and shown on the Plats aforesaid which are for the benefit of the Developer, Mortgagees, Beneficiaries, Trustees under Deeds of Trust, Lot Owners and Members:

1. Developer hereby declares that every Lot Owner, in each phase, shall have a perpetual easement in, upon, through and over the adjacent lots and common areas shown on the Plat recorded simultaneously herewith, to keep, maintain, use, operate, repair and replace his lot and dwelling in its original position and in every subsequent position in which it changes by reason of the gradual forces of nature and the elements.

2. Developer hereby reserves unto itself, its successors and assigns, an easement in, through and over the property in each phase, for as long as the said Developer, its successors and assigns and Mortgagees, Beneficiaries and Trustees under Deeds of Trust, shall be engaged in the construction, development and sale of lots and dwellings, which easement shall be for the purpose of construction, installation, maintenance and repair of existing buildings and appurtenances thereto, for ingress and egress to all lots and dwellings, and for use of all sidewalks, walkways, roadways, parking areas, and existing and future model units for sales promotion and exhibition. In addition, Developer hereby reserves unto itself its successors and assigns the irrevocable right to enter into, upon, over and under any lots and dwellings, in any phase, for a period of five (5) years after the date of delivery of the deed for such purposes as may be reasonably necessary for the Developer or its agents to complete the lots and improvements or service any lots and improvements thereof.

3. Developer reserves unto itself, its successors, assigns and agents, an easement in, upon, through and over the property, in each phase, for the purpose of installation, maintenance, repair, and replacement of all sewer, water, power and telephone, pipes, lines, mains, conduits, poles, transformers and the storage of any and all other equipment or machinery reasonably necessary or incidental to the proper functioning of any utility system serving the Property.

4. Each Unit Owner, in each phase, shall have a perpetual easement for the continuation of any encroachment by his dwelling on any lot or on any portion of the property, now existing as a result of construction of the building or which may come into existence hereafter as a result of the reconstruction of the dwelling after damage by fire or other casualty, or as a result of condemnation or eminent domain proceedings, so that any such encroachment may remain undisturbed so long as the dwelling stands.

8. The Association shall have the authority to grant such easements, rights-of-way, licenses, leases or similar interests through or over the property in each phase by a 2/3 vote of the Board.

Section 2. Lots & Dwellings--Subject to Declaration, Bylaws and Rules. The Association, all present and future owners, tenants, and other occupants of lots and dwellings, in each phase, shall be subject to, and shall comply with, the provisions, conditions and restrictions of this Declaration, the Plat and the By-Laws, and any Amendments thereto, and the Rules as provided for in the By-Laws, as they may be amended from time to time. The acceptance of a deed, or conveyance, or the entering into of a lease, or the entering into occupancy of any lot or dwelling thereon, shall constitute an agreement that the provisions of this Declaration and By-Laws and any Amendments thereto, and the Rules, as they may be amended from time to time, are accepted and ratified by such Owner, tenant, or other occupant; and all of such provisions shall be deemed and taken to be covenants running with the land, and shall bind any person having at any time any interest or estate in such lot, as though such provisions were recited and stipulated at length in each and every deed, conveyance or lease thereof.

Section 3. Enforcement. Enforcement of these covenants, conditions and restrictions shall be by a proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain or enjoin violation or to recover damages, and against the land to enforce any lien created by law or these covenants, and the failure or forbearance by law Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver or the right to do so thereafter. There shall be and there is hereby created and declared to be a conclusive presumption that any violation of these covenants or restrictions cannot be adequately remedied by action at law or by recovery of

damages. These covenants may be enforced by Prince George's County, Maryland. A first mortgagee of any Lot or Dwelling, upon request, shall be entitled to written notification from the Association of any violation of these covenants and restrictions by its mortgagor which is not cured within sixty (60) days.

ARTICLE IV

Section 1. Membership. The Association shall have two classes of voting membership.

(a) With the exception of the Declarant, every person, group of persons or entity who is a record owner of a fee interest in any Lot which is subject to this Declaration shall be a Class A member of the Association, provided, however, that any such person, group of persons or entity who holds such interest solely as security for the performance of an obligation shall not be a member and provided, further, that any person, group of persons or entity who holds such an interest in any Common Area shall not be a member on account thereof. Class A members shall be entitled to one vote for each Lot in which they hold the interest required for membership. In the event that more than one person, group of persons or entity is the record owner of a fee interest in any Lot, then the vote for membership appurtenant to such shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. If the members cannot determine how to vote themselves, then no vote shall be allowed to be cast--no fractional voting is permitted.

(b) The Class B member shall be the Declarant. Each Class B member shall be entitled to three votes for each Lot in which it holds the interest otherwise required for Class A membership, provided however, that each Class B membership shall lapse and become a Class A membership on the first to happen of the following events:

(i) When seventy five percent (75%) of the Lots in the Property as fully expanded have been sold and conveyed to, and occupied by, Class A members; or

(ii) on December 31, 1991.

(c) Prior to the existence of any Class A memberships, the Declarant reserves the right to unilaterally alter, modify, remove or add to any of the Covenants, Conditions, Restrictions and/or Agreements set forth herein with the provision that any alterations, modifications, removals or additions shall not be in violation of state or local laws.

