

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Laurel Valley Homeowners Association

Current Owner: Estate of Stephen J. Skolnik
Property Address: 2535 Merrick Ct
Abingdon, MD 21009-1142

Date Prepared: 04-28-2022

This Resale Certificate is being furnished to the selling unit owner named above by the Association.

The following items are attached to this certificate:

1. A copy of the Articles of Incorporation
2. A copy of the Declaration (other than plats)
3. A copy of the by-laws; and
4. A copy of the rules and regulations of the association
5. The following information should be conveyed by the selling unit owner to the purchaser.

The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:

None

The selling unit is subject to a common expense assessment as follows:

\$100.00 quarterly

As of the date of this Certificate, the following unpaid common expenses or special assessments adopted by the Association that is due and payable from the selling unit owner are:

\$200.00

Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed.

Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit.

Other than common expenses and special assessments, the following fees are payable by the unit owners to the Association:

Capital expenditures approved by the Association planned at the time of conveyance which are not reflected in the current operating budget are:

possible storm water management pond work

Attached is the most recently prepared balance sheet and income expense statement (dated as):

Attached are the March Financials

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Laurel Valley Homeowners Association

The current operating budget of the Association is attached and is for fiscal year:

2022

Does the budget include the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund?

Yes

Judgments against the Association as of the date of this Certificate are:

None

Unsatisfied judgments as of the date of this certificate are listed here. As of the date of this Certificate, the Association is a party to the following pending lawsuits, excluding assessment collection suits:

None

The Insurance Policies provided for the benefit of the Association can be obtained from:

State Farm

John Silbernagel

410-734-0594 fax 410-734-0597

The Association has knowledge that the following violates a provision of the declaration, by-laws, or rules or regulations; including any alteration or improvement to the selling unit, or to the limited common elements assigned to the selling unit.

none

The policy is available for inspection during normal business hours at the offices of MRA Property Management, 3103 Emmorton Road, Abingdon, MD 21009. The terms of the policy prevail over the description given in this Certificate.

The Association has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Association:

None

The recreational or other facilities which are to be used or maintained by the unit owners or the Association are:

tot lot

To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Laurel Valley Homeowners Association

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the Homeowners Association within the development. The lot you are purchasing may have restrictions on:

- a. Architectural changes, design, color, landscaping, or appearance;
- b. Occupancy density;
- c. Kind, number or use of vehicle;
- d. Renting, leasing, mortgaging, or conveying property;
- e. Commercial activity; or
- f. Other matters.

TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge that the following alteration to the selling unit or to the limited common elements assigned to the selling unit violates a provision of the declaration, by-laws, or rules and regulations:

The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit:

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Laurel Valley Homeowners Association

Comments

FIDELITY BOND COVERAGE HELD WITH HARFORD GENERAL, MARK HANNAHS 410-560-3553

Approved Resolutions
Laurel Valley Homeowners Association

Order: Y030FPUNIV
Address: 2535 Meridok Ct
Order Date: 04-25-2022
Document not for resale
HomeWiseDocs

LIBER 00034 FOLD 001

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGULATING NONPAYMENT OF ASSESSMENTS

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets forth certain limitations on use of property which may be modified or regulated by the Board of Directors.

Now, THEREFORE, BE IT RESOLVED, this 14 day of February, 2017 that the following procedures are hereby adopted to apply to Article IV of the Declaration, inclusive, and Article XI of the Amended By-Laws of Laurel Valley Homeowners Association, Inc.;

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BH

"Reasonable attorney's fees will be interpreted as the actual attorney's fees incurred by Laurel Valley Homeowners Association, Inc. or as determined by the Court."

This resolution shall be effective on the date of recordation in the Homeowners Association Depository for Harford County, Maryland. This Resolution shall rescind any and all previously adopted versions of the Resolution Regulating Nonpayment of Assessments.

PRESIDENT: [Signature] Guy M. AKOB
SECRETARY: [Signature] John William Dickinson Jr

I Hereby certify THAT ON THIS 14 DAY OF FEBRUARY, 2017, BEFORE ME, THE SUBSCRIBER, A Notary Republic in and for the State of Maryland, in HARFORD County, personally appeared Guy Akob and John Dickinson, who acknowledged that he/she is the President and Secretary respectively of Laurel Valley 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.

LR - HOA Dep Amendment 5.00
HOA Name: laurel valley
Ref:
Total: 5.00
02/15/2017 02:22
CC12-PO
#7802138 CC0302 -
Harford
County/CC03 02.00 -
Register 08

Frederick G. Traut III
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 4/10/17
Notary Public [Signature]

My Commission Expires: 4/10/19

Merrill 401

Laurel Valley Homeowners Assn Inc
c/o MRA Property Mgt Inc
3103 Emmorton Road
Abingdon MD 21009
Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
Document not for resale
HomeWiseDocs

RESOLUTION
Amending No. 7, No. 8, and No. ⁹~~11~~
of the
ARCHITECTURAL REGULATIONS – February, 1994

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets 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 Article IV of the Declaration of Laurel Valley Homeowners Association, Inc.:

7) Fences:

- A.** All fences for single family or townhouses shall be natural and treated lumber or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as fencing. Fencing may remain unpainted or may be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.

(Sections B, C, and D to remain intact and unchanged.)

- E.** Fencing must meet the specifications of Harford County. (All required permits must be obtained from Harford County before any construction begins.)

8) Decks:

- A.** Decks shall be allowed only in the back of a unit. Decking shall consist of natural or treated lumber, or commercially manufactured wood-plastic composite sold in dimensional lumber sizes. Decking and supporting structural members are to remain unpainted or may be maintained in a natural wood color.
- B.** Deck railing may use natural or treated lumber, or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as deck rail. Deck rails may remain unpainted or may

- be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.
- C. Decks must meet the specifications of Harford County. (Building permits must be obtained from Harford County before any construction begins.)

11) Satellite Dish antennas with a diameter greater than one meter (39.37") shall not be allowed. Every attempt shall be made to locate such antennas as inconspicuously as possible, preferably so as to not be seen from the street, without unreasonably increasing the cost of installation.

President: Jan F. Kue

Date: 2/18/2002

Secretary: John D. Huson, Jr.

Date: 2-18-2002

I hereby certify that on this 18th day of FEBRUARY, 2002, before me the subscriber a Notary Public of the State aforesaid personally appeared JAMES KESSLER and JOHN D. HUSON, JR. who acknowledged that he/she is the President and Secretary, respectfully of Laurel Valley Homeowners Association, Inc. and he/she, as President and Secretary being authorized to do so, execute 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: [Signature]

My Commission Expires: 6/1/02

RESOLUTION
Amending No. 7, No. 8, and No. 11⁹
of the
ARCHITECTURAL REGULATIONS – February, 1994

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets 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 Article IV of the Declaration of Laurel Valley Homeowners Association, Inc.:

- No. 7 - Fencing
- No. 8 - Deck
- No. 11⁹ - Satellite Dish

President: Jan F. Kunk

Date: 2/18/2002

Secretary: John Dickson, Jr.

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I hereby certify that on this 18th day of FEBRUARY, 2002 before me the subscriber a Notary Public of the State aforesaid personally appeared JAMES KESLER and JOHN DICKSON, JR. who acknowledged that he/she is the President and Secretary, respectfully of Laurel Valley Homeowners Association, Inc. and he/she, as President and Secretary being authorized to do so, execute 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
6/1/02

My Commission Expires: 6/1/02

Architectural Guidelines
Laurel Valley Homeowners Association

Order: YBRIPLKAV
Address: 2535 Merrick Ct
Order Date: 04-25-2022
Document not for resale
HomeWiseDocs

LAUREL VALLEY HOMEOWNERS ASSOCIATION
ARCHITECTURAL REGULATIONS

FEBRUARY 1994

DUTIES

It shall be the duty of the Board Of Directors to enforce the Declaration of Covenants, Conditions and Restrictions to the extent described therein. This section provides as follows: No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography, and such guidelines as may be properly adopted by the Board.

- 1) **Any addition, alteration or improvement to the outside of any unit, house or ground, whether it is listed in these regulations or not, shall be submitted to the Board of Directors via the Management Company for approval before any work can begin.**
- 2) **It shall be the owner's responsibility, once the Board's approval is received, to conform to any further regulations as required by law.**
- 3) **Submitted - shall mean and refer to being physically received by the appropriate association representative and deemed to be in compliance with the necessary regulations.**
- 4) **Request for Review Procedures:**
 - A. **Each lot owner shall submit a written application for review for each exterior addition, change or alternation to their property before any work is undertaken. This application must be accompanied by a Harford County Approved Building Permit, Site Plan, and a drawing depicting the finished project. The application shall also contain a description of the project, including color and materials to be used.**
 - B. **All requests shall be submitted via Certified Mail on forms provided by the Association or the Management Company. Requests will not be reviewed unless the lot owner's Association dues are current.**
 - C. **Oral requests shall not be considered.**

Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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HomeWiseDocs

- D. Each addition, change or alteration shall be specifically approved in writing by the Board even though the proposed improvement conforms to the Declaration of Covenants, even when a similar or substantially identical improvement has been previously approved.
 - E. The applicant shall be informed in writing of the Board's decision.
 - F. If the homeowner fails to receive a reply within thirty (30) days of being submitted, the request shall be considered approved. (Article 5)
 - G. The applicant may appeal adverse decisions to the Board within thirty (30) days from the date of the decision. The Board may reverse or modify such decisions by a two-thirds (2/3) vote of the Board.
- 5) Harford County Permits:
- A. Obtaining a Harford County Permit does not waive the necessity for obtaining Board approval.
- 6) Architectural and Property Use Guidelines:
- A. Any addition, exterior alteration, modification or change to an existing building shall be compatible with the design character of the original building.
 - B. Only exterior colors and materials existing on the parent structure or compatible with the architectural design character of the community will be approved.
 - C. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community, or if the color is similar to the colors originally employed in the community.
- 7) Fences:
- A. All fences for single family or townhomes shall be natural and treated lumber, and remain unpainted and/or maintained in a natural wood color.
 - B. Fences shall not be allowed in front yards. Fences shall not extend beyond the front of the house. On corner lots, the address side of the house is considered the front yard.
 - C. Single family homes shall be allowed to have a fence that is a maximum of four (4) feet in height.

- D. Townhomes shall be allowed to have a fence that is a maximum of six (6) feet in height.
- 8) Decks shall be allowed only in the back of a unit. Decks shall use natural and treated lumber, and remain unpainted or may be maintained in a natural wood color. Decks must meet the specifications of Harford County. (Building Permits Must be obtained from Harford County before any constructions begins.)
- 9) Satellite Dish antennas shall not be allowed.
- 10) Umbrella or retractable clothes lines shall be the only styles allowed.
- 11) Radio and TV antennas shall be limited to a height of not more than ten (10) feet above the highest roof line of the structure.
- 12) No trade, business or advertising signs are to be allowed on any lot or property except "For Sale" signs, which may not exceed thirty (30) by thirty (30) inches and are not lighted. Signs shall not be placed in the ground with any type of material that exceeds four (4) by four (4) inches. "For Sale" signs shall only be allowed on the property that is for sale. Signs shall not be placed on Association property.
- 13) Vehicles and Parking:
- A. No inoperable, disabled, abandoned or unregistered motor vehicle of any type (including trailers of any type) shall be stored or parked on any lot or property except in an enclosed garage.
 - B. No major automobile repairs shall be carried out on any lot or property except in an enclosed garage.
 - C. No campers, RVs, boats or recreational equipment shall be parked on Association property or in the townhome courts.
 - D. Townhome parking rules, in addition to the aforementioned, shall be as follows:
 - 1. Cars in the townhome courts shall not take up more than one parking space.
- 14) All swimming pools must be properly maintained. No parts shall appear rusted or damaged. It is the lot owner's responsibility to maintain the pool in a safe and sanitary condition as required by State and Local laws. Pools must only be drained so that the flow is directed to the nearest street to allow for proper disposal in storm drains.

15) Sheds:

- A. No metal sheds of any type or metal out-buildings shall be permitted.
- B. Sheds shall be placed in the rear of the property and meet the minimum set back requirements as indicated by Harford County.
- C. Sheds for single-family homes shall be no larger than twelve (12) feet by fourteen (14) feet.
- D. Sheds for townhomes shall be no larger than eight (8) feet by ten (10) feet.
- E. Sheds shall have shingled roofs and the shingles shall be the same color and style as those on the parent unit. The trim and siding of the shed shall be painted the same color as the trim and siding of the parent unit, respectively.

16) No lot owner or visitor shall, at any time, drain any type of hazardous waste, i.e., anti-freeze, oil, pool chemicals, etc. into any drains or into the pond. All waste shall be disposed of properly.

17) Playground equipment, unless permanently anchored into the ground, such as playsets, gym sets and playhouses, does not require a request for review application.

- A. Playground equipment shall be maintained in good condition.
- B. Playground and recreational equipment shall not be permitted in front yards except for basketball poles and backboards. Basketball poles and backboards will be allowed in front yards provided that:
 - 1. A pole must be eight (8) feet or less from the front of the house and as close as possible to the side of the driveway closest to the side property line.
 - 2. A letter of approval, signed from each adjoining neighbor shall accompany the request.
 - 3. Pole shall be aluminum, fiberglass or rust-proof and specifically designed for that use.
 - 4. The backboards shall be fiberglass.
 - 5. Backboards shall not be attached to the front of the house.
 - 6. Basketball poles in the rear yard shall also need approval.

7. The pole and backboard shall be kept in good repair and not allowed to rust, flake or otherwise become an eyesore.
- 18) There will be no request needed for landscaping ties/timbers up to a maximum height of two (2) feet. The ties/timbers used shall be treated lumber, unpainted and/or maintained in a natural wood color.
- 19) Storm doors shall not need a request for review application.
- 20) Detached garages shall not be permitted.
- 21) Concrete porches shall not be painted or carpeted. A clear sealer may be used.
- 22) Garbage:
- A. Trash shall be placed out the evening before the day of trash pick-up. Empty containers must be removed by the following day.
 - B. Trash cans shall not be stored in the front of the unit.
- 23) Exposed Flu's
- A. No exposed flue's will be allowed. All flue's must be boxed in with external appearance to match house.
- 24) Anything not specifically covered by these guidelines and rules shall still be required to be submitted to the Board for approval.

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By resolution of the Board of Directors, these rules and architectural guidelines were adopted on FEB 15 1994

This document supersedes all other documents dated before the date of this document and is filed in the land records of Harford County as required by law.

All approvals that were obtained prior to the date of this documents shall not be affected.

If you have any questions concerning these rules and regulations or any of the Association's controlling documents, please contact a Board member or the Management Company.

Currently, the management services are being provided by MRA Property Management, Inc. located in Bel Air at 139 N. Main Street, Suite 302. They may be contacted by phone at 410/879-0680 or Fax at 410/893-8244.

Dear Homeowner:

In order to make our architectural regulations more clear and concise, the Board of Directors, with the assistance of Trenton Property Services, have re-written the regulations. Please note that there have also been a few changes in policy from the previous regulations. All architectural approvals that were obtained prior to this date will not be affected.

Also included with this mailing is a copy of the changes in the By-Laws of the Association. These changes were voted on and approved at the March special meeting.

Please keep these papers with your other Laurel Valley Homeowners Association documents for future reference.

Sincerely,

Board of Directors

LAUREL VALLEY

HOMEOWNERS

ASSOCIATION

ARCHITECTURAL

REGULATIONS

Order: YBBFPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

ARCHITECTURAL REGULATIONS

DUTIES

IT SHALL BE THE DUTY OF THE BOARD OF DIRECTORS TO ENFORCE THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO THE EXTENT DESCRIBED THEREIN. THIS SECTION PROVIDES AS FOLLOWS: NO BUILDING, FENCE, WALL OR OTHER STRUCTURE SHALL BE COMMENCED, ERECTED OR MAINTAINED UPON THE PROPERTIES, NOR SHALL ANY EXTERIOR ADDITION TO OR CHANGE OR ALTERATION THEREIN BE MADE UNTIL THE PLANS AND SPECIFICATIONS SHOWING THE NATURE, KIND, SHAPE, HEIGHT, MATERIALS, AND LOCATION OF THE SAME SHALL HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING AS TO HARMONY OF EXTERNAL DESIGN AND LOCATION IN RELATION TO SURROUNDING STRUCTURES AND TOPOGRAPHY, AND SUCH GUIDELINES AS MAY BE PROPERLY ADOPTED BY THE BOARD.

1) ANY ADDITION, ALTERATION OR IMPROVEMENT TO THE OUTSIDE OF ANY UNIT, HOUSE OR GROUND, WHETHER IT IS LISTED IN THESE REGULATIONS OR NOT, SHALL BE SUBMITTED TO THE BOARD OF DIRECTORS VIA THE MANAGEMENT COMPANY FOR APPROVAL BEFORE ANY WORK CAN BEGIN.