ARTICLE V

Section 1. Member's Right of Enjoyment. Every member shall have a right and easement of enjoyment in and to the Common Areas and Community Facilities and such easement shall be appurtenant to and shall pass with the title to every Lot subject to the following:

(a) The right of the Association, in accordance with its Articles of Incorporation and By-Laws, to borrow money for the purpose of improving the Common Areas and Community Facilities and in aid thereof to mortgage said Areas or Facilities with the assent of two-thirds (2/3) of the members of all classes. In the event of a default and foreclosure upon any such mortgage, the lender shall have the right, after taking possession of such property, to charge admission and other fees as a condition to continued enjoyment by the members and their families, tenants or guests; and

(b) The right of the Association to levy reasonable admission and other fees for the use of any recreational facility situated upon the Common Areas, or that may be constructed upon the Common Areas or any other land which may be purchased by the Association, by the members of the Association and their guests; and

(c) The right of the Association to take such steps as are reasonably necessary to protect the above-described property against mortgage default and/or foreclosures; and

(d) The right of the Association to limit the number of guests of members who may use the Common Areas and Community Facilities; and

(e) The right of the Association to suspend any member's voting rights and the rights of the member, his family, tenants or guests to use the Common Areas and Community Facilities (i) for any period during which any assessment or charges due in connection with the member's Lot remains unpaid, and (ii) for any period not to exceed sixty (60) days or the length of the infraction for any infraction of its published rules and regulations; and

(f) The right of the Association to dedicate or transfer all or any part of the Common Areas or Community Facilities to any public or municipal agency, authority or utility for purposes consistent with the purpose of this Declaration and subject to such conditions as may be agreed to by the members, provided, however, that no such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of the then members of the Association has been recorded, agreeing to such dedication, transfer, purpose or conditions, and unless written notice of the proposed agreement and action thereunder is sent to each member at least ninety (90) days prior to the taking of any action; and

(g) The rights of the fee owners of Lots to a perpetual easement over any Common Area or Community Facility for such portions of their Dwellings that may overhang said Common Areas or Community Facilities, and for necessary pedestrian ingress and egress to and from any such Dwelling over said Common Areas and Community Facilities.

(h) The right of the Association's Board of Directors, or its designee, to restrict or prohibit parking on the Common Areas on twenty four (24) hours' notice given to the members by any reasonable means or, in case of emergency, without such notice.

Section 2. Rights Not Subject to Suspension.

Notwithstanding anything herein contained to the contrary, the rights and easements created in, or pursuant to, Article III hereof or in Paragraph (g) of Section 1 of this Article V hereof shall not be suspended by the Association for any reason.

ARTICLE VI

Section 1. Covenant for Maintenance Assessments.

Each Class A Member and each Class B Member, whether or not it shall be so expressed in its deed or other conveyance, shall be deemed to covenant and agree to pay the Association: (1) annual assessments or charges; and (2) special assessments for capital improvements, or maintenance provided by the Association. The annual and special assessments to be fixed, established and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided shall be a charge on the land and shall be a continuing lien upon the property and Lot against which such assessment is made. Each such assessment, together with interest thereon and costs of collection thereof as hereinafter provided, shall also be the personal, joint and several obligation of the person, group of persons or entity who was the Owner of such property and Lot at the time when the assessment became due.

Section 2. Annual Assessments.

* The annual assessment for each Lot shall be levied by the Board of Directors at the beginning of each calendar year and may be payable on a monthly, quarterly, semiannual or annual basis as determined by the Board. The annual assessment for each lot shall be in the same

amount as for every other lot except as hereinafter provided in Section 5 of this Article VI to the contrary for lots owned by the Developer. The annual assessment shall include amounts sufficient to create and maintain an adequate reserve fund for operating contingencies, maintenance, repair and replacement of those Common Areas or Common Facilities which require repair or replacement periodically.

Section 3. Special Assessments. In addition to the annual assessments authorized by this Article, 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 or reconstruction, unexpected repair or replacement of a Community Facility or described capital improvement located upon The Property and for the acquisition of additional Property by and for the Association, provided that any such assessment shall have the assent of a majority of each class of the then members of the Association. A meeting of the members shall be duly called for this purpose, written notice of which shall be sent to all members at least twenty (20) days in advance of such meeting, which notice shall set forth the purpose of the meeting. Any special assessment levied by the Association pursuant to the provisions of this section shall be fixed at a uniform rate for each Lot, except as hereinafter provided in Section 5 of this Article VI to the contrary.

Section 4. Commencement of Annual Assessments. The annual assessment for all Lots shall commence on the first day of the month following conveyance of the common area. The first annual assessment for any such Lot shall be made, on a prorated basis, for the balance of the calendar year and shall become due and payable and a lien on the date due. Except as hereinafter provided or otherwise decided by the Board, the assessment for any Lot for any year after the first year, shall become due and payable and a lien on the first day of said year.

It shall be the duty of the Board of Directors of the Association to periodically fix the amount of the annual assessment against each Lot for each assessment period and the Board of Directors shall make reasonable efforts to fix the amount of the assessment against each Lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any member upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the Owner of any Lot subject thereto.

X Section 5. Assessment of Declarant. Any provision of this Declaration or of the Articles of Incorporation or By-Laws of the Association notwithstanding, the Declarant shall only be required to pay an annual assessment for any Lot which it owns in an amount equal to twenty five percent (25%) of the annual assessment which the Association levies for each Lot. Declarant agrees to fund any budget deficit which may result from the Declarant paying assessments of the less than 100 percent. The foregoing shall not apply to any Lot on which is situated a complete Dwelling held by the Declarant for rental purposes.