2) IT SHALL BE THE OWNERS' RESPONSIBILITY, ONCE THE BOARD'S APPROVAL IS RECEIVED, TO CONFORM TO ANY FURTHER REGULATIONS AS REQUIRED BY LAW.

3) SUBMITTED - SHALL MEAN AND REFER TO BEING PHYSICALLY RECEIVED BY THE APPROPRIATE ASSOCIATION REPRESENTATIVE AND DEEMED TO BE IN COMPLIANCE WITH THE NECESSARY REGULATIONS.

4) REQUEST FOR REVIEW PROCEDURES.

A. EACH LOT OWNER SHALL SUBMIT A WRITTEN APPLICATION FOR REVIEW FOR EACH EXTERIOR ADDITION, CHANGE, OR ALTERATION TO THEIR PROPERTY BEFORE ANY WORK IS UNDERTAKEN. THIS APPLICATION MUST BE ACCOMPANIED BY A HARFORD COUNTY APPROVED BUILDING PERMIT, SITE PLAN, AND A DRAWING DEPICTING THE FINISHED PROJECT. THE APPLICATION SHALL ALSO CONTAIN A DESCRIPTION OF THE PROJECT, INCLUDING COLOR AND MATERIALS TO BE USED.

B. ALL REQUESTS SHALL BE SUBMITTED VIA CERTIFIED MAIL ON FORMS PROVIDED BY THE ASSOCIATION OR THE MANAGEMENT

Order: Y1381-P0X4V
Address: 2536 Manick Ct
Order Date: 04-26-2012
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COMPANY. REQUESTS WILL NOT BE REVIEWED UNLESS THE LOT OWNERS ASSOCIATION DUES ARE CURRENT.

C. ORAL REQUESTS SHALL NOT BE CONSIDERED.

D. EACH ADDITION, CHANGE OR ALTERATION SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE BOARD EVEN THOUGH THE PROPOSED IMPROVEMENT CONFORMS TO THE DECLARATION OF COVENANTS, AND EVEN WHEN A SIMILAR OR SUBSTANTIALLY IDENTICAL IMPROVEMENT HAS BEEN PREVIOUSLY APPROVED.

E. THE APPLICANT SHALL BE INFORMED IN WRITING OF THE DECISION OF THE BOARD.

F. IF THE HOMEOWNER FAILS TO RECEIVE A REPLY WITHIN THIRTY (30) DAYS OF BEING SUBMITTED, THE REQUEST SHALL BE CONSIDERED APPROVED.

G. THE APPLICANT MAY APPEAL ADVERSE DECISIONS TO THE BOARD WITHIN THIRTY (30) DAYS FROM THE DATE OF THE DECISION. THE BOARD MAY REVERSE OR MODIFY SUCH DECISIONS BY A TWO-THIRDS (2/3) VOTE OF THE BOARD.

5. HARFORD COUNTY PERMITS.

A. OBTAINING A HARFORD COUNTY PERMIT DOES NOT WAIVE THE NECESSITY FOR OBTAINING BOARD APPROVAL.

6. ARCHITECTURAL AND PROPERTY USE GUIDELINES.

A. ANY ADDITION, EXTERIOR ALTERATION, MODIFICATION OR CHANGE TO AN EXISTING BUILDING SHALL BE COMPATIBLE WITH THE DESIGN CHARACTER OF THE ORIGINAL BUILDING.

B. ONLY EXTERIOR COLORS AND MATERIALS EXISTING ON THE PARENT STRUCTURE OR COMPATIBLE WITH THE ARCHITECTURAL DESIGN CHARACTER OF THE COMMUNITY WILL BE APPROVED.

C. EXTERIOR COLOR CHANGES WILL BE APPROVED ONLY IF THE PROPOSED COLOR IS IN HARMONY WITH THE OTHER EXISTING HOMES IN THE COMMUNITY, OR IF THE COLOR IS SIMILAR TO THE COLORS ORIGINALLY EMPLOYED IN THE COMMUNITY.

7. FENCES

A. ALL FENCES FOR SINGLE FAMILY OR TOWNHOMES SHALL BE NATURAL AND TREATED LUMBER AND REMAIN UNPAINTED AND UNSTAINED EXCEPT FOR CLEAR PRESERVATIVES.

B. FENCES SHALL NOT BE ALLOWED IN FRONT YARDS. FENCES SHALL NOT EXTEND BEYOND THE FRONT OF THE HOUSE. ON CORNER

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LOTS, THE ADDRESS SIDE OF THE HOUSE IS CONSIDERED THE FRONT YARD.

C. SINGLE FAMILY HOMES SHALL BE ALLOWED TO HAVE A FENCE THAT IS A MAXIMUM OF FOUR (4) FEET IN HEIGHT.

D. TOWNHOMES SHALL BE ALLOWED TO HAVE A FENCE THAT IS A MAXIMUM OF SIX (6) FEET IN HEIGHT.

8. DECKS SHALL BE ALLOWED ONLY IN THE BACK OF A UNIT. DECKS SHALL USE NATURAL AND TREATED LUMBER AND REMAIN UNPAINTED AND UNSTAINED, EXCEPT FOR CLEAR PRESERVATIVES. DECKS MUST MEET THE SPECIFICATIONS OF HARFORD COUNTY. (BUILDING PERMITS MUST BE OBTAINED FROM HARFORD COUNTY BEFORE CONSTRUCTION BEGINS)

9. SATELLITE DISH ANTENNAS SHALL NOT BE ALLOWED.

10. UMBRELLA OR RETRACTABLE CLOTHES LINES SHALL BE THE ONLY STYLES ALLOWED.

11. RADIO AND TV ANTENNAS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TEN (10') FEET ABOVE THE HIGHEST ROOF LINE OF THE STRUCTURE.

12. NO TRADE, BUSINESS OR ADVERTISING SIGNS ARE TO BE ALLOWED ON ANY LOT OR PROPERTY EXCEPT "FOR SALE" SIGNS, WHICH MAY NOT EXCEED THIRTY (30") BY THIRTY (30") INCHES AND ARE NOT LIGHTED. SIGNS SHALL NOT BE PLACED IN THE GROUND WITH ANY TYPE OF MATERIAL THAT EXCEEDS TWO (2) INCHES BY TWO (2) INCHES. FOR SALE SIGNS SHALL ONLY BE ALLOWED ON THE PROPERTY THAT IS FOR SALE. (SIGNS SHALL NOT BE PLACED ON ASSOCIATION PROPERTY)

13. VEHICLES AND PARKING

A. NO INOPERABLE, DISABLED, ABANDONED OR UNREGISTERED MOTOR VEHICLES OF ANY TYPE SHALL BE STORED OR PARKED ON ANY LOT OR PROPERTY EXCEPT IN AN ENCLOSED GARAGE.

B. NO MAJOR AUTOMOBILE REPAIRS SHALL BE CARRIED OUT ON ANY LOT OR PROPERTY EXCEPT IN AN ENCLOSED GARAGE.

C. NO CAMPERS, RV'S, BOATS, OR RECREATIONAL EQUIPMENT SHALL BE PARKED ON ASSOCIATION PROPERTY OR IN THE TOWNHOME COURTS.

D. TOWNHOME PARKING RULES IN ADDITION TO THE AFOREMENTIONED SHALL BE AS FOLLOWS:

Order: Y130FT924V
Address: 2535 Mendocino
Order Date: 04-25-2022
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Item: W/10-1000

1. PARKING IN THE TOWNHOME COURTS SHALL BE LIMITED TO TWO PARKING SPACES PER UNIT. THE BOARD HAS AUTHORIZED PERMIT PARKING TO PLACE A CONTROL ON THE AUTHORIZED NUMBER OF VEHICLES PER UNIT. THIS WILL ENABLE THE BOARD TO BETTER IDENTIFY THOSE UNIT OWNERS OR TENANTS WITH ADDITIONAL VEHICLES.

2. IT SHALL BE DEEMED AS A COMMON COURTESY TO ALLOW RESIDENTS TO PARK AS CLOSE TO THE FRONT OF THEIR UNIT AS POSSIBLE. THIS MEANS THAT THERE WILL NOT BE ASSIGNED PARKING IN THE TOWNHOME COURT AREAS. ADDITIONAL PARKING SPACES WILL BE ON A FIRST COME - FIRST SERVE BASIS.

3. CARS IN THE TOWNHOME COURTS SHALL NOT TAKE UP MORE THAN ONE PARKING SPACE.

4. ANY VEHICLE PARKED IN OTHER THAN DESIGNATED VISITOR OR OVERFLOW (ADDITIONAL) PARKING SPACES WILL BE TOWED IMMEDIATELY AND NOTICE UNDER THIS PROVISION SHALL BE DEEMED AS BEING PROVIDED.

5. HOMEOWNERS AND TENANTS ALIKE WILL BE RESPONSIBLE FOR INFORMING THEIR GUESTS OF THE AUTHORIZED AREAS IN WHICH THEY ARE ABLE TO PARK.

6. WHEN A NEW VEHICLE IS PURCHASED AND A NEW PARKING PERMIT IS REQUIRED, THE HOMEOWNER OR TENANT THROUGH THE HOMEOWNER, SHALL BE REQUIRED TO SCRAPE OFF THEIR OLD PERMIT AND RETURN IT ALONG WITH A REQUEST FOR A NEW STICKER. WHEN REQUESTING A NEW PARKING PERMIT, YOU SHALL BE REQUIRED TO SUBMIT YOUR PLATE NUMBER FOR IDENTIFICATION UNTIL A NEW PARKING PERMIT IS RECEIVED.

7. IN THE EVENT THAT A NEW PARKING PERMIT IS NOT APPLIED FOR, THE VEHICLE WILL BE TOWED.

15. ALL SWIMMING POOLS MUST BE PROPERLY MAINTAINED. NO PARTS SHALL APPEAR RUSTED OR DAMAGED. IT IS THE LOT OWNERS RESPONSIBILITY TO MAINTAIN THE POOL IN A SAFE AND SANITARY CONDITION AS REQUIRED BY STATE AND LOCAL LAWS.

16. SHEDS

A. NO METAL SHEDS OF ANY TYPE OR METAL OUT BUILDINGS SHALL BE PERMITTED.

B. SHEDS SHALL BE PLACED IN THE REAR OF THE PROPERTY AND MEET THE MINIMUM SET BACK REQUIREMENTS AS INDICATED BY HARFORD COUNTY.

C. SHEDS FOR SINGLE FAMILY HOMES SHALL BE NO LARGER

THAN TWELVE (12) FEET BY FOURTEEN (14) FEET.

D. SHEDS FOR TOWNHOMES SHALL BE NO LARGER THAN EIGHT (8) FEET BY TEN (10) FEET.

E. SHEDS WILL HAVE SHINGLED ROOFS AND THE SHINGLES SHALL BE THE SAME COLOR AND STYLE AS THOSE ON THE PARENT UNIT. THE TRIM AND SIDING OF THE SHED SHALL BE PAINTED THE SAME COLORS AS THE TRIM AND SIDING OF THE PARENT UNIT RESPECTIVELY.

17. NO LOT OWNER OR VISITOR SHALL AT ANY TIME DRAIN ANY TYPE OF HAZARDOUS WASTE, I.E., ANTIFREEZE, OIL, POOL CHEMICALS ETC. INTO ANY DRAINS OR INTO THE POND. ALL WASTE SHALL BE DISPOSED OF PROPERLY.

18. PLAYGROUND EQUIPMENT, UNLESS PERMANENTLY ANCHORED INTO THE GROUND, SUCH AS PLAYSETS, GYM SETS AND PLAYHOUSES, DOES NOT REQUIRE A REQUEST FOR REVIEW APPLICATION.

A. PLAYGROUND EQUIPMENT SHALL BE MAINTAINED IN GOOD CONDITION.

B. PLAYGROUND AND RECREATIONAL EQUIPMENT SHALL NOT BE PERMITTED IN FRONT YARDS EXCEPT FOR BASKETBALL POLES AND BACKBOARDS. BASKETBALL POLES AND BACKBOARDS WILL BE ALLOWED IN FRONT YARDS OF SINGLE FAMILY HOMES PROVIDING THAT

1. A POLE MUST BE EIGHT (8) FEET OR LESS FROM THE FRONT OF THE HOUSE AND AS CLOSE AS POSSIBLE TO THE SIDE OF THE DRIVEWAY CLOSEST TO THE SIDE PROPERTY LINE.

2. A LETTER OF APPROVAL, SIGNED FROM EACH ADJOINING NEIGHBOR SHALL ACCOMPANY THE REQUEST.

3. POLE SHALL BE ALUMINUM OR FIBERGLASS AND NOT BE ANCHORED SOLIDLY IN THE GROUND. POLE SHALL BE INSERTED IN A GROUND SLEEVE FOR EASY REMOVAL.

4. THE BACKBOARD SHALL BE FIBERGLASS.

5. BACKBOARDS SHALL NOT BE ATTACHED TO THE FRONT OF THE HOUSE.

6. BASKETBALL POLES IN THE REAR YARD SHALL ALSO NEED APPROVAL.

7. THE POLE AND BACKBOARD SHALL BE KEPT IN GOOD REPAIR AND NOT ALLOWED TO RUST, FLAKE, OR OTHERWISE BECOME AN EYESORE.

19. THERE WILL BE NO REQUEST NEEDED FOR LANDSCAPING TIE/TIMBERS. THE TIES/TIMBERS USED SHALL BE TREATED LUMBER, UNPAINTED AND UNSTAINED EXCEPT FOR CLEAR PRESERVATIVES.

20. STORM DOORS SHALL NOT NEED A REQUEST FOR REVIEW APPLICATION.

21. DETACHED GARAGES SHALL NOT BE PERMITTED.

22. CONCRETE PORCHES SHALL NOT BE PAINTED OR BE CARPETED. A CLEAR SEALER MAY BE USED.

23. GARBAGE

A. TRASH SHALL BE PLACED OUT THE EVENING BEFORE THE DAY OF TRASH PICKUP.

B. TRASH CANS SHALL NOT BE STORED IN THE FRONT OF THE UNIT.

24. ANYTHING NOT COVERED BY THESE GUIDELINES AND RULES SHALL STILL BE REQUIRED TO BE SUBMITTED TO THE BOARD FOR APPROVAL.

BY RESOLUTION OF THE BOARD OF DIRECTORS, THESE RULES AND ARCHITECTURAL GUIDELINES WERE ADOPTED ON _____.

THIS DOCUMENT SUPERSEDES ALL OTHER DOCUMENTS DATED BEFORE THE DATE OF THIS DOCUMENT AND IS FILED IN THE LAND RECORDS OF HARFORD COUNTY AS REQUIRED BY LAW.

ALL APPROVALS THAT WERE OBTAINED PRIOR TO THE DATE OF THIS DOCUMENT SHALL NOT BE AFFECTED.

IF YOU HAVE ANY QUESTIONS CONCERNING THESE RULES AND REGULATIONS OR ANY OF THE ASSOCIATION'S CONTROLLING DOCUMENTS, PLEASE CONTACT A BOARD MEMBER OR THE MANAGEMENT COMPANY.

CURRENTLY, THE MANAGEMENT SERVICES ARE BEING PROVIDED BY TRENTON PROPERTY SERVICES, INC., LOCATED IN BEL AIR, MD. THEY CAN BE CONTACTED BY PHONING 838-4600 OR 879-8333.

SINCERELY,

BOARD OF DIRECTORS

Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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Articles of Incorporation
Laurel Valley Homeowners Association

Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-26-2022
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ARTICLES OF INCORPORATION

OF

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

RECORDED
FOR
RECORD

1982 JUL -9 PM 3:44

507
258

approved and received for record by the State Department of Assessments and Taxation of Maryland February 16, 1982 at 9:30 o'clock A. M. as in conformity with law and ordered recorded.

[Signature]

Recorded in Liber 2533, folio 1517, one of the Charter Records of the State Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 34.00 Special Fee paid \$

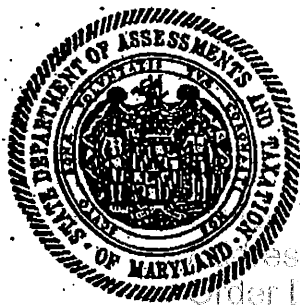
To the clerk of the Circuit Court of Baltimore County

IT IS HEREBY CERTIFIED, that the within instrument, together with all indorsements 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 said Department at Baltimore.

[Signature]

cost 8.50



A 122562

8200567

Morris Wolf
1301 York Rd.
Suite 204
Lutherville, Md. 21093

drb

YB8FPLX4V
Address: 2535 Merrick Ct
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863 1

STATE DEPARTMENT OF ASSESSMENTS
AND TAXATION
RECEIVED

TIME 9:30 MO. DAY YEAR 2/16/82

8200567

20	BONUS TAX
34	RECORDING FEE
6	1st CERTIFIED COPY \$6
	ADDITIONAL COPIES \$1
60	TOTAL CASH <input type="checkbox"/> CHECK <input checked="" type="checkbox"/> -7-

*non
sth*

*Morris Wolf
1301 York Rd #204
Lutherville, Md 21093*

OF
LAUREL VALLEY HOMEOWNERS
ASSOCIATION, INC.