Section 6. Assessment Certificates. The Association shall, upon demand, at any reasonable time, furnish to any member liable for assessments, and to any first mortgagee of a member, a certificate in writing signed by an officer or other authorized agent of the Association, setting forth the status of said assessment; i.e., whether the same is paid or unpaid. Such certificate shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A reasonable charge may be levied in advance by the Association for each certificate so delivered.

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ARTICLE VII

Section 1. Non-payment of Assessment. Any assessment levied pursuant to these covenants which is not paid on the date when due shall be delinquent and shall, together with interest, late charges, legal fees and costs of collection thereof, as hereinafter provided, thereupon become a continuing lien upon the property when recorded, and may be enforced pursuant to the requirement of the Maryland Contract Lien Act or in the same manner as a mortgage or deed of trust as if the Association were the mortgagee and the member the mortgagor. The personal obligation for the then Owner to pay such assessments, however, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them with the consent of the Association.

The Board of Directors of the Association may provide by rule for reasonable late charges to be imposed on any delinquent assessment, and any late charge so imposed shall be deemed part of the delinquent assessment. If the assessment is not paid within thirty (30) days after it becomes delinquent, the assessment shall bear interest at the maximum rate permitted by law. The Board of Directors or its authorized designee, may bring any action at law permitted against the Owner personally obligated to pay the same, including the requirements of the Maryland Contract Lien Act. No Owner may waive or otherwise escape liability for the assessments herein provided for by non-use of the Common Areas or Community Facilities or by abandonment of his Lot or Dwelling.

Section 2. Lien; Foreclosure of Lien. In accordance with the requirement of the Maryland Contract Lien Act then in effect, if any assessment is delinquent as hereinabove provided, the Board of Directors may cause a statement of lien to be recorded among the land records for Prince George's County, Maryland, stating the description of the Lot, the name of the record owner, the amount due and the period for which the assessment was due.

The statement of lien shall be signed and verified by an officer or agent of the Association. On full payment of the assessment and other amounts specified in Section 1 of this Article for which the lien is claimed, the Owner shall be entitled to a recordable satisfaction of the lien in the form used for release of mortgages. A lien recorded as provided herein may be foreclosed in accordance with the Maryland Contract Lien Act or the Maryland Rules of Procedure for Foreclosure of Mortgages and Other Security Devices, and specifically those Rules relating to mortgages containing a power of sale and assent to decree, as if the Association were the mortgagee and the Owner were the mortgagor. The Association, acting through the Board of Directors or its authorized designee, shall have the power to sell the Lot upon foreclosure, and shall pay the proceeds of such sale, less expenses of sale and all sums due to the Association from the Owner under the lien, to the Owner, subject to the rights of mortgagees as hereinafter provided, and to the requirements of Maryland law and any applicable court decree.

Section 3. Subordination Provisions. The lien of the assessment provided for in this Declaration shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lot or dwelling and recorded prior to the recordation of the statement of lien, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such Lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

ARTICLE VIII

Section 1. Exterior Maintenance of Dwellings and Other Property. In addition to maintenance upon the Common Areas and Community Facilities, as aforesaid, the Association may, in the interest of the general welfare of all the owners of The

Property, provide periodic exterior maintenance upon other Lots or Dwellings which are subject to annual assessment as provided herein, as follows (but in no way limited to the following): periodic painting of exterior building surfaces and trim, repair and maintenance of gutters, downspouts, roofs, shrubs, lawns, walks, driveways and other exterior improvements, all as and when it deems necessary for the purposes aforesaid but not without resolution by the Board of Directors of the Association and not without reasonable notice to the Owner of any Lot proposed to be so maintained. If in the opinion of the Board of Directors, it is in the interest of the general welfare of all the owners of The Property, the Association may provide for reasonable periodic maintenance, at Association expense, of property adjoining or adjacent to The Property including, but not limited to, adjoining or adjacent public or park land.

Section 2. Assessment of Cost. In the event that the need for maintenance or repair is caused through the willful or negligent act of the Owner, his family, agents, employees, tenants, guests or invitees, the cost of any maintenance to the Common Areas or Community Facilities or any exterior maintenance performed pursuant to Section 1 of this Article shall be assessed against the Lot upon which such maintenance is done or against the member responsible, and when so assessed, a statement for the amount thereof shall be rendered to the Owner of said Lot at which time the assessment shall become due and payable and a continuing lien and obligation of the Owner in all respects as provided in Article VI of this Declaration.

Section 3. Access at Reasonable Times. For the purpose of performing the exterior maintenance required or authorized by this Article, or to preserve the health, safety or general welfare of the property, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot or the exterior of any Dwelling at reasonable hours on any day except

Sunday, provided that the Association shall have access to the interior of a Dwelling only after written notice and at a time reasonably convenient to the member, except in emergencies affecting health and safety of The Property or Common Areas or Community Facilities.

ARTICLE IX

Section 1. Architectural Control Committee. Except for original construction or as otherwise in these covenants provided, no building, fence, wall or other structure shall be commenced, erected, or maintained upon The Property, nor shall any exterior addition to or change (including any change of color or alteration in any building, fence, wall or other structure) be made unless and until complete plans and specifications showing the nature, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural control committee composed of three (3) members appointed by the Board of Directors. In the event the Board of Directors, or its designated committee, fails to approve or disapprove such complete plans and specifications within twenty-five (25) days after said complete 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, provided however that upon notice to the member(s) submitting said plans and specifications, the Board of Directors or its designated committee may extend the twenty-five (25) day period for up to ten (10) additional days for the purpose of submitting the plans and specifications to an architect and/or landscape architect or other expert for determination of the harmony of the proposal with surrounding structures and topography. If the architectural control committee disapproves plans and specifications submitted to it, an appeal to the Board of Directors from the committee's

decision may be taken by written notice of appeal given to the committee and the Board within fifteen (15) days of the date of the committee's decision. The Board of Directors may adopt rules and regulations for handling such appeals.