In compliance with the requirements of the Corporations and Associations
(reference to statute under
Article of the Annotated Code of Maryland, the undersigned, all of whom are
which incorporation is sought)
residents of the State of Maryland and all of whom
are of full age, have this day voluntarily associated themselves together for the
purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is Laurel Valley Homeowners Association, Inc.
hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 1301 York Road, Suite
204, Lutherville, Maryland 21093

ARTICLE III

Morris H. Wolf, whose address is
1301 York Road, Suite 204, Lutherville, Maryland 21093, is hereby appointed
the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

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
maintenance, preservation and architectural control of the residence Lots and Common
Area within that certain tract of property described as:

THE FOLLOWING DESCRIBED TRACT OF LAND:

SEE EXHIBIT "A" ATTACHED HERETO

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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 for this purpose 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 in the Office of 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 each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money 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 two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members,

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

ARTICLE V

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 the Association including contract sellers, shall be a member of the Association. The foregoing is not intended to 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 VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

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

Class B. The Class B member(s) shall be the Declarant (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 June 30, 1986.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number 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 are:

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<u>NAME</u>	<u>ADDRESS</u>
Morris Wolf	204 Heaver Plaza Lutherville, Maryland 21092
Bernard DePersis	111 Founders Plaza Suite E Hartford, Conn 06105
William Shenk	43 E. Lee Street Bel Air, MD 21014

At the first annual meeting the members shall elect one (1) director for a term of one year, one (1) director for a term of two years and one (1) director for a term of three years; and at each annual meeting thereafter the members shall elect one (1) director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) 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 acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

ARTICLE XI

Pursuant to Section 5-202(a) of the Corporation and Associations Article of the Annotated Code of Maryland, this Association has no authority to issue capital stock.

ARTICLE XI

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, 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, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 6th day of August, 1981.

Michael H. Mannes
Michael H. Mannes
326 St. Paul Place
Baltimore, Maryland 21202

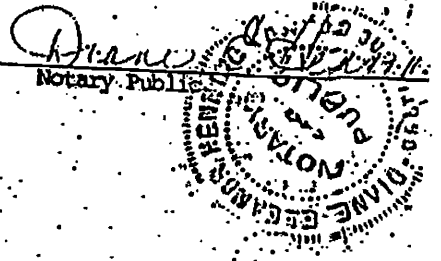
(Add appropriate acknowledgment)

STATE OF MARYLAND, COUNTY/CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 6th day of August, 1981, before me, the subscriber, a Notary Public of the State of Maryland, City/County of Baltimore, personally appeared MICHAEL H. MANNES.

_____ and he/she/they acknowledged the foregoing Articles of Incorporation to be his/hers/their act.

WITNESS my hand and Notarial Seal the day and year above written.



My Commission Expires:

July 1, 1982

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Address: 2635 Merrick Ct
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Rev. October 1973

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

ARTICLES OF INCORPORATION

EXHIBIT "A"

PARTICULAR DESCRIPTION
LAND OF
JOHN WILSON STUMP
LOCATED
FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

BEGINNING FOR THE SAME at an iron pipe in concrete heretofore set at the beginning of the 8th or South 62° - 24' East 1122 foot line of that tract of land conveyed by and described in a deed from Harriet B. Littig to Bertram N. Stump dated 31 May 1911 and recorded among the Land Records of Harford County in Liber J.A.R. 134 folio 99, said pipe also being on or near the southerly side of St. Mary's Church Road, running thence and binding on said 8th and 9th lines of said deed, with the bearings herein being referred to the State Plane Coordinate System of Maryland, Grid North, the 4 following courses and distances as now surveyed, viz:

(1) South 68° - 00' - 06" East 314.56 feet to an iron pipe in concrete heretofore set and continuing this same direction,

(2) South 68° - 00' - 06" East 807.44 feet to an iron pipe now set,

(3) South 80° - 35' - 13" East 526.64 feet to an iron pipe now set on or near the southwesterly side of Laurel Bush Road and continuing this same direction,

(4) South 80° - 35' - 13" East 70.00 feet to a point in or near the center of said Laurel Bush Road, running thence and binding on or near the center of said road the 13 following courses and distances as now surveyed, viz:

(5) South 55° - 03' - 05" East 748.47 feet

(6) South 58° - 49' - 23" East 82.68 feet

B RC/F B.50

(7) South 64° - 35' - 05" East 126.59 feet

(8) South 70° - 05' - 26" East 152.59 feet

(9) South 71° - 13' - 26" East 229.90 feet

(10) South 66° - 41' - 14" East 106.40 feet

(11) South 59° - 37' - 42" East 95.68 feet

(12) South 52° - 25' - 37" East 120.12 feet

(13) South 45° - 26' - 58" East 69.04 feet

(14) South 40° - 34' - 42" East 112.57 feet

EXHIBIT A

(15) South 47° - 51' - 21" East 79.36 feet

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(16) South 59° - 10' - 32" East 106.30 feet and

(17) South 54° - 12' - 42" East 29.72 feet thence leaving said road and binding on the 18th and 19th lines of the aforesaid deed the 3 following courses and distances as now surveyed, viz:

(18) North 47° - 02' - 00" East 31.73 feet to an iron pipe now set in or near the center of a small stream and continuing this same direction and binding on or near said small stream

(19) North 47° - 02' - 00" East 64.00 feet to an iron pipe now set in said small stream, running thence crossing and recrossing said small stream

(20) North 70° - 40' - 00" East 103.00 feet to an iron pipe now set on or near the northerly bank of said small stream, thence crossing and recrossing the meanderings of said small stream and crossing a Harford County Metropolitan Commission Utility Easement as recorded among the aforesaid Land Records in Liber G.R.C. 856 page 551 and binding on the 20th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, the 2 following courses and distances as now surveyed, viz:

(21) South 24° - 33' - 44" East 182.89 feet to a stone heretofore set between two small streams and continuing this same direction,

(22) South 24° - 33' - 44" East 196.16 feet to an iron pipe now set on the easterly side of the aforesaid Laurel Bush Road, said pipe being at the beginning of the 21st line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, running thence and binding on part of said 21st line,

(23) South 77° - 08' - 21" West 20.07 feet to a point in or near the center of the aforesaid Laurel Bush Road, said point being at the beginning of the last or South 77° - 08' - 21" West 918.36 foot line of that tract of land conveyed by and described in a deed from Bosely & Ward Enterprises to Box Hill II, Inc. dated 24 October 1972 and recorded among the aforesaid Land Records in Liber H.D.C. 910 page 95, and continuing this same direction, and binding on said last mentioned line and still binding on said 21st line as recorded in Liber J.A.R. 134 folio 99, the 2 following courses and distances, viz:

(24) South 77° - 08' - 21" West 40.00 feet to an iron pipe now set, and continuing this same direction

(25) South 77° - 08' - 21" West, crossing the aforesaid Utility Easement

EXHIBIT A

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878.36 feet to a stone heretofore set, running thence and binding on the 22nd line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99 and binding also on the easterly outline of Plat Six, Section One, Box Hill II, recorded among the Plat Records of Harford County in Plat Book H.D.C. 27 folio 60,

(26) North 16° - 37' - 24" West 721.31 feet to a point in or near the center of a small stream, running thence and still binding on the northerly outlines of Box Hill II, and recorded among the aforesaid Plat Records in Liber H.D.C. 27 folios 57, 59 and 60 and binding also on the meanderings of the small stream the 47 following courses and distances, viz:

- (27) South 61° - 01' - 10" West 78.25 feet
- (28) South 24° - 57' - 14" West 35.27 feet
- (29) South 42° - 14' - 54" West 43.40 feet
- (30) South 12° - 35' - 52" West 46.39 feet
- (31) South 44° - 52' - 58" West 28.89 feet
- (32) South 74° - 50' - 01" West 47.83 feet
- (33) North 69° - 05' - 35" West 29.99 feet
- (34) South 27° - 57' - 54" East 49.27 feet
- (35) South 24° - 32' - 02" West 42.92 feet
- (36) South 12° - 32' - 45" West 51.37 feet
- (37) South 71° - 28' - 18" West 84.62 feet
- (38) North 37° - 06' - 46" West 57.35 feet
- (39) South 05° - 33' - 03" West 51.34 feet
- (40) South 76° - 27' - 56" West 59.91 feet
- (41) South 51° - 25' - 59" West 39.51 feet
- (42) North 63° - 38' - 51" West 31.50 feet
- (43) South 75° - 41' - 37" West 47.69 feet
- (44) North 83° - 47' - 38" West 41.35 feet
- (45) South 50° - 10' - 24" West 40.08 feet
- (46) South 80° - 49' - 25" West 38.32 feet
- (47) South 38° - 08' - 54" West 45.24 feet
- (48) South 46° - 19' - 07" West 60.72 feet
- (49) South 78° - 34' - 17" West 72.39 feet
- (50) South 33° - 59' - 05" West 26.95 feet

EXHIBIT A

PAGE 3 OF 7

- (51) South 01° - 56' - 25" West 25.19 feet
 (52) South 83° - 59' - 08" West 56.02 feet
 (53) South 10° - 07' - 27" West 48.60 feet
 (54) North 69° - 51' - 31" West 25.04 feet
 (55) North 36° - 18' - 54" West 56.52 feet
 (56) North 82° - 30' - 41" West 26.41 feet
 (57) North 41° - 56' - 18" West 119.14 feet
 (58) South 42° - 09' - 13" West 33.31 feet
 (59) North 78° - 04' - 06" West 97.22 feet
 (60) South 54° - 26' - 09" East 87.20 feet
 (61) South 29° - 18' - 37" West 59.70 feet
 (62) South 75° - 26' - 25" West 35.51 feet
 (63) South 72° - 24' - 24" West 29.35 feet
 (64) North 00° - 27' - 39" East 24.10 feet
 (65) North 49° - 06' - 26" West 16.73 feet
 (66) South 22° - 01' - 09" West 66.93 feet
 (67) South 50° - 44' - 25" West 37.75 feet
 (68) North 89° - 49' - 43" West 89.42 feet
 (69) South 53° - 32' - 45" West 79.91 feet
 (70) South 36° - 30' - 05" West 62.77 feet
 (71) South 61° - 22' - 13" West 32.46 feet
 (72) South 10° - 16' - 48" West 21.36 feet
 (73) South 75° - 43' - 12" West 93.91 feet, thence leaving said stream
 (74) North 54° - 57' - 42" West 43.47 feet to an iron pipe now set,
 running thence and binding on part of the 1st line of the aforesaid deed recorded
 in Liber J.A.R. 134 folio 99 and binding also on or near a wire fence line and
 crossing and recrossing the meanderings of the aforesaid small stream
 (75) South 84° - 01' - 35" West 519.70 feet to an iron pipe heretofore
 set at a fence corner at the northeasternmost corner of the land of Jacob H.
 Sills, and continuing this same direction and binding on the northerly outline
 of Jacob H. Sills' land and binding also on the northerly side of a 30 foot
 Right-of-Way leading from Maryland Route # 24 to the land of Jacob H. Sills and

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EXHIBIT A

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still binding on or near a wire fence line and hedge row and still binding on a part of said 1st line recorded in Liber J.A.R. 134 folio 99, as now surveyed,

(76) South $84^{\circ} - 01' - 35''$ West 750.38 feet to an iron pipe now set to intersect the northeasterly Right-of-Way line of Maryland Route # 24, running thence and binding on said Right-of-Way line as shown on Maryland State Roads Commission Right-of-Way Plat Number 12100, 12101 and 12102 the 5 following courses and distances as now surveyed, viz:

(77) By a line curving to the left having a radius of 5779.58 feet for an arc distance of 59.20 feet, said curve being subtended by a chord bearing North $38^{\circ} - 28' - 42''$ West 59.20 feet to a point of tangent

(78) North $38^{\circ} - 46' - 21''$ West 785.11 feet to an iron pipe now set

(79) North $31^{\circ} - 23' - 55''$ West 257.13 feet to an iron pipe now set

(80) North $36^{\circ} - 51' - 48''$ West 150.03 feet to an iron pipe now set

and

(81) North $38^{\circ} - 46' - 21''$ West 18.47 feet to an iron pipe now set to intersect the 6th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, running thence and on part of said 6th line and binding in part on or near a wire fence line, as now surveyed

(82) North $05^{\circ} - 33' - 22''$ West 958.68 feet to an iron pipe heretofore set 6 feet distant as measured easterly from the aforesaid fence line and continuing this same direction and binding on the remainder of the aforesaid 6th line, as now surveyed

(83) North $05^{\circ} - 33' - 22''$ West 17.70 feet to a point in or near the center of St. Mary's Church Road, thence leaving the center of said road and binding on the 7th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99 and binding on or near the southerly side of said road as now surveyed,

(84) North $76^{\circ} - 53' - 14''$ East 1140.21 feet to the beginning hereof, containing 140.85 Acres of land more or less as surveyed by T. R. Stark & Associates Inc. in May 1973.

SUBJECT, HOWEVER, to any and all of the herein above described land which lies within the Right-of-Way limits of St. Mary's Church Road and Laurel Bush Road.

SUBJECT ALSO, HOWEVER, to a 50 foot Right-of-Way leading from the

EXHIBIT A

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Plan Wire Date

centerline of Laurel Bush Road in a northeasterly direction to the land of Betty C. Irwin which was conveyed by and described in a deed from John Wilson Stump and Sarah Herman Stump, his wife, to Betty C. Irwin, Widow, et al dated 30 June 1966 and recorded among the Land Records of Harford County in Liber G.R.G. 715 page 130.

SUBJECT ALSO, HOWEVER, to a Utility Easement, 20 feet wide, which was conveyed by and described in a deed from John Wilson Stump and Sarah H. Stump, his wife, to the Harford County Metropolitan Commission dated 21 September 1970 and recorded among the Land Records of Harford County in Liber G.R.G. 856 page 551.

SUBJECT ALSO, HOWEVER, to an easement area for outlet ditch which lies northeasterly of the Right-of-Way line of Maryland Route # 24 as shown on Maryland State Roads Commission Right-of-Way Plat 12102.

SAVING AND EXCEPTING, all that land described in the one page description immediately following hereto.

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EXHIBIT A
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THE SHENK CORPORATION

ENGINEERS AND SURVEYORS

43 EAST LEE STREET, BEL AIR, MARYLAND 21014

WILLIAM SHENK, P.E. - RONALD M. KEARNEY, PROPT. L.S.

August 14, 1981

PN 7501-3

PARTICULAR DESCRIPTION
COMMERCIAL AREA
LAUREL VALLEY

Beginning for the same at a point in the northeasterly right-of-way line of Maryland Route 24, said point being in and distant North 38 - 46 - 21 West 154.00 feet from the beginning of the 78th or North 38 - 46 - 21 West 785.11 foot line of that tract of land conveyed by and described in a deed from Patrick G. Cullen, Trustee, to Aetna Business Credit, Inc., dated 4 June 1976 and recorded among the Land Records of Harford County in Liber H.D.C. 1000 page 117, running thence and binding on the said northeasterly right-of-way line of Maryland Route 24 and binding also on the remainder of said 78th and 79th lines of the aforesaid deed recorded in Liber H.D.C. 1000 page 117, the two following courses and distances viz:

(1) North 38 - 46 - 21 West 631.11 feet, and

(2) North 31 - 23 - 55 West 257.13 feet, thence for new lines of division

through and across the land of the herein above named grantors the four following courses and distances viz:

(3) North 51 - 13 - 35 East 252.00 feet,

(4) South 83 - 46 - 21 East 21.21 feet,

(5) South 38 - 46 - 21 East 871.11 feet, and

(6) South 51 - 13 - 29 West 300.00 feet to the beginning hereof. Contain-

6.00 acres more or less.

BEING a part of that tract of land conveyed by and described in a deed from Aetna Business Credit, Inc. unto Barclays/American/Business Credit, Inc. dated

12/31/80 and recorded among the Land Records of Harford County in Liber H.D.C.

1156, page 763.