Section 2. Fences and Walls. Except for original construction, any fence or wall constructed upon any lot shall not extend beyond the extension of the front building line of any Dwelling unless approved by the Board of Directors or architectural control committee. The erection of all fences and walls shall also be subject to the provisions of Section 1 of this Article. All fences and walls erected on lot lines during original construction and any sheds erected during original construction with joint party walls shall be jointly maintained by the joint owners, and access for maintenance and repair shall be granted by each owner to his joint property owner.

Section 3. Prohibited Uses and Nuisances. Except for the activities of the Declarant during original construction or as permitted by express written approval of the Board:

(a) No noxious or offensive trade or activity shall be carried on upon any Lot or within any Dwelling situated upon The Property, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or the other Owners of The Property.

(b) The maintenance, keeping, boarding and/or raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited on any Lot or within any Dwelling situated upon The Property, except that this shall not prohibit the keeping of dogs, cats and/or caged birds as domestic pets provided they are not kept, bred or maintained for commercial purposes, and that their being kept is subject to reasonable rules and regulations which may be promulgated from time to time by the Board of Directors.

(c) No burning of trash and no accumulation or storage of litter, new or used building materials, or trash of any other kind shall be permitted on any Lot except for purposes of original construction.

(d) Except as otherwise specifically provided herein, no junk vehicle, camper, camper truck, camp van or recreational vehicle, commercial vehicle, trailer, truck, house trailer, or the like, shall be kept upon The Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. A camper, camper truck, camp van, boat or recreational vehicle may be kept on The Property provided it is kept in an enclosed garage. Garages are intended for the daily parking of members' automobiles. All garages shall be used primarily for this purpose and all members shall insure that their automobiles are parked within their garages if available. All garage doors shall remain closed except for times of normal ingress and egress.

(e) Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection.

(f) No living hardwood trees shall be removed from any Lot without written approval of the Association acting through its Board of Directors or a duly appointed committee.

(g) No structure of a temporary character, trailer, tent, shack, barn or other building shall be used or maintained on any Lot at any time.

(h) No signs of any character shall be erected, posted or displayed upon, in or about any Lot or Dwelling situated upon The Property unless approved by the Board of Directors of the Association or a duly appointed committee and permitted by local ordinances.

(i) No structure, planting or other materials, other than driveways or sidewalks, which may damage or interfere with

any easement for the installation or maintenance of utilities, or which may change, obstruct or retard direction or flow of any drainage channels shall be placed or permitted to remain upon any Lot.

(j) No outside television or radio aerial or antenna, other outside aerial or antenna, or TV satellite "dish" for reception or transmission, shall be maintained upon any Lot or Dwelling without prior written consent of the Board of Directors, or a duly appointed committee. The Board of Directors may authorize the installation on the Common Areas of an antenna or other device or system for television or radio reception serving the entire Property.

(k) There shall be no violation of any rules for the use of the Common Areas or Community Facilities which may from time to time be adopted by the Board of Directors and promulgated among the membership in writing, and the Board of Directors is hereby and elsewhere in the By-Laws authorized to adopt such rules.

(l) Any lease of a Lot or Dwelling shall provide that the tenant is subject to, and that the Lease is subject and subordinate to, this Declaration of Covenants, Conditions and Restrictions and the Articles of Incorporation, Bylaws, rules and regulations of the Association. A fully conformed copy of any lease of any Lot or Dwelling shall be provided to the Board of Directors within seven (7) days of its execution. The Board of Directors may prescribe a standard lease form for use in connection with any rental of a dwelling.

Section 4. Right of Association to Remove or Correct Violations of this Article. The Association may, in the interest of the general welfare of all the Owners of The Property and after reasonable notice to the Owner, enter upon any Lot or the exterior of any Dwelling at reasonable hours on any day except Sunday for the purpose of removing or correcting any violation or

breach, or any attempted violation, of any of the covenants and restrictions contained in this Article, or for the purpose of abating anything herein defined as a prohibited use or nuisance, provided, however, that except in bona fide emergencies, no such action shall be taken without resolution of the Board of Directors of the Association.

ARTICLE X

Section 1. Residential Use. All Dwellings shall be used only for private residential purposes.

ARTICLE XI

Section 1. Insurance. The Association shall maintain comprehensive public liability insurance in amounts determined by the Board, and fire and extended coverage on insurable improvements built on the property in the Common Areas and Common Facilities on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement costs). In order to protect adjoining owners and to insure that there are sufficient funds available to an owner to restore his Dwelling in case of damage or destruction, each Owner of a Dwelling shall maintain fire and extended homeowners coverage on his Dwelling on a current replacement cost basis in an amount not less than one hundred percent (100%) of the insurable value (based on current replacement costs). Any policy so maintained shall provide that it may not be cancelled except upon ten (10) days' written notice to the Association. From time to time, the Association may require Owners to provide evidence of compliance with this Section.

Section 2. Insurance Proceeds. Any proceeds paid to the Association pursuant to any insurance coverage maintained by the Association pursuant to Section 1 of this Article shall be used exclusively for the repair, replacement or reconstruction of the Common Areas and Common Facilities, to satisfy judgments entered

against the Association, or otherwise be deposited in the Association's accounts as determined by the Board.

Section 3. Rights of Mortgagees. First mortgagees of a Lot or Dwelling may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Areas or Common Facilities, and may pay overdue premiums on insurance policies maintained pursuant to Section 1 of this Article or secure new insurance coverage on the lapse of such a policy, and first mortgagees making such payment shall be owed immediate reimbursement therefor by either the member or the Association, depending upon who is responsible for maintaining the insurance.

ARTICLE XII

Section 1. Duration. Except where permanent easements or other permanent rights or interests are herein created, the covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date of recordation of this Declaration, after which the said covenants shall be automatically extended for successive periods of ten (10) years each.

Section 2. Amendment.

(a) For so long as it is selling lots in the property, the Developer may make any amendment required by the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Veterans Administration, the Maryland National Capital Park and Planning Commission, or any governmental or quasi-governmental body or institutional lender as a condition of approval of the Association's documents, by the execution and recordation of such amendment following notice to all members.

(b) Except as otherwise specifically provided herein, this Declaration may be amended by an instrument signed by not less than two-thirds (66 2/3%) of each class of the then members of the Association. For purposes of this section, if a Lot or Dwelling is owned by more than one person or entity, all the persons or entities constituting the Owner of the Lot or Dwelling shall be deemed one "member" and the signature of any such person or entity on behalf of the Owner shall, unless challenged in a writing delivered to the Board of Directors by another such persons or entities within ten (10) days of the date of such signature, be deemed to be the signature of that member. Any amendment must be recorded and is not effective until recorded.

(c) For so long as there are Class B members, annexation of additional property and dedication of the Common Areas shall require the approval of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the Veterans Administration, the Maryland National Capital Park and Planning Commission or any governmental or quasi-governmental body or institutional lender.

Section 3. Incorporation by Reference on Resale. In the event any Owner sells or otherwise transfers his Lot, any deed purporting to effect such transfer shall contain a provision incorporating by reference the covenants, restrictions, easements, charges and liens set forth in this Declaration, and any amendments thereto. However, failure to make this recital shall not negate the effectiveness of this Declaration and its covenants, conditions and restrictions which shall continue to apply to the lot.

Section 4. Notices. Any notice required to be sent to any member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, by ordinary mail, postpaid, to the last known address of the person who appears as member or Owner on the records of the Association at the time of such mailing.

Section 5. No Dedication to Public Use. Except for those publicly dedicated streets, roads, rights-of-way and easements shown on the Plats, nothing herein contained shall be construed as a dedication to public use or as an acceptance for maintenance of any Common Areas or Community Facilities by any public or municipal agency, authority, or utility and no public or municipal agency, authority or utility shall have any responsibility or liability for the maintenance or operation of any said Common Areas or Community Facilities, and the Association, its successors and assigns, shall indemnify and save harmless Prince George's County, Maryland, or any public or municipal agency, authority, or utility from any and all claims, suits, costs, expenses, demands or damages that may result from surface water drainage and/or the maintenance or other operation of said Common Areas or Community Facilities.

Section 6. Rights of the Maryland-National Capital Park and Planning Commission. Any other provision of the Bylaws, the Declaration, or the Articles of Incorporation of the Association to the contrary notwithstanding, neither the members, the Board of Directors nor the Association shall, by act or omission, take any of the following actions without the prior written consent of the Commission, which consent shall not be unreasonably withheld or delayed:

(a) Abandon, partition, dedicate, subdivide, encumber, sell or transfer any of the Common Areas or community facilities; provided, however, that the granting of rights-of-way, easements and the like for public utilities or for other purposes consistent with the use of the Common Areas and community facilities by the members of the Association shall not be considered a transfer within the meaning of this Section; or

(b) abandon or terminate the Declaration; or

(c) modify or amend any material or substantive provision of the Declaration, or the Bylaws or the Articles of Incorporation of the Association; or

(d) merge or consolidate the Association with any other entity or sell, lease, exchange or otherwise transfer all or substantially all of the assets of the Association to any other entity; or

(e) substantially modify the method of determining and collecting assessments as provided in the Declaration.

The Commission shall have the right to bring action for any legal or equitable relief necessary to enforce the rights and powers granted to the Commission hereunder.

Section 7. Severability. Invalidation of any one of these covenants or restrictions by judgment, decree or order shall in no way affect any other provision hereof, each of which shall remain in full force and effect.

IN WITNESS WHEREOF, Quad Construction Corporation has caused these presents to be executed by Sami Totah, its Vice President and attested by VARTKES GALIAN, its Att' Sec., and its corporate seal to be hereunto affixed this 8th day of January, 1986, and has appointed VARTKES GALIAN, its attorney-in-fact to acknowledge and deliver these presents as the act and deed of said corporation.

Attest:



QUAD CONSTRUCTION CORPORATION

By:  (SEAL)
Sami Totah

STATE OF MARYLAND)
COUNTY OF PRNCE GEORGE'S)

I HEREBY CERTIFY that on the 7th day of January, 1986, before me the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Sami Totah, who has acknowledged himself to be the Vice President of Quad Construction Corporation, a corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.