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Budget
Laurel Valley Homeowners Association

Order: YBSPFLX/IV
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Order Date: 04-26-2022
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Laurel Valley HOA Budget

<u>GL</u>	<u>Income</u>	2022
05111	Assessment Income	\$91,648
05126	Town Maintenance Fee	<u>\$29,614</u>
	Total Income	\$121,262
	<u>General Operating Expenses</u>	
6511	Tot Lot Maint/Light	\$5,000
8640	Trash at Playground	\$395
6530	Grounds Care/Maintenance	\$18,000
6550	General Tree & Snow Removeal	\$9,750
6560	Pond Maintenance	<u>\$19,600</u>
	Total Operating Expenses	\$52,745
	<u>Administrative Expenses</u>	
07710	Management Fees	\$17,400
07720	Insurance	\$4,765
07730	Legal Fees	\$2,500
07735	Office Suplies/Postage	\$4,500
07745	Accounting Fees	<u>\$425</u>
	Total Administrative Expenses	\$29,590
	<u>Townhome Expenses</u>	
06910	Townhome Roads Expense	\$20,000
06920	Townhome Street Lights	\$3,540
06930	Townhome Snow Removal	<u>\$6,074</u>
		\$29,614
	<u>Reserves</u>	
09940	Pond Dredge	<u>\$9,313</u>
		\$9,313
	Total Expenses	<u>\$121,262</u>

Single Homes Annual \$179
Townhome Annual \$400 paid quarterly \$100.00

*any pond maintenance money not used will be transferred to reserves

Order: YBSFPLX4V
Address: 2535 Merrick Ct
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Bylaws
Laurel Valley Homeowners Association

Order: Y1881-PLX4V
Address: 2535 Merrick Ct
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6/16/82 Mailto: Mark A. Bennett, 1301 York Rd., Lutherville, Md.

MM:dh1 8/18/81

BY LAWS

OF

LAUREL VALLEY HOMEOWNERS

ASSOCIATION, INC.

NY 27-92 B E22722 *****28.00

ARTICLE I

NAME AND LOCATION. The name of the corporation is Laurel Valley Homeowners Association, Inc., hereinafter referred to as the "Association".

The principal office of the corporation shall be located at 204 Heaver Plaza, Lutherville, Maryland 21093 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 Laurel Valley Homeowners Association, Inc., 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 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 with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Barclays American Business Credit, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in or to be 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.

FHA Form 1403
VA Form 26-8203
Rev. October 1973

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ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one 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 seven (7) o'clock, 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 15 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 be 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.

Rev. October 1973

Order No. 1163 FILED 0424

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one (1) director for a term of one year, one (1) director for a term of two years and one (1) director for a term of three years; and at each annual meeting thereafter the members shall elect one (1) director for a term of three years.

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 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.

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Order: Y88FRLXIV
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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 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;

(b) suspend the voting rights and right to use of the recreational facilities of a member 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 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;

Rev. October 1973

BOOK 1163 PAGE 0426

(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; and

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

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; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after 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,

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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, and 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 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 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 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:

President

(a) 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.

Rev. October 1973

LIBER 1163 PAGE 0428

Vice-President

(b) 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.

Secretary

(c) 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.

Treasurer

(d) 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 a 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

COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X

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 reasonable cost.

Rev. October 1973

ON FILE 1163 FILE 0429

Address: 2535 Marick Ave

ARTICLE XI

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 10 percent 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 nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Laurel Valley Homeowners Association, Inc. and across its diameter the words - Incorporated 1981

ARTICLE XIII

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 Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership. Notwithstanding anything in these By-Laws to the contrary, the Class B member shall have the right to amend these By-Laws to comply with any requirements of the Veterans Administration and/or the Federal Housing Administration without the assent of the Class A members.

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.

Rev. October 1973

LIBRARY 1163 # 0430

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 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 Laurel Valley Homeowners Association, Inc.

have hereunto set our hands this 16th day of March, 1982

Boyd S. Chang
to notary

[Signature]
Bernard DeParsis
[Signature]
William Sherk
[Signature]
Morris H. Wolf

STATE OF Maryland, COUNTY/CITY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 16th day of March, 1982, before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid County/City, personally appeared Bernard DeParsis, William Sherk & Morris H. Wolf and they acknowledged the foregoing By-Laws to the Corporate act and deed.

WITNESS my hand and Notarial Seal the day and year above written

[Signature]
Notary Public



My Commission Expires:

7/1/83

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Laurel Valley Homeowners Association, Inc., a Maryland (State)

corporation, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 16th day of March, 1982.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 16th day of March, 1982.

Filed & Recorded 5/27/82 at 11:54 AM
Liber 1163 Follo 423 & examined per
Rev. October 1978, Clerk, Harford Co.

[Signature]
Secretary

CPD 076-580

Order: MBREPLY4V
LIBER 1163 FOLIO 0431
Address: 585 Merriok Ct

AMENDMENT TO BY-LAWS
OF
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT TO THE BY-LAWS OF LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER "BY-LAWS"), MADE THIS SIXTH DAY OF MARCH, 1990 BY LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

WHEREAS, THE BY-LAWS WERE RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND AT LIBER 1163, FOLIO 0423; AND

WHEREAS THE ASSOCIATION ON THE 6TH DAY OF MARCH, 1990, BY THE REQUISITE VOTE OF THE MEMBERS AS REQUIRED PURSUANT TO 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 BY-LAWS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE II OF THE BY-LAWS BE AND IS HEREBY AMENDED BY ADDING THE FOLLOWING DEFINITION:

ARTICLE II

DEFINITIONS

SECTION 9. "SUBMITTED" SHALL MEAN AND REFER TO BEING PHYSICALLY RECEIVED BY THE APPROPRIATE ASSOCIATION REPRESENTATIVE AND HAS BEEN DEEMED TO BE IN COMPLIANCE WITH THE NECESSARY REGULATIONS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IV OF THE BY-LAWS BE AND IS HEREBY AMENDED BY CHANGING SECTION 1 NUMBER, TO READ AS FOLLOWS:

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

SECTION 1. NUMBER. THE AFFAIRS OF THIS ASSOCIATION SHALL BE MANAGED BY A BOARD OF NO LESS THAN THREE (3) NOR

MORE THAN NINE (9) DIRECTORS, WHO NEED NOT BE MEMBERS OF THE ASSOCIATION.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IX OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE IX

COMMITTEES

THE ASSOCIATION MAY APPOINT AN ARCHITECTURAL CONTROL COMMITTEE, AS PROVIDED IN THE DECLARATION, AND A NOMINATING COMMITTEE, AS PROVIDED IN THESE BY-LAWS. IN ADDITION, THE BOARD OF DIRECTORS MAY APPOINT OTHER COMMITTEES AS DEEMED APPROPRIATE IN CARRYING OUT ITS PURPOSE.

NOW, THEREFORE, WITNESSETH;

THAT ARTICLE XI OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE XI

ENFORCEMENT OF ASSESSMENTS & ARCHITECTURAL CONTROL

SECTION 1. 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 10 PERCENT 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 WAIVER OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NONUSE OF THE COMMON AREA OR ABANDONMENT OF HIS LOT.

SECTION 2. ARCHITECTURAL CONTROL. AS MORE FULLY PROVIDED FOR IN THE DECLARATION, A MEMBER WILL BE RESPONSIBLE FOR PAYING INTEREST, COSTS, AND REASONABLE ATTORNEY'S FEES FOR THE FOLLOWING:

a. ANY ACTION AT LAW THAT THE ASSOCIATION MUST BRING AGAINST A MEMBER TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION.

b. ANY ACTION AT LAW THAT A MEMBER BRINGS AGAINST THE ASSOCIATION WHICH CHALLENGES THE ASSOCIATION'S ABILITY TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION.

c. WHEN THE ASSOCIATION PREVAILS AND IS FOUND IN ACCORDANCE WITH ARCHITECTURAL CONTROL UNDER SUBSECTION (a) AND (b) ANY AMOUNT DUE TO THE ASSOCIATION WILL CARRY THE SAME FORCE AS AN ASSESSMENT AND MAY BE COLLECTED UNDER THE PROVISIONS OF SECTION 1 OF THIS ARTICLE.

IN WITNESS WHEREOF, THE SECRETARY OF LAUREL VALLEY 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 BY-LAWS WAS APPROVED BY THE MEMBERS HAVING THE REQUIRED PERCENTAGES OF VOTES OF THE ASSOCIATION.

WITNESS:

LAUREL VALLEY HOMEOWNERS
ASSOCIATION, INC.

BY:
SECRETARY

BY:
PRESIDENT

CC&Rs-Declaration
Laurel Valley Homeowners Association

Order: YB0FF1L201V
Address: 2535 Merrick Ct
Order Date: 01-25-2022
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MRA PROPERTY MANAGEMENT, INC.

MANAGERS OF COMMERCIAL,
INDUSTRIAL AND RESIDENTIAL PROPERTY



LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

NOVEMBER 16, 1998

At the November 16th, 1998 meeting of the Board of Directors of The Laurel Valley Homeowners Association, Inc. a motion was presented, seconded and approved by the majority, a quorum being present. Pursuant to the Covenants of the Laurel Valley Homeowners Association, Inc., Article IV, Section 3 the "Maximum Annual Assessment" was increased by the maximum amount of five percent (5%) from \$166.70 to \$175.04.

John Dickinson

John Dickinson, President
Laurel Valley Homeowners
Association, Inc.

Patricia L. Terry

Pat Terry, Secretary
Laurel Valley Homeowners
Association, Inc.

Order: YB8FPLX4V

42 N. MAIN STREET, SUITE 200
BEL AIR, MD 21014
TEL (410) 879-6883
FAX (410) 879-8244
INTERNET: MRA@MRA.COM

110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21286
TEL (410) 879-6883
FAX (410) 879-8244

Address: 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21286
Order Date: 11/16/98
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Member of
CA CHESAPEAKE REGION CHAPTER
Community Associations Institute

IND C

LAUREL VALLEY HOMEOWNERS ASSOCIATION

ARCHITECTURAL REGULATIONS

FEBRUARY 1994

DUTIES

It shall be the duty of the Board Of Directors to enforce the Declaration of Covenants, Conditions and Restrictions to the extent described therein. This section provides as follows: No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography, and such guidelines as may be properly adopted by the Board.

- 1) Any addition, alteration or improvement to the outside of any unit, house or ground, whether it is listed in these regulations or not, shall be submitted to the Board of Directors via the Management Company for approval before any work can begin.
- 2) It shall be the owner's responsibility, once the Board's approval is received, to conform to any further regulations as required by law.
- 3) Submitted - shall mean and refer to being physically received by the appropriate association representative and deemed to be in compliance with the necessary regulations.
- 4) Request for Review Procedures:
 - A. Each lot owner shall submit a written application for review for each exterior addition, change or alternation to their property before any work is undertaken. This application must be accompanied by a Harford County Approved Building Permit, Site Plan, and a drawing depicting the finished project. The application shall also contain a description of the project, including color and materials to be used.
 - B. All requests shall be submitted via Certified Mail on forms provided by the Association or the Management Company. Requests will not be reviewed unless the lot owner's Association dues are current.
 - C. Oral requests shall not be considered.

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Address: 2635 Merrick Ct
Order Date: 04-20-2012
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- D. Each addition, change or alteration shall be specifically approved in writing by the Board even though the proposed improvement conforms to the Declaration of Covenants, even when a similar or substantially identical improvement has been previously approved.
 - E. The applicant shall be informed in writing of the Board's decision.
 - F. If the homeowner fails to receive a reply with thirty (30) days of being submitted, the request shall be considered approved. (Article 5)
 - G. The applicant may appeal adverse decisions to the Board within thirty (30) days from the date of the decision. The Board may reverse or modify such decisions by a two-thirds (2/3) vote of the Board.
- 5) Harford County Permits:
- A. Obtaining a Harford County Permit does not waive the necessity for obtaining Board approval.
- 6) Architectural and Property Use Guidelines:
- A. Any addition, exterior alteration, modification or change to an existing building shall be compatible with the design character of the original building.
 - B. Only exterior colors and materials existing on the parent structure or compatible with the architectural design character of the community will be approved.
 - C. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community, or if the color is similar to the colors originally employed in the community.
- 7) Fences:
- A. All fences for single family or townhomes shall be natural and treated lumber, and remain unpainted and/or maintained in a natural wood color.
 - B. Fences shall not be allowed in front yards. Fences shall not extend beyond the front of the house. On corner lots, the address side of the house is considered the front yard.
 - C. Single family homes shall be allowed to have a fence that is a maximum of four (4) feet in height.

- D. Townhomes shall be allowed to have a fence that is a maximum of six (6) feet in height.
- 8) Decks shall be allowed only in the back of a unit. Decks shall use natural and treated lumber, and remain unpainted or may be maintained in a natural wood color. Decks must meet the specifications of Harford County. (Building Permits Must be obtained from Harford County before any constructions begins.)
- 9) Satellite Dish antennas shall not be allowed.
- 10) Umbrella or retractable clothes lines shall be the only styles allowed.
- 11) Radio and TV antennas shall be limited to a height of not more than ten (10) feet above the highest roof line of the structure.
- 12) No trade, business or advertising signs are to be allowed on any lot or property except "For Sale" signs, which may not exceed thirty (30) by thirty (30) inches and are not lighted. Signs shall not be placed in the ground with any type of material that exceeds four (4) by four (4) inches. "For Sale" signs shall only be allowed on the property that is for sale. Signs shall not be placed on Association property.
- 13) Vehicles and Parking:
- A. No inoperable, disabled, abandoned or unregistered motor vehicle of any type (including trailers of any type) shall be stored or parked on any lot or property except in an enclosed garage.
 - B. No major automobile repairs shall be carried out on any lot or property except in an enclosed garage.
 - C. No campers, RVs, boats or recreational equipment shall be parked on Association property or in the townhome courts.
 - D. Townhome parking rules, in addition to the aforementioned, shall be as follows:
 - 1. Cars in the townhome courts shall not take up more than one parking space.
- 14) All swimming pools must be properly maintained. No parts shall appear rusted or damaged. It is the lot owner's responsibility to maintain the pool in a safe and sanitary condition as required by State and Local laws. Pools must only be drained so that the flow is directed to the nearest street to allow for proper disposal in storm drains.

15) Sheds:

- A. No metal sheds of any type or metal out-buildings shall be permitted.
- B. Sheds shall be placed in the rear of the property and meet the minimum set back requirements as indicated by Harford County.
- C. Sheds for single-family homes shall be no larger than twelve (12) feet by fourteen (14) feet.
- D. Sheds for townhomes shall be no larger than eight (8) feet by ten (10) feet.
- E. Sheds shall have shingled roofs and the shingles shall be the same color and style as those on the parent unit. The trim and siding of the shed shall be painted the same color as the trim and siding of the parent unit, respectively.

16) No lot owner or visitor shall, at any time, drain any type of hazardous waste, i.e., anti-freeze, oil, pool chemicals, etc. into any drains or into the pond. All waste shall be disposed of properly.

17) Playground equipment, unless permanently anchored into the ground, such as playsets, gym sets and playhouses, does not require a request for review application.

- A. Playground equipment shall be maintained in good condition.
- B. Playground and recreational equipment shall not be permitted in front yards except for basketball poles and backboards. Basketball poles and backboards will be allowed in front yards provided that:
 - 1. A pole must be eight (8) feet or less from the front of the house and as close as possible to the side of the driveway closest to the side property line.
 - 2. A letter of approval, signed from each adjoining neighbor shall accompany the request.
 - 3. Pole shall be aluminum, fiberglass or rust-proof and specifically designed for that use.
 - 4. The backboards shall be fiberglass.
 - 5. Backboards shall not be attached to the front of the house.
 - 6. Basketball poles in the rear yard shall also need approval.

7. The pole and backboard shall be kept in good repair and not allowed to rust, flake or otherwise become an eyesore.

18) There will be no request needed for landscaping ties/timbers up to a maximum height of two (2) feet. The ties/timbers used shall be treated lumber, unpainted and/or maintained in a natural wood color.

19) Storm doors shall not need a request for review application.

20) Detached garages shall not be permitted.

21) Concrete porches shall not be painted or carpeted. A clear sealer may be used.

22) Garbage:

A. Trash shall be placed out the evening before the day of trash pick-up. Empty containers must be removed by the following day.

B. Trash cans shall not be stored in the front of the unit.

23) Exposed Flu's

A. No exposed flue's will be allowed. All flue's must be boxed in with external appearance to match house.

24) Anything not specifically covered by these guidelines and rules shall still be required to be submitted to the Board for approval.

.....

By resolution of the Board of Directors, these rules and architectural guidelines were adopted on FEB 15, 1994.

This document supersedes all other documents dated before the date of this document and is filed in the land records of Harford County as required by law.

All approvals that were obtained prior to the date of this documents shall not be affected.

If you have any questions concerning these rules and regulations or any of the Association's controlling documents, please contact a Board member or the Management Company.

Currently, the management services are being provided by MRA Property Management, Inc. located in Bel Air at 139 N. Main Street, Suite 302. They may be contacted by phone at 410/879-0680 or Fax at 410/893-8244.

RESOLUTION
Amending No. 7, No. 8, and No. 11
of the
ARCHITECTURAL REGULATIONS – February, 1994

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets 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 Article IV of the Declaration of Laurel Valley Homeowners Association, Inc.:

7) Fences:

- A. All fences for single family or townhouses shall be natural and treated lumber or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as fencing. Fencing may remain unpainted or may be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.

(Sections B, C, and D to remain intact and unchanged.)

- E. Fencing must meet the specifications of Harford County. (All required permits must be obtained from Harford County before any construction begins.)

8) Decks:

- A. Decks shall be allowed only in the back of a unit. Decking shall consist of natural or treated lumber, or commercially manufactured wood-plastic composite sold in dimensional lumber sizes. Decking and supporting structural members are to remain unpainted or may be maintained in a natural wood color.
- B. Deck railing may use natural or treated lumber, or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as deck rail. Deck rails may remain unpainted or may

Address: 2535 Merrick Ct

Order Date: 04-25-2022

Document not for resale

HomeWiseDocs

be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.
C. Decks must meet the specifications of Harford County. (Building permits must be obtained from Harford County before any construction begins.)

11) Satellite Dish antennas with a diameter greater than one meter (39.37") shall not be allowed. Every attempt shall be made to locate such antennas as inconspicuously as possible, preferably so as to not be seen from the street, without unreasonably increasing the cost of installation.

President: Jan F. Kuhl

Date: 2/18/2002

Secretary: Jalana D. Johnson

Date: 2-18-2002

I hereby certify that on this 18th day of FEBRUARY, 2002, before me the subscriber a Notary Public of the State aforesaid personally appeared JAMES KESSLER and TOMM DRAYSON, JR. who acknowledged that he/she is the President and Secretary, respectfully of Laurel Valley Homeowners Association, Inc. and he/she, as President and Secretary being authorized to do so, execute 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: Shirley Trapp

My Commission Expires: 6/1/02

RESOLUTION
Amending No. 7, No. 8, and No. 11⁹
of the
ARCHITECTURAL REGULATIONS – February, 1994

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets 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 Article IV of the Declaration of Laurel Valley Homeowners Association, Inc.:

- No. 7 - Fencing
- No. 8 - Deck
- No. 11⁹ - Satellite Dish

President: Jan F. Kaul

Date: 2/18/2002

Secretary: John M. Dickson, Jr.

Date: 2-18-2002

I hereby certify that on this 18th day of FEBRUARY, 2002 before me the subscriber a Notary Public of the State aforesaid personally appeared JAMES KEESLER and JOHN DICKSON, JR. who acknowledged that he/she is the President and Secretary, respectfully of Laurel Valley Homeowners Association, Inc. and he/she, as President and Secretary being authorized to do so, execute 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: [Signature]

My Commission Expires: 6/1/02

LAUREL VALLEY HOMEOWNERS' ASSOCIATION, INC.

RESOLUTION REGULATING NONPAYMENT OF ASSESSMENTS

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners' Association, Inc. sets 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 of the Declaration, inclusive, and Article XI of the Amended By-Laws of Laurel Valley Homeowners' Association, Inc.:

"Reasonable attorneys fees are herewith set at the rate of thirty percent (30%) of the total amount due and owing by the Owner of the property. "

This Resolution of the Board of Directors may be executed in counterparts.

PRESIDENT: John Dickson

SECRETARY: Patricia L. Terry

I HEREBY CERTIFY that on this January day of 26th, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared John Dickson and Patricia L. Terry who acknowledged that he/she, is the President and Secretary respectively of Laurel Valley 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.

Wanda Taylor
NOTARY PUBLIC

My Commission Expires:

June 1, 2002

2/16/82 Mail to: MWW Development Co., 1301 York Rd., Lutherville, Md.

DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION, made on the date hereinafter set forth by _____
Barolays/American/Business Credit, Inc., hereinafter referred to as
"Declarant".

FR-1-82 B #21135 *****71.00

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the First Election
District _____, County of Harford,
State of Maryland, which is more particularly described as:

(Insert legal description)

SEE EXHIBIT "A" ATTACHED HERETO

NOW THEREFORE, Declarant hereby declares that all of the properties described
above shall be held, sold and conveyed subject to the following easements, re-
strictions, 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 Laurel Valley Homeowners
Association, Inc., its successors and assigns.

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

FHA Form 1401
VA Form 26-8201
Rev. October 1973

Order: YB8FFPLX4V
Address: 2535 Merrick Ct

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

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

SEE EXHIBIT "B" ATTACHED HERETO

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

Section 6. "Declarant" shall mean and refer to Barclays American/Business Credit, Inc. its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

ARTICLE 11

PROPERTY RIGHTS

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

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

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

(c) the right of the Association to dedicate or transfer all 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.

Rev. October 1973

Order YBUEFLXIV

Address: 2685 Market St

LIBRA 1157 FOLIO 0287

No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

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

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

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

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

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

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

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) on June 30, 1988.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

(1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

Notwithstanding the above, Declarant shall pay 25% of the assessment levied pursuant to this Article for lots which it owns within the properties from and after the date of conveyance of the first lot described in Exhibit "A" and all subsequent lots which may hereafter be brought within the jurisdiction of the Association.
Rev. October 1973

Address: 2535 Merrick Ct

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

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

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Hundred Forty-four dollars (\$144.00) per Lot.

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

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

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

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Order: YBBFPLXIV
Address: 2536 Marick Ct

Rev. October 1973

Document ID: 1157 Page 0289
Home Wood Dept

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

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

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

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association.
 Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 10 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in

Rev. October 1973

Order: YB8FP1X4V
Address: 2535 Merrick Ct

lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V
ARCHITECTURAL CONTROL

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

ARTICLE VI

Section 1. - Residential Use. All lots and homes shall be used for residential purposes exclusively except for such temporary nonresidential uses as may be permitted by the Board of Directors from time to time. Nothing in this Section, or herein elsewhere, shall be construed to prohibit the Declarant from using homes which it owns or leases for promotional or sales purposes or display as "Model Homes" or from leasing any home or homes which it owns.

Section 2. - Prohibited Uses and Nuisances.

(a) No noxious or offensive trade or activity shall be carried on within the common area or within any home in the properties nor shall anything be done therein or thereon which may be or become an annoyance to the neighborhood or the other Owners.

(b) There shall be no obstruction of any common area, except as herein provided. Nothing shall be stored upon the common area, except as herein provided, without the approval of the Board of Directors.

Order: YD8FP1X4V
Address: 2535 Merrick Ct

(c) Nothing shall be done or maintained upon the common area which will increase the rate of insurance on the common area or result in the cancellation thereof without the prior written approval of the Board of Directors. Nothing shall be done or maintained on the common area which would be in violation of any law. No waste shall be committed upon the common area.

(d) No part of the common area shall be used for commercial activities of any character.

(e) There shall be no violation of any rules for the use of the common area or lots which may from time to time be adopted by the Board of Directors and promulgated among the home owners by said Board in writing; and the Board of Directors is hereby, and elsewhere in these Covenants, authorized to adopt such rules.

ARTICLE VII

EASEMENTS

Section 1. Easement for Sewer Interceptor. The Declarant, for itself, its successors and assigns, hereby reserves for itself, its successors and assigns an easement in, upon, over, under and thru the common area, as defined in Article II, Section 4, for such utilities and specifically the Sewer Interceptor as are the subject of a Public Works Agreement between Harford County, Maryland and the Declarant for such time as is necessary to complete the utilities, improvements and transfer same to Harford County, Maryland, under the aforesaid Agreement.

ARTICLE VIII

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

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during

the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five (75%) of the Lot Owners. Any amendment must be recorded among the Land Records of Harford County to be effective.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Notwithstanding this Article VIII, Section 4, the Declarant reserves the right to add additional lots with the area described below:

SEE EXHIBIT "C" ATTACHED HERETO

and said lots may be annexed by the Declarant, its successors and assigns, without the consent of the Class A members within seven (7) years of the date of this instrument, provided that the FHA and/or VA determine that the annexation is in accord with the general plan heretofore approved by them and approved by Harford County, Maryland.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

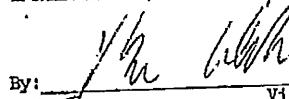
Section 6. Amendment by Declarant. Notwithstanding any thing in this Declaration to the contrary, the Declarant reserves the right to amend this Declaration to conform to any requirements of the Veterans Administration and/or the Federal Housing Administration without prior approval or joinder by any owner or owners.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 7th day of August, 1981.

ATTEST:


Assistant Secretary

BARCLAYSAMERICAN/BUSINESS CREDIT, INC.

By: 
Vice President

Order: YMSFPLXIV
Address: 3536 Merriell Ct
Liber 1157 Page 0293

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

DECLARATION

EXHIBIT "A"

✓ All that land described and shown on Plats I and II, Section I, Laurel Valley recorded among the Land Records of Harford County, Maryland, in Plat Book No. 44, folios 104 and 105 respectively.

SAVING AND EXCEPTING the beds of all public roads, rights-of-way, and easements of record notwithstanding the fact that actual transfer of title to said roads may not have occurred at the time of recordation of this Declaration.

BEING also those 87 lots numbered 1 thru 28, 35 thru 48, and 83 thru 127, as shown on the Plat entitled, "Plat I, Section I, Laurel Valley", recorded among the Land Records of Harford County in Plat Book No. 44, folio 104 and those 65 lots numbered 29 thru 34, 49 thru 82, and 128 thru 152, as shown on the Plat entitled, "Plat II, Section I, Laurel Valley", recorded among the Land Records of Harford County in Plat Book No. 44, folio 105, for a total of 152 lots in all.

Order: YBSE PLXIV
Address: 2535 Merrick Ct

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

DECLARATION

EXHIBIT "B"

(Common Area)

TELEPHONE
301 - 838-1441
301 - 879-1441

THE SHENK CORPORATION
ENGINEERS AND SURVEYORS
43 EAST LEE STREET, BEL AIR, MARYLAND 21014

WILLIAM SHENK, P.E. · RONALD M. KEARNEY, PROPT. L.S.

May 4, 1981

PN 7501-3

PARTICULAR DESCRIPTION
OPEN SPACE LAND OF
BARCLAYSAMERICAN BUSINESS CREDIT, INC.
PARCEL ONE

Beginning for same at a point at the northeasterly corner of Lot 1 Plat One - Section One - Laurel Valley as shown on a plat recorded among the Plat Records of Harford County in Liber H.D.C. 44 folio 104, said point being also in the southerly road improvement right-of-way line of Laurel Bush Road, running thence and binding on the aforesaid right-of-way line as now layed out the 5 following courses and distances viz:

- (1) Southeasterly by a line curving to the left with a radius of 11,459.00 feet for an arc distance of 142.99 feet, said curve being subtended by a chord bearing South 71 - 05 - 31 East 142.99 feet to a point of reverse curve,
- (2) Southeasterly by a line curving to the right with a radius of 739.73 feet for an arc distance of 390.66 feet, said curve being subtended by a chord bearing South 56 - 19 - 15 East 386.14 feet to a point of reverse curve,
- (3) Southeasterly by a line curving to the left with a radius of 974.79 feet for an arc distance of 297.67 feet, said curve being subtended by a chord bearing South 49 - 56 - 22 East 296.51 feet, to a point of reverse curve,
- (4) Southeasterly by a line curving to the right with a radius of 449.17 feet for an arc distance of 69.86 feet, said curve being subtended by a chord bearing South 54 - 13 - 55 East 69.79 feet to a point, and
- (5) South 49 - 46 - 35 East 320.28 feet to a point at the beginning of the 25th or South 77 - 08 - 21 West 878.36 foot line of that tract of land conveyed by and described in a deed from ~~Patrick G. Cullen, trustee,~~ to Aetna Business Credit, Inc.

Order: YR05PL14V
Address: 2535 Merrick Ct

EXHIBIT B
PAGE 1 OF 6

May 4, 1981

Pn 7501-3

dated 4 June 1976 and recorded among the Land Records of Harford County in Liber
H.D.C. 1000 page 117, thence binding on said 25th through the 59th line respectively
of the aforesaid deed, the 35 following courses and distances viz:

- (6) South 77 - 08 - 21 West 878.36 feet,
- (7) North 16 - 37 - 24 West 721.31 feet,
- (8) South 61 - 01 - 10 West 78.25 feet,
- (9) South 24 - 57 - 14 West 35.27 feet,
- (10) South 42 - 14 - 54 West 43.40 feet,
- (11) South 12 - 35 - 52 West 46.39 feet,
- (12) South 44 - 52 - 58 West 28.89 feet,
- (13) South 74 - 50 - 01 West 47.83 feet,
- (14) North 69 - 05 - 35 West 25.99 feet,
- (15) South 27 - 57 - 54 East 49.27 feet,
- (16) South 24 - 32 - 02 West 42.92 feet,
- (17) South 12 - 32 - 45 West 51.37 feet,
- (18) South 71 - 28 - 18 West 84.62 feet,
- (19) North 37 - 06 - 46 West 57.35 feet,
- (20) South 05 - 33 - 03 West 51.34 feet,
- (21) South 76 - 27 - 56 West 59.91 feet,
- (22) South 51 - 25 - 59 West 39.51 feet,
- (23) North 63 - 38 - 51 West 31.50 feet,
- (24) South 75 - 41 - 37 West 47.69 feet,
- (25) North 83 - 47 - 38 West 41.35 feet,
- (26) South 50 - 10 - 24 West 40.08 feet,
- (27) South 80 - 49 - 25 West 38.32 feet,
- (28) South 38 - 08 - 54 West 45.24 feet,

THE SHENK CORPORATION

Order: YBSPH:24V
Address: 2535 Menick Ct

Document ID: 1157
Form 0297

EXHIBIT B

PAGE 2 OF 6

May 4, 1981.

PN 7501-3

- (29) South 46 - 19 - 07 West 60.72 feet,
- (30) South 78 - 34 - 17 West 72.39 feet,
- (31) South 33 - 59 - 05 West 26.95 feet,
- (32) South 01 - 56 - 25 West 25.19 feet,
- (33) South 83 - 59 - 08 West 56.02 feet,
- (34) South 10 - 07 - 27 West 48.60 feet,
- (35) North 69 - 51 - 31 West 25.04 feet,
- (36) North 36 - 18 - 54 West 56.52 feet,
- (37) North 82 - 30 - 41 West 26.41 feet,
- (38) North 41 - 56 - 18 West 119.14 feet,
- (39) South 42 - 09 - 13 West 33.31 feet, and
- (40) North 78 - 04 - 06 West 97.22 feet, thence for new lines of division through and across the land of the herein above named grantors the 3 following courses and distances viz:
 - (41) North 25 - 13 - 46 West 250.80 feet,
 - (42) North 55 - 03 - 05 West 1,348.36 feet, and
 - (43) North 21 - 59 - 54 East 166.00 feet to a point of division between Lot 149 and Lot 150 Plat Two - Section One - Laurel Valley as shown on a plat recorded among the Plat Records of Harford County in Liber H.D.C. 44 folio 105, thence binding on the outlines of the aforesaid Lots 149, 148, and 147 the 4 following courses and distances viz:
 - (44) South 21 - 35 - 51 East 92.35 feet,
 - (45) South 32 - 28 - 29 East 93.45 feet,
 - (46) South 55 - 03 - 05 East 84.93 feet, and
 - (47) North 34 - 56 - 55 East 125.00 feet to a point to intersect the southerly right-of-way line of Parallel Path as shown on the aforesaid plat recorded in Liber .