WITNESS my hand and notarial seal the year and day first written above.

Margaret F. Seiden
Notary Public

My Commission Expires:

7-1-06

The undersigned, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared by him or under his supervision.

6681 552

PRINCE GEORGE'S COUNTY, MD.
NOTARY PUBLIC / RECORDATION
EXCISE TAX COLLECTOR
BY [Signature]

6274-553

AMENDED AND SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SPRINGFIELD MANOR HOMEOWNERS ASSOCIATION

THIS AMENDED AND SUPPLEMENTAL DECLARATION is made this 1st day of May, 1987 by Quad Construction Corp., a Maryland corporation, sometimes hereinafter called "The Declarant."

WITNESSETH:

WHEREAS, the Declarant is the owner of the Land described in Exhibit A hereto; and

WHEREAS, the Declarant subjected the Land to certain covenants, conditions and restrictions by recording a Declaration of Covenants, Conditions and Restrictions for Springfield Manor Homeowners Association (herein "the Original Declaration") among the Land Records of Prince George's County, Maryland on February 19, 1986 in Liber 6274, Folio 553; and

WHEREAS, the Declarant now desires to amend and supplement the Original Declaration to satisfy the requirements of the United States Veterans Administration; and

WHEREAS, Article XII, Section 2 of the Original Declaration provides the Declarant may make amendments required by the Veterans Administration by the execution and recordation of such amendment following notice to all members; and

WHEREAS, notice has been given to all members.

NOW, THEREFORE, the Declarant declares that the Original Declaration is hereby amended and supplemented and the land described in Exhibit A hereto is subjected to the following Amended and Supplemental Declaration of Covenants, Conditions and Restrictions:

1987 May 1

1987 May 1

1. Article IV, Section 1, paragraph (b)(i) is amended to read: "(1) When seventy five percent (75%) of the Lots in the Project which have been subjected to the Original Declaration and this Amended and Supplemental Declaration of Covenants, Conditions and Restrictions have been sold and conveyed to Class A members; or".
2. Article IV, Section 1, paragraph (c) is supplemented by the following sentence: "However, for so long as there is a Class B membership, the United States Veterans Administration must approve any amendment to the Original Declaration or this Amended and Supplemental Declaration of Covenants, Conditions and Restrictions unless the amendments are required by a federal, state, county or city governmental agency."
3. Article V, Section 1, paragraph (a), first sentence, is amended to read: "Association has the right, in accordance with the Articles of Incorporation and Bylaws, to borrow money for the purposes of improving the Common Areas and Community Facilities and in aid thereof to mortgage said Areas or Facilities with the assent of two-thirds (2/3) of the members of each class of membership."
4. Article VI, Section 4 is supplemented by the following: "The first annual assessment shall be Three Hundred Six Dollars (\$306.00) per Lot and annual assessments thereafter may not increase by more than five percent (5%) per annum plus the amount by which any real estate taxes and assessments and insurance premiums payable by the Association have increased over the amounts paid for the same or similar items for the previous year. However, two-thirds of each class of Members may approve a larger increase at a meeting of the Members called for that purpose where at least sixty percent (60%) of the Members are present in person or by proxy. Members must be given written notice at least 15 days in advance of any such meeting.

If sixty percent of the Members are not present at the meeting, a second meeting to approve the increased assessment may be called, after giving the Members written notice at least 15 days in advance of the meeting, and only thirty percent (30%) of the Members need be present for purposes of obtaining a quorum. The increased assessment may then be approved by two-thirds (2/3) of the Members of each class present and voting at said meeting."
5. Article VI, Section 5 is supplemented by the following sentence: "The Declarant will also pay full assessments on all completed model homes."

6684 884

3

IN WITNESS WHEREOF, Quad Construction Corporation has caused these presents to be executed by Sami Totah, its Vice President, and attested by Vartkess Balian, its Assistant Secretary, and has appointed Sami Totah its attorney-in-fact to acknowledge and deliver these presents as the act and deed of said corporation.

Attest:


Asst.
Vartkess Balian, /Secretary

QUAD CONSTRUCTION CORPORATION

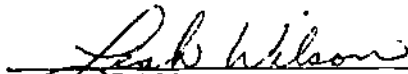
By: 
Sami Totah, Vice President

STATE OF MARYLAND)
COUNTY OF PRINCE GEORGE'S)

I HEREBY CERTIFY that on 1st day of May, 1987, before me, a Notary public in and For the aforesaid State and County, personally appeared Sami Totah who acknowledged to me to be the Vice President of the Corporation, and that he as such Vice President being authorized so to do executed the foregoing.

WITNESS my hand and notarial seal.

My commission expires:
July 1, 1990


Notary Public

6681 885

A
Loliderman Associates, Inc.
October 2, 1985
Project No. 83-85-18

DESCRIPTION
SECTION ONE
SPRINGFIELD MANOR
PART OF LIBER 6077 FOLIO 683
65.44095 ACRES

Being a piece or parcel of land situate lying and being in the Fourteenth Election District of Prince George's County, MD and being part of the land conveyed by Llyod E. Perkins et al, to Quad Construction Corp. by deed dated April 1, 1985 and recorded in Liber 6077 at Folio 683 among the Land Records of Prince George's County, MD and being more particularly described as follows:

Beginning for the same at a point on the easterly right of way line of Springfield Road, a 40 foot wide right of way, said beginning point also lying at the end of the 44th course of the property described in Liber 6077 at Folio 683, thence running with part of the outline of said conveyance as now surveyed.