THE SHENK CORPORATION

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H.D.C. 44 folio 105, thence binding on the said right-of-way line,

(48) South 55 - 03 - 05 East 417.29 feet to a point at the northwesterly corner of Lot 34 Plat Two - Section One - Laurel Valley, thence binding on the outlines of the aforesaid Lot 34, 33, 32, 31, 30, and 29 the two following courses and distances

viz:

(49) South 34 - 56 - 55 West 125.00 feet, and

(50) South 55 - 03 - 05 East 360.00 feet to a point at the southwesterly corner of Lot 28 Plat One - Section One - Laurel Valley as shown on the aforesaid plat recorded in Liber H.D.C. 44 folio 104, thence binding on the outlines of the aforesaid

Lot 28 reversely through Lot 11 the 10 following courses and distances viz:

(51) South 55 - 03 - 05 East 615.42 feet,

(52) South 69 - 19 - .00 East 81.41 feet,

(53) South 76 - 30 - 02 East 81.03 feet,

(54) South 86 - 12 - 04 East 81.03 feet,

(55) North 84 - 06 - 55 East 81.03 feet,

(56) North 74 - 25 - 53 East 81.03 feet,

(57) North 64 - 44 - 52 East 81.03 feet,

(58) North 55 - 03 - 50 East 81.03 feet,

(59) North 45 - 22 - 38 East 81.03 feet, and

(60) North 49 - 27 - 44 West 125.00 feet to the southeasterly right-of-line of the aforesaid Parallel Path, thence binding on the aforesaid right-of-way line the 2 following courses and distances viz:

(61) Northeasterly by a line curving to the left with a radius of 355.00 feet for an arc distance of 34.63 feet, said curve being subtended by a chord bearing North 37 - 44 - 35 East 34.62 feet, and

THE SIENK CORPORATION

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(62) North 34 - 56 - 55 East 10.99 feet to a point at the southwesterly corner of Lot 10 Plat One - Section One - Laurel Valley; thence binding on the outlines of the aforesaid Lot 10 reversely through Lot 1 the 4 following courses and distances viz

(63) South 55 - 03 - 05 East 125.00 feet,

(64) North 34 - 56 - 55 East 360.00 feet,

(65) South 69 - 50 - 00 East 184.54 feet, and

(66) North 19 - 15 - 54 East 127.11 feet to the beginning hereof. Containing 19.1 acres of land more or less. 19.31

PARCEL TWO

Beginning for the same at a point at the beginning of the 20th or North 70 - 40 - 00 East 103.00 foot line of that tract of land conveyed by and described in a deed from Patrick G. Cullen to Latna Business Credit, Inc., dated 4 June 1976 and recorded among the Land Records of Harford County in Liber H.D.C. 1000 page 117, running thence and binding on the aforesaid 20th, 21st, and part of the 22nd line of the aforesaid deed the 2 following courses and distances viz:

(1) North 70 - 40 - 00 East 103.00 feet, and

(2) South 24 - 33 - 44 East 350.95 feet to a point to intersect the northeasterly road improvement right-of-way line of Laurel Bush Road as now layed out, thence binding on the aforesaid right-of-way line the 2 following courses and distances viz:

(3) North 49 - 46 - 35 West 330.94 feet to a point of curve,

(4) Northwesterly by a line curving to the left with a radius of 509.17 feet for an arc distance of 46.32 feet, said curve being subtended by a chord bearing North 52 - 22 - 55 West 46.31 feet to a point to intersect the 19th or North 47 - 02 - 00 East 64.00 foot line of the aforesaid deed recorded in Liber H.D.C. 1000 page 117, thence binding on the remainder of the aforesaid 19th line,

(5) North 47 - 02 - 00 East 63.26 feet to the beginning hereof. Containing 0.68 acres of land more or less.

THE SHENK CORPORATION

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BEING a part of that tract of land conveyed by and described in a Deed from
Aetna Business Credit, Inc. unto Barclays/American/Business Credit, Inc. dated
12/31/80 and recorded among the Land Records of Harford County in
Liber H.D.C. 1156, page 763.

THE SHILK CORPORATION

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LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

DECLARATION

EXHIBIT "C"

PARTICULAR DESCRIPTION
LAND OF
BARCLAYSAMERICAN/BUSINESS CREDIT, INC.
LOCATED
FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

BEGINNING FOR THE SAME at an iron pipe in concrete heretofore set at the beginning of the 8th or South 62° - 24' East 1122 foot line of that tract of land conveyed by and described in a deed from Harriet B. Littig to Bertram N. Stump dated 31 May 1911 and recorded among the Land Records of Harford County in Ldber J.A.R. 134 folio 99, said pipe also being on or near the southerly side of St. Mary's Church Road, running thence and binding on said 8th and 9th lines of said deed, with the bearings herein being referred to the State Plane Coordinate System of Maryland, Grid North, the 4 following courses and distances as now surveyed, viz:

(1) South 68° - 00' - 06" East 314.56 feet to an iron pipe in concrete heretofore set and continuing this same direction,

(2) South 68° - 00' - 06" East 807.44 feet to an iron pipe now set,

(3) South 80° - 35' - 13" East 526.64 feet to an iron pipe now set on or near the southwesterly side of Laurel Bush Road and continuing this same direction,

(4) South 80° - 35' - 13" East 70.00 feet to a point in or near the center of said Laurel Bush Road, running thence and binding on or near the center of said road the 13 following courses and distances as now surveyed, viz:

(5) South 55° - 03' - 05" East 748.47 feet

(6) South 58° - 49' - 23" East 82.68 feet

(7) South 64° - 35' - 05" East 126.59 feet

(8) South 70° - 05' - 26" East 152.59 feet

(9) South 71° - 13' - 26" East 229.90 feet

(10) South 66° - 41' - 14" East 106.40 feet

(11) South 59° - 37' - 42" East 95.68 feet

(12) South 52° - 25' - 37" East 120.12 feet

(13) South 45° - 26' - 58" East 69.04 feet

(14) South 40° - 34' - 42" East 112.57 feet

(16) South 59° - 10' - 3" East 106.30 feet and

(17) South 54° - 12' - 42" East 29.72 feet thence leaving said road and binding on the 18th and 19th lines of the aforesaid deed the 3 following courses and distances as now surveyed, viz:

(18) North 47° - 02' - 00" East 31.73 feet to an iron pipe now set in or near the center of a small stream and continuing this same direction and binding on or near said small stream

(19) North 47° - 02' - 00" East 64.00 feet to an iron pipe now set in said small stream, running thence crossing and recrossing said small stream

(20) North 70° - 40' - 00" East 103.00 feet to an iron pipe now set on or near the northerly bank of said small stream, thence crossing and recrossing the meanderings of said small stream and crossing a Harford County Metropolitan Commission Utility Easement as recorded among the aforesaid Land Records in Liber G.R.C. 856 page 551 and binding on the 20th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, the 2 following courses and distances as now surveyed, viz:

(21) South 24° - 33' - 44" East 182.89 feet to a stone heretofore set between two small streams and continuing this same direction,

(22) South 24° - 33' - 44" East 196.16 feet to an iron pipe now set on the easterly side of the aforesaid Laurel Bush Road, said pipe being at the beginning of the 21st line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, running thence and binding on part of said 21st line,

(23) South 77° - 08' - 21" West 20.07 feet to a point in or near the center of the aforesaid Laurel Bush Road, said point being at the beginning of the last or South 77° - 08' - 21" West 918.36 foot line of that tract of land conveyed by and described in a deed from Bosely & Ward Enterprises to Box Hill II, Inc. dated 24 October 1972 and recorded among the aforesaid Land Records in Liber H.D.C. 910 page 95, and continuing this same direction, and binding on said last mentioned line and still binding on said 21st line as recorded in Liber J.A.R. 134 folio 99, the 2 following courses and distances, viz:

(24) South 77° - 08' - 21" West 40.00 feet to an iron pipe now set, and continuing this same direction

(25) South 77° - 08' - 21" West, crossing the aforesaid Utility Easement,

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878.36 feet to a stone herebefore set, running thence and binding on the 22nd line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99 and binding also on the easterly outline of Plat Six, Section One, Box Hill II, recorded among the Plat Records of Harford County in Plat Book H.D.C. 27 folio 60,

(26) North 16° - 37' - 24" West 721.34 feet to a point in or near the center of a small stream, running thence and still binding on the northerly outlines of Box Hill II, and recorded among the aforesaid Plat Records in Liber H.D.C. 27 folios 57, 59 and 60 and binding also on the meanderings of the small stream the 47 following courses and distances, viz:

- (27) South 61° - 01' - 10" West 78.25 feet
- (28) South 24° - 57' - 14" West 35.27 feet
- (29) South 42° - 14' - 54" West 43.40 feet
- (30) South 12° - 35' - 52" West 46.39 feet
- (31) South 44° - 52' - 58" West 28.89 feet
- (32) South 74° - 50' - 01" West 47.83 feet
- (33) North 69° - 05' - 35" West 29.99 feet
- (34) South 27° - 57' - 54" East 49.27 feet
- (35) South 24° - 32' - 02" West 42.92 feet
- (36) South 12° - 32' - 45" West 51.37 feet
- (37) South 71° - 28' - 18" West 84.62 feet
- (38) North 37° - 06' - 46" West 57.35 feet
- (39) South 05° - 33' - 03" West 51.34 feet
- (40) South 76° - 27' - 56" West 59.91 feet
- (41) South 51° - 25' - 59" West 39.51 feet
- (42) North 63° - 38' - 51" West 31.50 feet
- (43) South 75° - 41' - 37" West 47.69 feet
- (44) North 83° - 47' - 38" West 41.35 feet
- (45) South 50° - 10' - 24" West 40.08 feet
- (46) South 80° - 49' - 25" West 38.32 feet
- (47) South 38° - 08' - 54" West 45.24 feet
- (48) South 46° - 19' - 07" West 60.72 feet
- (49) South 78° - 34' - 17" West 72.39 feet
- (50) South 33° - 59' - 05" West 26.95 feet

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HARFORD COUNTY CIRCUIT COURT (Land Records) (MSA/CE 54-1044) Book HDC 1157, p. 0304 Printed 05/24/2011. Online 04/13/2006.

Download 1157/0304

HarfWiseDeed

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- (51) South 01° - 56' - 25" West 25.19 feet
- (52) South 83° - 59' - 08" West 56.02 feet
- (53) South 10° - 07' - 27" West 48.60 feet
- (54) North 69° - 51' - 31" West 25.04 feet
- (55) North 36° - 18' - 54" West 56.52 feet
- (56) North 82° - 30' - 41" West 26.41 feet
- (57) North 41° - 56' - 18" West 119.14 feet
- (58) South 42° - 09' - 13" West 33.31 feet
- (59) North 78° - 04' - 06" West 97.22 feet
- (60) South 54° - 26' - 09" East 87.20 feet
- (61) South 29° - 18' - 37" West 59.70 feet
- (62) South 75° - 26' - 25" West 35.51 feet
- (63) South 72° - 24' - 24" West 29.35 feet
- (64) North 00° - 27' - 39" East 24.10 feet
- (65) North 49° - 06' - 26" West 16.73 feet
- (66) South 22° - 01' - 09" West 66.93 feet
- (67) South 50° - 44' - 25" West 37.75 feet
- (68) North 89° - 49' - 43" West 89.42 feet
- (69) South 53° - 32' - 45" West 79.91 feet
- (70) South 36° - 30' - 05" West 62.77 feet
- (71) South 61° - 22' - 13" West 32.46 feet
- (72) South 10° - 16' - 48" West 21.36 feet
- (73) South 75° - 43' - 12" West 93.91 feet, thence leaving said stream
- (74) North 54° - 57' - 42" West 43.47 feet to an iron pipe now set,

running thence and binding on part of the 1st line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99 and binding also on or near a wire fence line and crossing and recrossing the meanderings of the aforesaid small stream

(75) South 84° - 01' - 35" West 519.70 feet to an iron pipe heretofore set at a fence corner at the northeasternmost corner of the land of Jacob H. Sills, and continuing this same direction and binding on the northerly outline of Jacob H. Sills' land and binding also on the northerly side of a 30 foot Right-of-Way leading from Maryland Route # 24 to the land of Jacob H. Sills and

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still binding on or near a wire fence line and hedge row and still binding on a part of said 1st line recorded in Liber J.A.R. 134 folio 99, as now surveyed,

(76) South 84° - 01' - 35" West 750.38 feet to an iron pipe now set to intersect the northeasterly Right-of-Way line of Maryland Route # 24, running thence and binding on said Right-of-Way line as shown on Maryland State Roads Commission Right-of-Way Plat Number 12100, 12101 and 12102 the 5 following courses and distances as now surveyed, viz:

(77) By a line curving to the left having a radius of 5779.58 feet for an arc distance of 59.20 feet, said curve being subtended by a chord bearing North 38° - 28' - 42" West 59.20 feet to a point of tangent

(78) North 38° - 46' - 21" West 785.11 feet to an iron pipe now set

(79) North 31° - 23' - 55" West 257.13 feet to an iron pipe now set

(80) North 36° - 51' - 48" West 150.03 feet to an iron pipe now set

and

(81) North 38° - 46' - 21" West 18.47 feet to an iron pipe now set to intersect the 6th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99, running thence and on part of said 6th line and binding in part on or near a wire fence line, as now surveyed

(82) North 05° - 33' - 22" West 958.68 feet to an iron pipe heretofore set 6 feet distant as measured easterly from the aforesaid fence line and continuing this same direction and binding on the remainder of the aforesaid 6th line, as now surveyed.

(83) North 05° - 33' - 22" West 17.70 feet to a point in or near the center of St. Mary's Church Road, thence leaving the center of said road and binding on the 7th line of the aforesaid deed recorded in Liber J.A.R. 134 folio 99 and binding on or near the southerly side of said road as now surveyed,

(84) North 76° - 53' - 14" East 1140.21 feet to the beginning hereof, containing 140.85 Acres of land more or less as surveyed by T. R. Stark & Associates, Inc. in May 1973.

SUBJECT, HOWEVER, to any and all of the herein above described land which lies within the Right-of-Way limits of St. Mary's Church Road and Laurel Bush Road.

SUBJECT ALSO, HOWEVER, to a 50 foot Right-of-Way leading from the

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centerline of Laurel Bush Road in a northeasterly direction to the land of Betty C. Irwin which was conveyed by and described in a deed from John Wilson Stump and Sarah Heman Stump, his wife, to Betty C. Irwin, Widow, et al dated 30 June 1966 and recorded among the Land Records of Harford County in Liber G.R.G. 715 page 130.

SUBJECT ALSO, HOWEVER, to a Utility Easement, 20 feet wide, which was conveyed by and described in a deed from John Wilson Stump and Sarah H. Stump, his wife, to the Harford County Metropolitan Commission dated 21 September 1970 and recorded among the Land Records of Harford County in Liber G.R.G. 856 page 551.

SUBJECT ALSO, HOWEVER, to an easement area for outlet ditch which lies northeasterly of the Right-of-Way line of Maryland Route # 24 as shown on Maryland State Roads Commission Right-of-Way Plat 12102.

SAVING AND EXCEPTING, all that land and/or lots described in Exhibits A and B hereof.

AND FURTHER SAVING AND EXCEPTING all that land described in the one page description immediately following hereto.

EXHIBIT C
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THE SHENK CORPORATION
ENGINEERS AND SURVEYORS
43 EAST LEE STREET, DEL AIR, MARYLAND 21014

THE SHENK CORPORATION
ENGINEERS AND SURVEYORS
43 EAST LEE STREET, DEL AIR, MARYLAND 21014

WILLIAM SHENK, P.E. • RONALD M. KEARNEY, PROPT. L.S.

August 14, 1981

PN 7501-3

PARTICULAR DESCRIPTION
COMMERCIAL AREA
LAUREL VALLEY

Beginning for the same at a point in the northeasterly right-of-way line of Maryland Route 24, said point being in and distant North 38 - 46 - 21 West 154.00 feet from the beginning of the 78th or North 38 - 46 - 21 West 785.11 foot line of that tract of land conveyed by and described in a deed from Patrick G. Cullen, Trustee, to Aetna Business Credit, Inc., dated 4 June 1976 and recorded among the Land Records of Harford County in Liber H.D.C. 1000 page 117, running thence and binding on the said northeasterly right-of-way line of Maryland Route 24 and binding also on the remainder of said 78th and 79th lines of the aforesaid deed recorded in Liber H.D.C. 1000 page 117, the two following courses and distances viz:

- (1) North 38 - 46 - 21 West 631.11 feet, and
- (2) North 31 - 23 - 55 West 257.13 feet, thence for new lines of division through and across the land of the herein above named grantors the four following courses and distances viz:

- (3) North 51 - 13 - 35 East 252.00 feet,
- (4) South 83 - 46 - 21 East 21.21 feet,
- (5) South 38 - 46 - 21 East 871.11 feet, and
- (6) South 51 - 13 - 29 West 300.00 feet to the beginning hereof. Contain- 6.00 acres more or less.

BEING a part of that tract of land conveyed by and described in a deed from Aetna Business Credit, Inc. unto Barolays American/Business Credit, Inc. dated 12/31/80 and recorded among the Land Records of Harford County in Liber H.D.C. 1156, page 763.

REC'D & RECORDED *JPC*
NO 1157 FOLIO 286
FEB 1 10 29 AM '82
HARFORD CO.
H. DOUGLAS CHILCOAT
CLERK

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Address: 2535 Merrick Ct

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION, Made on the date hereinafter set forth by
Laurel Valley Development Corporation, hereinafter referred to as
"Declarant".

REC FE 73.0

#361810 1000 801 TL

05/06

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the
First Election District, County of Harford, State of Maryland, which is
more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO

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

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Laurel Valley
Homeowners Association, Inc., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner,
whether one or more persons or entities, of a fee simple title to any
lot which is a part of the Properties, including contract sellers, but

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excluding those having such interest merely as security for the performance of an obligation.

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

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

SEE EXHIBIT "B" ATTACHED HERETO

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

Section 6. "Declarant" shall mean and refer to Laurel Valley Development Corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

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

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

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any

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period during which any assessment against a Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations:

(c) the right of the Association to dedicate or transfer all 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 agreeing to such dedication or transfer signed by 2/3rds of each class of members has been recorded.

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

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

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

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

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

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

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on June 30, 1990.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, it covenants 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. Notwithstanding the above, Declarant shall pay 25% of the assessment levied pursuant to this Article for lots which it owns within the properties from and after the date of conveyance of the first lot described in Exhibit "A" and all subsequent lots which may hereafter be brought within the jurisdiction of the Association. The annual and special assessments, together with interest, costs, and reasonable attorney's fees for collection thereof, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees for collection thereof, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

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

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Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Hundred Forty Four Dollars (\$144.00) per Lot.

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

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

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

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required

quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

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

Section 8. Effect of nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 10 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgage. The lien of the assessments provided for herein shall be subordinate to the lien

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Order: YB8P1225/0610

Address: 2535 Merrick Ct

Order Date: 04-25-2022

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

ARTICLE V

ARCHITECTURAL CONTROL

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

ARTICLE VI

Section 1. Residential Use. All lots and homes shall be used for residential purposes exclusively except for such temporary nonresidential uses as may be permitted by the Board of Directors from time to time. Nothing in this Section, or herein elsewhere, shall be construed to prohibit the Declarant from using homes which it owns or leases for promotional or sales purposes or display as "Model Homes" or from leasing any home or homes which it owns.

-7-

1225 0611

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Address: 2005 Merrick Ct
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Section 2. Prohibited Uses and Nuisances.

(a) No noxious or offensive trade or activity shall be carried on within the common area or within any home in the properties nor shall anything be done thereon which may be or become any annoyance to the neighborhood or the other Owners.

(b) There shall be no obstruction of any common area, except as herein provided. Nothing shall be stored upon the common area, except as herein provided, without the approval of the Board of Directors.

(c) Nothing shall be done or maintained upon the common area which will increase the rate of insurance on the common area or result in the cancellation thereof without the prior written approval of the Board of Directors. Nothing shall be done or maintained on the common area which would be in violation of any law. No waste shall be committed upon the common area.

(d) No part of the common area shall be used for commercial activities of any character.

(e) There shall be no violation of any rules for the use of the common area or lots which may from time to time be adopted by the Board of Directors and promulgated among the home owners by said Board in writing; and the Board of Directors is hereby, and elsewhere in these Covenants, authorized to adopt such rules.

ARTICLE VII

EASEMENTS

Section 1. Easement for Sewer Interceptor. The Declarant, for itself, its successors and assigns, hereby reserves for itself, its successors and assigns an easement in, upon, over, under and thru the common area, as defined in Article II, Section 4, for such utilities and specifically the Sewer Interceptor as are the subject of a Public Works Agreement between Harford County, Maryland and the Declarant for such time as is necessary to complete the utilities, improvements and transfer same to Harford County, Maryland, under the aforesaid Agreement.

ARTICLE VIII
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 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 (75%) of the Lot Owners. Any amendment must be recorded among the Land Records of Herford County to be effective.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

Notwithstanding this Article VIII, Section 4, the Declarant reserves the right to add additional lots with the area described below:

SEE EXHIBIT "C" ATTACHED HERETO

and said lots may be annexed by the Declarant, its successors and assigns, without the consent of the Class A members within seven (7) years of the date of this instrument, provided that the FHA and /or VA

determine that the annexation is in accord with the general plan heretofore approved by them and approved by Harford County, Maryland.

This Declaration has been recorded to add Section 2 of Laurel Valley to the Covenants, Conditions and Restrictions for the Laurel Valley Homeowners Association in lieu of an Amendment to the Declaration. The By-Laws for the Laurel Valley Homeowners Association which were previously recorded among the Land Records of Harford County in liber H.D.C. 1163 folio 423 are incorporated by reference herein.

Section 5. FHA/VA Approval: As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

Section 6. Amendment by Declarant. Notwithstanding anything in this Declaration to the contrary, the Declarant reserves the right to amend this Declaration to conform to any requirements of the Veterans Administration and/or the Federal Housing Administration without prior approval or joinder by any owner or owners.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 7th day of May 1984.

LAUREL VALLEY DEVELOPMENT CORPORATION

By: Joseph A. Rivkin PRES
Joseph A. Rivkin, President

STATE OF MARYLAND, ^{County} CITY OF BALTIMORE, to wit, before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid ^{County} personally appeared Joseph A. Rivkin, President of Laurel Valley Development Corporation and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions to be the Corporate act and deed.

WITNESS my hand and Notarial Seal the day and year above written.



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26,323
Corporation located on St. Mary's Church Road, First Election District,
Harford County, Maryland.

BEGINNING for the same at the beginning of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410. Said point of beginning being or near the Southerly side of St. Mary's Church Road. And running thence binding on the first and part of the second line of said conveyance, (1) South 68° 00' 06" East 510.04 feet to the outline of Plat 2 Section 1 Laurel Valley as recorded among the land records of Harford County in Plat Book H.D.C. 44, Folio 105. Thence leaving the outline of the first mentioned conveyance binding on the outline of said plat, four courses viz: (2) South 18° 17' 00" West 126.86 feet to a point on the Northerly right-of-way line of a sixty foot right-of-way heretofore laid out and known as Laurel Valley Carth. Thence binding thereon, (3) By a curve to the left in a Northwesterly direction of radius 848.28 feet, an arc distance of 25.34 feet. Said arc being subtended by a chord bearing North 72° 34' 21" West 25.34 feet. Thence crossing said road still binding on the outline of Plat 2 Section 1 Laurel Valley aforesaid, (4) South 16° 34' 17" West 189.53 feet. Thence still binding on said outline (5) North 74° 13' 46" West 55.59 feet. Thence leaving said outline running through and across the lands of Laurel Valley Development Corporation, twenty-three courses viz: (6) North 86° 47' 02" West 214.13 feet, (7) South 80° 45' 44" West 54.80 feet, (8) South 78° 38' 48" West 366.55 feet, (9) By a curve to the left in a Southeasterly direction of radius 470.00 feet, an arc distance of 251.75 feet. Said arc being subtended by a chord bearing South 38° 12' 53" East 248.75 feet, (10) South 53° 33' 34" East 73.74 feet, (11) North 36° 26' 26" East 125.00 feet, (12) South 53° 33' 34" East 900.00 feet, (13) South 36° 26' 26" West 125.00 feet, (14) South 53° 33' 34" East 40.00 feet, (15) North 36° 26' 26" East 125.00 feet, (16) South 53° 33' 34" East 189.07 feet, (17) South 48° 54' 47" East 70.25 feet, (18) South 43° 13' 34" East 70.23 feet, (19) South

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South 25° 35' 00" East 70.00 feet. (22) South 21° 58' 47" East 61.25 feet.
(23) South 86° 10' 41" East 100.74 feet. (24) South 56° 18' 03" East 127.61
feet. (25) South 59° 41' 50" West 115.00 feet. (26) By a curve to the right
in a Southeasterly direction of radius 50.00 feet, an arc distance of 20.14
feet. Said arc being subtended by a chord bearing South 30° 18' 11" East
20.00 feet. (27) North 59° 41' 50" East 117.41 feet, and (28) South 37° 10'
45" East 146.12 feet to the end of the sixty-fifth or North 49° 06' 26" West
16.73 feet line of the aforesaid conveyance to Laurel Valley Development
Corporation. Thence binding on the sixty-sixth through seventy-fourth
lines thereof, nine courses viz: (29) South 22° 01' 09" West 66.93 feet.
(30) South 50° 44' 25" West 37.75 feet. (31) North 89° 49' 43" West 89.42
feet. (32) South 53° 32' 45" West 78.91 feet. (33) South 36° 30' 05" West
62.77 feet. (34) South 61° 22' 13" West 32.46 feet. (35) South 10° 16' 48"
West 21.36 feet. (36) South 75° 43' 12" West 93.91 feet, and (37) North
54° 57' 42" West 43.47 feet. Thence binding on a part of the seventy-fifth
line of said conveyance. (38) South 84° 01' 35" West 252.14 feet. Thence
leaving said outline running through and across the lands of Laurel Valley
Development Corporation, thirty-nine courses viz: (39) North 05° 58' 25"
West 125.00 feet. (40) South 84° 01' 35" West 20.00 feet. (41) North 05°
58' 25" West 60.00 feet. (42) North 84° 01' 35" East 34.46 feet. (43) North
05° 58' 25" West 112.00 feet. (44) North 84° 01' 35" East 67.00 feet. (45)
North 05° 58' 25" West 42.42 feet. (46) North 28° 11' 00" West 103.65 feet.
(47) North 46° 08' 03" West 172.05 feet. (48) North 09° 35' 05" West 59.98
feet. (49) North 53° 33' 34" West 101.36 feet. (50) South 36° 26' 26" West
22.37 feet. (51) By a curve to the right in a Southwesterly direction of
radius 718.58 feet, an arc distance of 7.11 feet. Said arc being subtended
by a chord bearing South 36° 43' 28" West 7.11 feet. (52) North 52° 59'
33" West 50.00 feet. (53) By a curve to the left in a Northeasterly
direction of radius 668.58 feet, an arc distance of 6.61 feet. Said arc
being subtended by a chord bearing North 36° 43' 28" East 6.61 feet. (54)
North 36° 26' 26" East 13.13 feet. (55) North 53° 33' 34" West 260.00 feet.
(56) South 36° 26' 26" West 13.13 feet. (57) By a curve to the right in a
Southwesterly direction of radius 408.58 feet, an arc distance of 7.31 feet.

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feet. (58) North $52^{\circ} 32' 05''$ West 50.00 feet. (59) By a curve to the left in Northeasterly direction of radius 358.58 feet, an arc distance of 6.41 feet. Said arc being subtended by a chord bearing North $36^{\circ} 57' 10''$ East 6.41 feet. (60) North $36^{\circ} 26' 26''$ East 13.14 feet. (61) North $53^{\circ} 33' 34''$ West 166.00 feet. (62) North $47^{\circ} 25' 10''$ West 98.83 feet. (63) By a curve to the right in a Southwesterly direction of radius 742.42 feet, an arc distance of 41.88 feet. Said arc being subtended by a chord bearing South $44^{\circ} 11' 51''$ West 41.88 feet. (64) North $44^{\circ} 11' 08''$ West 50.00 feet. (65) By a curve to the left of radius 692.42 feet, an arc distance of 20.00 feet. Said arc being subtended by a chord bearing North $44^{\circ} 59' 13''$ East 20.00 feet. (66) North $53^{\circ} 33' 34''$ West 123.84 feet. (67) South $51^{\circ} 13' 39''$ West 166.11 feet. (68) South $56^{\circ} 06' 26''$ West 329.43 feet. (69) North $60^{\circ} 11' 15''$ West 64.45 feet. (70) North $38^{\circ} 46' 21''$ West 93.02 feet. (71) South $51^{\circ} 13' 39''$ West 98.23 feet. (72) South $06^{\circ} 13' 39''$ West 21.21 feet. (73) South $38^{\circ} 46' 21''$ East 20.00 feet. (74) South $51^{\circ} 13' 39''$ West 60.00 feet. (75) North $38^{\circ} 46' 21''$ West 20.00 feet. (76) North $83^{\circ} 46' 21''$ West 21.21 feet. and (77) South $51^{\circ} 13' 39''$ West 160.06 feet to a point in the Northeasterly right-of-way line of Maryland Route 24. Said point being in and 30.32 feet from the end of the seventy-ninth or North $31^{\circ} 23' 55''$ West 257.13 feet line of the aforesaid conveyance to Laurel Valley Development Corporation. Thence binding on a part of the seventy-ninth and eightieth lines thereof, two courses viz: (78) North $31^{\circ} 23' 55''$ West 30.32 feet and (79) North $36^{\circ} 51' 48''$ West 49.96 feet. Thence leaving Maryland Route 24 running through and across the lands of Laurel Valley Development Corporation, eleven courses viz: (80) North $51^{\circ} 13' 39''$ East 261.48 feet. (81) By a curve to the right in a Northeasterly direction of radius 1034.29 feet, an arc distance of 324.97 feet. Said arc being subtended by a chord bearing North $60^{\circ} 13' 43''$ East 323.64 feet. (82) By a curve to the left in a Northeasterly direction of radius 470.00 feet, an arc distance of 261.97 feet. Said arc being subtended by a chord bearing North $52^{\circ} 50' 06''$ East 265.31 feet to a point of tangency. (83) North $36^{\circ} 26' 26''$ East 55.00 feet. (84) North $07^{\circ} 30' 40''$ West 21.07 feet, (85) By a curve to the right in a Northwesterly direction of radius 530.00 feet, an arc distance of 371.18

119° 48' West 130.00 feet. and (90) South 66° 28' 31" West 95.67 feet to

11° 21' 12" West 130.00 feet. and (90) South 66° 28' 31" West 95.67 feet to a point in the eighty-second line of the conveyance to Laurel Valley Development Corporation aforesaid. Thence binding on a part of said line and on the eighty-third line thereof, (91) North 05° 33' 22" West 32.01 feet to the beginning of the eighty-fourth or North 76° 53' 14" East 1140.21 feet line of the conveyance to Laurel Valley Development Corporation aforesaid. Thence binding thereon, (92) North 76° 53' 18" East 1140.21 feet to the beginning hereof

CONTAINING 28.525 acres more or less.

INTENDING TO CONVEY THE FOLLOWING LOTS OF GROUND.

BEING KNOWN AND DESIGNATED as Lots Nos. 185 to 195, inclusive, as shown on a Plat entitled "Final Plat One - Section Two LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 123.

BEING KNOWN AND DESIGNATED as Lots Nos. 153 to 184, inclusive, as shown on a Plat entitled, "Final Plat Two - Section Two, LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 124.

BEING KNOWN AND DESIGNATED as Lots Nos. 194 to 200, inclusive, 272, 273, 274 and 298 as shown on a Plat entitled "Final Plat Three - Section Two LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 125.

BEING KNOWN AND DESIGNATED as Lots Nos. 264 to 271, inclusive as shown on a Plat entitled "Final Plat Four - Section Two LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 126.

BEING KNOWN AND DESIGNATED as Lots Nos. 201 to 214, inclusive, 299, 300, 321, 322, 323, and 354 to 358, inclusive as shown on a Plat entitled "Final Plat Five - Section Two LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 127.

BEING KNOWN AND DESIGNATED as Lots Nos. 215 to 231, inclusive and 359 to 364, inclusive, as shown on a Plat entitled, "Final Plat Six - Section Two LAUREL VALLEY", which Plat is recorded among the Land Records of Harford County in Plat Book HDC No. 49, folio 128

Order: YB8FPLX4V

Address: 2335 Merrick Ct

Order Date: 04-25-2022

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OPEN SPACE

7.500 acre parcel of land surveyed for Laurel Valley Development Corporation located off St. Mary's Church Road, First Election District of Harford County, Maryland

BEGINNING for the same at the end of the sixty-fifth or North $49^{\circ} 06' 26''$ West 16.23 feet line of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410. Thence leaving said outline running through and across the lands of Laurel Valley Development Corporation, twenty-three courses viz: (1) North $37^{\circ} 10' 45''$ West 146.12 feet, (2) South $59^{\circ} 41' 50''$ West 117.41 feet, (3) By a curve to the left in a Northwesterly direction of radius 50.00 feet, an arc distance of 20.14 feet, said arc being subtended by a chord bearing North $30^{\circ} 18' 11''$ West 20.00 feet, (4) North $59^{\circ} 41' 50''$ East 115.00 feet, (5) North $56^{\circ} 18' 03''$ West 127.61 feet, (6) North $86^{\circ} 10' 41''$ West 105.74 feet, (7) North $21^{\circ} 58' 47''$ West 61.25 feet, (8) North $25^{\circ} 35' 00''$ West 70.23 feet, (9) North $31^{\circ} 27' 52''$ West 70.23 feet, (10) North $37^{\circ} 20' 43''$ West 70.23 feet, (11) North $43^{\circ} 13' 34''$ West 70.23 feet, (12) North $48^{\circ} 54' 47''$ West 70.25 feet, (13) North $53^{\circ} 33' 34''$ West 189.07 feet, (14) South $36^{\circ} 26' 26''$ West 125.00 feet, (15) North $53^{\circ} 33' 34''$ West 40.00 feet, (16) North $36^{\circ} 26' 26''$ East 125.00 feet, (17) North $53^{\circ} 33' 34''$ West 900.00 feet, (18) South $36^{\circ} 26' 26''$ West 125.00 feet, (19) North $53^{\circ} 33' 34''$ West 73.74 feet to a point of curvature, (20) By a curve to the right in a Northwesterly direction of radius 470.00 feet, an arc distance of 251.75 feet, said arc being subtended by a chord bearing North $38^{\circ} 12' 53''$ West 249.75 feet, (21) North $78^{\circ} 38' 48''$ East 366.55 feet, (22) North $80^{\circ} 45' 44''$ East 94.80 feet, (23) South $86^{\circ} 47' 02''$ East 214.13 feet to the Northwesterly most corner of Lot 151 as shown on Plat 2 Section 1 Laurel Valley as recorded among the land records of Harford County in Plat Book H. D. C. 44, Folio 105. Thence binding on the outline of Lots 151 and 150, two courses viz: (24) South $01^{\circ} 17' 49''$ West 92.35 feet and (25) South $01^{\circ} 39' 01''$ East 92.35 feet to the end of the forty-third or North $21^{\circ} 59' 51''$

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East 166.00 feet line of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Homeowners Association dated March 16, 1982 1982 and recorded among the land records of Harford County in Liber H.D.C. 1163, Folio 432. Running thence binding reversely on the forty-third, forty-second, and forty-first lines thereof, three courses viz: (26) South 21° 59' 54" East 166.00 feet, (27) South 55° 03' 05" East 1388.35 feet, and (28) South 25° 13' 46" West 250.80 feet to the end of the fifty-ninth line of the aforesaid conveyance from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation. Thence binding on the sixtieth through sixty-fifth lines thereof, six courses viz: (29) South 54° 26' 09" East 87.20 feet, (30) South 29° 18' 37" West 59.70 feet, (31) South 75° 26' 25" West 35.51 feet, (32) South 72° 21' 24" West 29.35 feet, (33) North 00° 27' 39" East 24.10 feet, and (34) North 49° 06' 26" West 16.73 feet to the beginning hereof

CONTAINING 7.500 acres more or less

BEING PART of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410.