1. North $70^{\circ}28'37''$ East, 146.17 feet to an iron pipe found; thence
2. North $40^{\circ}28'37''$ East, 265.00 feet to a point; thence
3. North $17^{\circ}58'37''$ East, 110.00 feet to a point; thence
4. North $10^{\circ}11'46''$ West, 790.94 feet to a point; thence
5. North $21^{\circ}08'37''$ East, 88.00 feet to a point; thence
6. North $14^{\circ}55'15''$ East, 100.11 feet to a point; thence
7. North $26^{\circ}03'06''$ East, 196.00 feet to an iron pipe found; thence leaving the boundary of the property described in Liber 6077 at Folio 683 and running so as to cross and include a part of the same
8. South $68^{\circ}17'44''$ East, 98.33 feet to a point; thence
9. North $56^{\circ}38'36''$ East, 184.35 feet to a point; thence
10. North $89^{\circ}17'26''$ East, 66.12 feet to a point; thence
11. 167.25 feet along the arc of a curve deflecting to the left having a radius of 1,180.00 feet and a chord of North $28^{\circ}56'23''$ West, 167.11 feet to a point; thence
12. North $56^{\circ}59'59''$ East, 103.90 feet to a point; thence
13. South $37^{\circ}28'02''$ East, 56.57 feet to a point; thence
14. South $86^{\circ}37'09''$ East, 186.43 feet to a point; thence
15. South $63^{\circ}46'05''$ East, 192.31 feet to a point; thence
16. North $64^{\circ}16'10''$ East, 140.16 feet to a point; thence
17. North $37^{\circ}28'34''$ East, 102.17 feet to a point; thence
18. South $52^{\circ}31'26''$ East, 160.00 feet to a point; thence
19. South $41^{\circ}33'32''$ East, 133.27 feet to a point; thence
20. South $30^{\circ}44'11''$ East, 335.00 feet to a point; thence
21. South $64^{\circ}06'32''$ East, 233.40 feet to a point; thence
22. South $08^{\circ}55'00''$ West, 277.14 feet to a point at the end of the thirtieth course of the property described in Liber 6077 at Folio 683; thence running with and along part of the boundary

6684 886

23. South $14^{\circ}42'59''$ East, 305.08 feet to an iron pipe found; thence
24. North $75^{\circ}17'01''$ East, 123.59 feet to a point; thence
25. North $87^{\circ}47'24''$ East, 464.35 feet to a point on the northerly right of way line of MD Route 564; thence running with a part of said right of way
26. South $57^{\circ}13'15''$ West, 39.14 feet to an iron pipe found; thence leaving the said right of way and continuing with the property described in Liber 6077 at Folio 683
27. South $87^{\circ}47'24''$ West, 428.23 feet to a point; thence
28. South $75^{\circ}49'32''$ West, 753.84 feet to a point; thence
29. South $34^{\circ}51'48''$ East, 278.71 feet to a point; thence
30. South $60^{\circ}16'17''$ West, 101.48 feet to a point; thence
31. South $36^{\circ}18'03''$ East, 223.38 feet to a point on the northerly right of way line of MD Route 564; thence running with a part of the same
32. South $55^{\circ}16'32''$ West, 380.68 feet to a point; thence
33. 678.53 feet along the arc of a curve deflecting to the left having a radius of 5,759.58 feet and a chord of South $51^{\circ}54'02''$ West 678.14 feet to a point; thence
34. South $48^{\circ}31'32''$ West, 244.54 feet to a point; thence
35. 62.91 feet along the arc of a curve deflecting to the right having a radius of 5,699.58 feet and a chord of South $48^{\circ}50'30''$ West, 62.91 feet to a truncation line at the intersection of MD Route 564 and Springfield Road as deeded to Prince George's County by Liber 4587 at Folio 788; thence running with said truncation line
36. North $54^{\circ}21'21''$ West, 26.23 feet to a point; thence running with and along the easterly right of way line of Springfield Road
37. North $23^{\circ}48'30''$ West, 932.56 feet to the place of beginning, containing 2,850,608 Square Feet or 65.44095 Acres of Land

Subject to any and all dedications, easements, rights of way and covenants of record.

6684 887

Return to:

MONUMENTAL TITLE CORPORATION
MONUMENTAL TITLE BUILDING
SEVERNA PARK, MARYLAND 21146

Andy Hartz

7747 351

SUPPLEMENTARY DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR SPRINGFIELD MANOR
HOMEOWNERS ASSOCIATION, INC.

AUG 31 3 16 PM '90

CLERK OF THE
CIRCUIT COURT
MIRYAN L. FRITCHETT

THIS SUPPLEMENTARY DECLARATION, made this 29th day of August, 1990 by The Ryland Group, Inc., and Quad Construction Corporation, (hereinafter referred to jointly as the "Declarant").

WITNESSETH:

WHEREAS, Quad Construction Corporation, has heretofore recorded a certain Declaration of Covenants, Conditions, and Restrictions (hereinafter referred to as the "Declaration", which term shall include any and all subsequent corrections and modifications thereof as may be recorded among the Land Records of Prince George's County) in Liber 6274, at Folio 553, among the Land Records of Prince George's County, Maryland:

WHEREAS, Declarant is the fee simple owner of the property described on the Description of Additional Property attached hereto and made a part hereof as Exhibit "A" (sometimes also referred to herein as the "Property"), and desires that the Property be subjected to all of the covenants and restrictions of the Declaration;

WHEREAS, Declarant desires to extend the scheme of the covenants and restrictions of Declaration to certain additional property in accordance with the provisions of Article II, Section 2, of the Declaration;

NOW, THEREFORE, the Declarant declares that the land described in Exhibit A hereto is subjected to said Declaration of Covenants, Conditions and Restrictions.

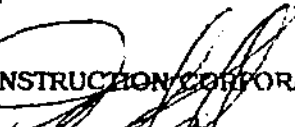
IN WITNESS WHEREOF, the undersigned have executed this instrument on the date set forth herein.

Attest:



Vartkess Ballian/Asst. Sec.

QUAD CONSTRUCTION CORPORATION

By:

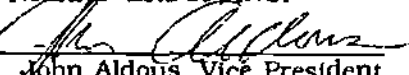

Sam E. Totah, President

Attest:


Mildred L. Ryder/Asst. Sec.

THE RYLAND GROUP, INC.

By:


John Aldous, Vice President

[Notaries to follow].

7747 352

STATE OF MARYLAND)
PRINCE GEORGE'S COUNTY(S):

I HEREBY CERTIFY that on this 29th day of August, 1990, before me, a Notary Public in and for the aforesaid State and County, personally appeared Sami Totah who acknowledged to me to be the President of the Corporation, and that he as such President being authorized so to do executed the foregoing.

WITNESS my hand and Notarial Seal:

Leah Wilson
Notary Public

My Commission Expires: 6-1-95

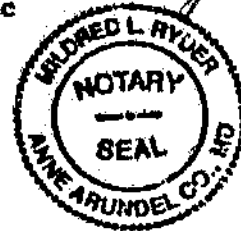
STATE OF MARYLAND)
ANNE ARUNDEL COUNTY.):

I HEREBY CERTIFY that on this 29th day of August, 1990, before me, a Notary Public in and for the aforesaid State and County, personally appeared John Aldous who acknowledged to me to be the Vice President of the Corporation, and that he as such Vice President being authorized so to do executed the foregoing.

WITNESS my hand and Notarial Seal:

Mildred L. Ryuer
Notary Public

My Commission Expires:



7747 353

EXHIBIT "A"
DESCRIPTION OF
COB SUBDIVISION
LIBER WWW62 FOLIO 11
5.12 ACRES

Lots 1, 2, 3, 4, 5 and 6 in Block A and Lots 2, 3, 4, 5, 6, 7 and 8 in Block B in a subdivision known as "Cob Subdivision" located at Ross Street and Duckettown Road, Prince George's County, Maryland, as per plat thereof recorded in Plat Book WWW 62 at plat 11 among the aforesaid Land Records.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the said GRANTOR, of, in, to, or out of the land and premises.

7747 354

Return to: Commercially Bonded
PO Box 439
Upper Meriden, MD 20773

8179 203

SUPPLEMENTARY DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR SPRINGFIELD MANOR
HOMEOWNERS ASSOCIATION, INC.

THIS SUPPLEMENTARY DECLARATION, made this 16TH day of JANUARY, 1992 by Quad Construction Corporation, (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Quad Construction Corporation, has heretofore recorded a certain Declaration of Covenants, Conditions, and Restrictions (hereinafter referred to as the "Declaration", which term shall include any and all subsequent corrections and modifications thereof as may be recorded among the Land Records of Prince George's County) in Liber 6274, at Folio 553, among the Land Records of Prince George's County, Maryland;

WHEREAS, Declarant is the fee simple owner of the property described on the Description of Additional Property attached hereto and made a part hereof as Exhibit "A" (sometimes also referred to herein as the "Property"), and desires that the Property be subjected to all of the covenants and restrictions of the Declaration;

WHEREAS, Declarant desires to extend the scheme of the covenants and restrictions of the Declaration to certain additional property in accordance with the provisions of Article II, Section 2, of the Declaration;

NOW, THEREFORE, the Declarant declares that the land described in Exhibit A hereto is subjected to said Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the date set forth herein.

Attest: 
Vartkess Ballan / Asst. Sec.


QUAD CONSTRUCTION CORPORATION
By: 
Sami K. Touh, President

[Notaries to follow].

JAN 17 9 37 AM '92
REC
CIP

8179 204

STATE OF MARYLAND)

PRINCE GEORGE'S COUNTY):

I HEREBY CERTIFY that on this 16th day of January, 1992 before me, a Notary Public in and for the aforesaid State and County, personally appeared Sami Totah who acknowledged to me to be the President of the Corporation, and that he as such President being authorized so to do executed the foregoing.

WITNESS my hand and Notarial Seal:



Maria M. Tucker
Notary Public

My Commission Expires: 3-1-95

STATE OF MARYLAND)

PRINCE GEORGE'S COUNTY):

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the written instrument was prepared under my supervision.

Robert S. Poalkin
Robert S. Poalkin

Return to:

Robert S. Poalkin, Esq.
6525 Belcrest Road, Suite 307
Hyattsville, Maryland 20783

8179 205

EXHIBIT "A"
SPRINGFIELD MANOR SUBDIVISION

Lots 42, 47, 50, 51, and 54 in Block I and lots 6 and 8 in Block J in a subdivision known as "Springfield Manor" per plat thereof recorded in Plat Book 128 at plat 28 among the aforesaid land records of Prince George's County, Maryland.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the said GRANTOR, of, in, to, or out of the land and premises.