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DECLARATION

EXHIBIT "C"

PARTICULAR DESCRIPTION
LAND OF
LAUREL VALLEY DEVELOPMENT CORPORATION
LOCATED
FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

BEGINNING FOR THE SAME at an iron pipe in concrete heretofore set at the beginning of the 8th or South 62° - 24' East 1112 foot line of that tract of land conveyed by and described in a deed from Harriet E. Littig to Bertram W. Stump dated 31 May 1911 and recorded among the Land Records of Harford County in Liber J.A.R. folio 99, said pipe also being on or near the southerly side of St. Mary's Church Road, running thence and binding on said 8th and 9th lines of said deed, with the bearings herein being referred to the State Plane Coordinate System of Maryland, Grid North, the 4 following courses and distances as now surveyed, viz:

(1) South 68° - 00' - 06" East 314.56 feet to an iron pipe in concrete heretofore set and continuing this same direction,

(2) South 68° - 00' - 06" East 807.44 feet to an iron pipe now set.

(3) South 80° - 35' - 13" East 526.64 feet to an iron pipe now set on or near the southwesterly side of Laurel Bush Road and continuing this same direction,

(4) South 80° - 35' - 13" East 70.00 feet to a point in or near the center of said Laurel Bush Road, running thence and binding on or near the center of said road the 13 following courses and distances as now surveyed, viz:

(5) South 55° - 03' - 05" East 748.47 feet

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Address: 2000 Whittier Ct

Order Date: 04-25-2022

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- (6) South 58° - 49' - 23" East 82.00 feet
- (7) South 64° - 35' - 05" East 126.59 feet
- (8) South 70° - 05' - 26" East 152.59 feet
- (9) South 71° - 13' - 26" East 229.90 feet
- (10) South 66° - 41' - 14" East 106.40 feet
- (11) South 59° - 37' - 42" East 95.68 feet
- (12) South 52° - 25' - 37" East 120.12 feet
- (13) South 45° - 26' - 58" East 69.04 feet
- (14) South 40° - 34' - 42" East 112.57 feet
- (15) South 47° - 51' - 21" East 79.36 feet

Saving and excepting the 28.5 acres more or less which is set out in Exhibit A to this Declaration.

REC'D
NO. 17, 25
MAY 14
H. OFFICE
MAY 3 1 53 PM '02

Order: YB811225 0622
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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1/4/86 Mailto: Irwin Sussman, 210 N. Charles St., Balto. Md.

IMS:lw
9/25/84
1A/FirstAmend

THIS FIRST AMENDMENT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (this "First Amendment") made this 11th day of December, 1984 by LAUREL VALLEY DEVELOPMENT CORPORATION, a Maryland Corporation, hereinafter called "Declarant".

Recital

(a) Barclays American/Business Credit, Inc., a Connecticut corporation, as Declarant, on August 28, 1981 executed a certain Declaration of Covenants, Conditions and Restrictions for Laurel Valley Homeowners Association, Inc. (the "Declaration"). The Declaration is recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1157, Folio 286, etc. and covered certain lands more particularly described therein.

(b) Article VIII, Section 4 (entitled "Annexation") of the Declaration reserves to the Declarant and to its successors and assigns the right to add or annex additional property within the area described in Exhibit "C" (attached to the Declaration) without the consent of Class A Members of Laurel Valley Homeowners Association, Inc. within seven (7) years of August 28, 1981, provided the Federal Housing Administration and/or the Veterans Administration determines that the annexation is in accord with the general plan heretofore approved by them and approved by Harford County, Maryland, which approval has been obtained.

REC FE 30.00

(c) Article VIII, Section 6 of the Declaration reserves the right of the Declarant to amend the Declaration to conform to any requirements of the Veterans Administration and/or the Federal Housing Administration without the prior approval or joinder by any owner or owners.

CHECK TL 30.00

(d) By Deed dated March 10, 1983 and recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1183, Folio 410, Barclays American/Business Credit, Inc., as Grantor, conveyed to Laurel Valley Development Corporation, a Maryland corporation, as Grantee, all of that fee simple parcel of land and improvements more particularly described in Exhibit "A" attached (being also the lands described in Exhibit "C" attached to the

H&J7860 C002 R01 112:53

12/24/84

LIBER 1253 FOLIO 0774

Order: YB871524V
Address: 2535 Merrick Ct.

IMS:lw
9/25/84
1A/FirstAmend

Declaration and referred to in Article VIII, Section 4) together with all estates, rights, titles, interests and claims thereon. As a result of the conveyance, Laurel Valley Development Corporation has become the successor Declarant.

(e) Declarant desires to add and to annex the additional property described in Schedule "A" attached to this First Amendment and to amend the Declaration as hereinafter provided.

Now, Therefore, Declarant declares as follows:

1. Recital:

The provisions of the Recital are not merely precatory but are part of this First Amendment and incorporated herein by reference.

2. Annexation:

All of the property described in Schedule "A" attached to this First Amendment (said to contain 13.731 acres, more or less) shall be held, sold and conveyed subject to the (i) easements, restrictions, covenants and conditions set forth in the Declaration of Covenants, Conditions and Restrictions to Laurel Valley Homeowners Association dated August 28, 1981 and recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1157, Folio 268, etc., and (ii) as modified by this First Amendment, all of 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 as if the property described in Schedule "A" were a part of the original Declaration.

3. Amendment:

The Declaration of Covenants, Conditions and Restrictions for Laurel Valley Homeowners Association dated August 28, 1981 (the "Declaration") is hereby amended by the addition of a new Article IV-A which shall provide as follows:

- 2 -

ZIGER 1253 FOLIO 0775

Order: YB8FPLX4V
Address: 2535 Merrick Ct

IMS:lw
9/25/84
1A/FirstAmend

"IV-A"

Covenant for Parking Area Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments

The land described in Schedule "A" attached has been designed for townhouse lot (or group home) development and the Declarant has provided for parking areas known as Merrick Court, Long Meadow Court and Laurel Valley Court as shown on the final plats thereof which are recorded or intended to be recorded among the Land Records of Harford County, Maryland, which will be parking areas provided for the use of the lots binding upon such parking areas. All of the land described in Schedule "A" attached, except for the individual lots, will be conveyed to Laurel valley Homeowners Association (the "Association").

The Declarant, for each lot owner within the property described in Schedule "A", hereby covenants and each owner of any lot by the acceptance of a deed therefore, whether or not it be so expressed in such deed, is deemed to covenant and agree to pay to the Association all annual assessments or charges, including an additional annual assessment (as hereinafter established) which additional annual assessments and charges shall be in addition to those (1) annual assessments or charges, and (2) those special assessments for capital improvements set for in Article IV of the Declaration. The annual assessments and special assessments or charges, together with interest, costs and reasonable attorney's fees for collection, shall be a charge on the land and shall be a continuing lien on the lot or lots against which each such assessment is made. Each such assessment or charge, together with interest and costs and reasonable attorney's fees for collection shall also be the personal obligation of the person who was the owner of such lot or lots at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of the Assessments:

The additional assessments or charges provided for by this First Amendment and to be levied by the Association shall be used exclusively to

- 3 -

LIBER 1253 FOLIO 0776

IMS:lw
12/04/04
1A/FirstAmend

promote the recreation, health, safety and welfare of the residents of the lots contained within the land area described in Schedule "A" attached; for the improvement and maintenance of the common areas therein contained and for the purpose of maintaining, repairing, improving and replacing, if necessary, the parking areas located within the land area described in Schedule "A" attached.

Section 3. Maximum Annual Assessment:

(a) Until January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum charge for the additional assessment shall be Ten Dollars (\$10.00) per month, per lot.

(b) From or after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual charge for the additional assessment may be increased each year to not more than ten (10%) percent above the annual amount charged for the additional assessment for the previous year by the Board of Directors without a vote of the membership.

(c) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual charge for the additional assessment may be increased above ten (10%) percent upon the vote of two-thirds of each class of Association members who are voting in person or by proxy at a meeting duly called for that purpose.

(d) The Board of Directors of the Association may fix the annual charge for the additional assessment at an amount not in excess of the maximum permitted and may provide for payment to be made in monthly, quarterly, semi-annual or annual installments.

Section 4. Separate Accounts:

All such additional assessments and charges provided to be paid by such lot owners under the provisions of Article IV-A shall be held by the Association and accounted for separate and apart from all sums collected under Article IV as annual assessments or charges and special assessments for capital improvements."

- 4 -

LIBER 1253 FOLIO 0117

Order: YB8FPLX4V
Address: 2535 Merrick Ct

IMS:lw
12/04/84
1A/FirstAmend

4. Full Force and Effect:

Except as herein amended and modified, Declarant declares the Declaration dated August 28, 1981 to be in full force and effect.

In Witness Whereof, the Declarant has properly executed this First Amendment and has affixed its seal as of the date appearing below:

Attest:

George A. Remy
Secretary
(Affix Corporate Seal)

12/1/84
Date

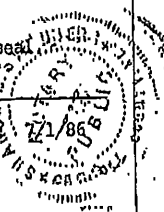
Laurel Valley Development Corporation
By: *Joseph A. Rivkin*
Joseph A. Rivkin, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

On this the *11th* day of *December*, 1984, before me the undersigned officer, personally appeared JOSEPH A. RIVKIN, who acknowledged himself to be the President of LAUREL VALLEY DEVELOPMENT CORPORATION, a Maryland corporation, and that he, as such 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 such President.

In Witness Whereof I hereunto set my hand and official seal

Harold L. Steinhilber
Notary Public
My Commission Expires *7/1/86*



LIBER 1253 FOLIO 0770

MORRIS & RITCHIE ASSOCIATES, INC.

CIVIL ENGINEERS & SURVEYORS
141 NORTH MAIN STREET
BEL AIR, MARYLAND 21014

AREA CODE 301
836-7580
870-1690

RICHARD MORRIS, P.E.
KIRK RITCHIE, P.L.S.

September 12, 1984

13.731 acre parcel of land surveyed for Laurel Valley Development Corporation located on Holly Wreath Road, First Election District, Harford County, Maryland.

BEGINNING for the same at the beginning of the eighty-second or North $05^{\circ} 33' 22''$ West 958.68 feet line of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410. And running thence binding on a part of said eighty-second line, (1) North $05^{\circ} 33' 22''$ West 944.37 feet to a point on the thirty foot road improvement right-of-way of St. Mary's Church Road as shown on Final Plat 1 Section 2 of Laurel Valley as recorded among the land records of Harford County in Plat Book H.D.C. 49, Folio 123. Thence binding on said road improvement right-of-way, (2) North $64^{\circ} 28' 31''$ East 95.67 feet to a point in the outline of Lot 193. Thence still binding on Final Plat 1 Section 2 Laurel Valley, three courses viz: (3) South $11^{\circ} 21' 12''$ East 130.00 feet, (4) North $69^{\circ} 43' 38''$ East 121.46 feet, and (5) North $78^{\circ} 38' 48''$ East 435.00 feet to a point in the Westerly right-of-way line of Long Meadow Drive as shown on Final Plat 2 and Final Plat 3 Section 2 Laurel Valley and recorded among the land records of Harford County in Plat Books H.D.C. 49, Folio 124 and H.D.C. 49, Folio 125. Thence binding thereon, three courses viz: (6) South $11^{\circ} 21' 12''$ East 216.27 feet to a point of curvature, (7) thence by a curve to the left in a Southeasterly direction of radius 530.00 feet, an arc distance of

SCHEDULE "A"

Order LIBER 1253 FOLIO 0779

Address: 2535 Merrifield

13.731 acre parcel of land
September 12, 1984
Page 2

377.18 feet, said arc being subtended by a chord bearing South 31° 44' 27" East 369.27 feet, and (8) South 07° 30' 40" East 21.07 feet to a point in the Northerly right-of-way line of Holly Wreath Road, as shown on Final Plat 3 Laurel Valley aforesaid and also shown on Final Plat 4 Section 2 Laurel Valley as recorded among the land records of Harford County in Plat Book H.D.C. 49, Folio 126. Thence binding thereon, four courses viz: (9) South 36° 26' 26" West 55.00 feet to a point of curvature, (10) thence by a curve to the right in a Southwesterly direction of radius 470.00 feet, an arc distance of 268.97 feet, said arc being subtended by a chord bearing South 52° 50' 06" West 265.31 feet to a point of reverse curvature, (11) thence by a curve to the left in a Southwesterly direction of radius 1034.29 feet, an arc distance of 324.97 feet, said arc being subtended by a chord bearing South 60° 13' 43" West 323.64 feet to a point of tangency, (12) thence South 51° 13' 39" West 261.48 feet to a point in and 100.12 feet from the end of the eightieth line of the aforesaid conveyance to Laurel Valley Development Corporation. Thence binding on the eightieth and eighty-first lines thereof, two courses viz: (13) North 36° 51' 48" West 100.12 feet and (14) North 38° 46' 21" West 18.47 feet to the beginning hereof

CONTAINING 13.731 acres more or less

BEING part of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410.

REC'D & RECORDED *HDC*
NO. 1253 FOLIO 274

1984 DEC 14 PM 12:53

HARFORD CO.
H. DOUGLAS CHILCOAT
CLERK

LIBER 1253 FOLIO 0780

IHS:
2/12/06
1A/SecAmend

22'

THIS SECOND AMENDMENT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (this "Second Amendment") made this 17th day of MAY, 1986 by LAUREL VALLEY DEVELOPMENT CORPORATION, a Maryland Corporation, hereinafter called "Declarant".

Recital

(a) On August 28, 1981, Barclays American/Business Credit, Inc., a Connecticut corporation, as Declarant, executed a certain Declaration of Covenants, Conditions and Restrictions for Laurel Valley Homeowners Association, Inc. (the "Original Declaration"). The Original Declaration is recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1157, Folio 286 and covered certain lands more particularly described therein.

(b) By Deed dated March 10, 1983 and recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1183, Folio 410, Barclays American/Business Credit, Inc., as Grantor, conveyed to Laurel Valley Development Corporation, as Grantee, a certain fee simple parcel of land and improvements more particularly described in Exhibit "A" attached (being also the lands described in Exhibit "C" attached to the Original Declaration and referred to in Article VIII, Section 4 of the Original Declaration) together with all estates, rights, titles, interests and claims thereon. As a result of the conveyance, Laurel Valley Development Corporation became the successor Declarant.

(c) On May 7, 1984, Laurel Valley Development Corporation, as Declarant, executed a document entitled "Declaration of Covenants, Conditions and Restrictions for Laurel Valley Homeowners Association, Inc." (the "Second Declaration"). The Second Declaration is recorded among the same land records in Liber H.D.C. No. 1225, Folio 0605. While the Second Declaration restates the terms of the Original Declaration, Article VIII, Section 4 of the Second Declaration states its purpose to be the following:

"This Declaration has been recorded to add Section 2 of Laurel Valley to the covenants, conditions and restrictions for the Laurel Valley Homeowners Association in lieu of an Amendment to the Declaration..."

Order: YB8FFPLX4V
Iris M. Sussman, PA 35 Merrick Ct
305 W. Chesapeake Ave
Towson 21284
HomeWisdoms

8240880 0002 R01 T11

6/2

IMF:lw
2/12/86
1A/SecAmend

covenants and conditions set forth in the Original Declaration, the Second Declaration and the First Amendment as hereinafter provided.

Now, Therefore, Declarant declares as follows:

1. Recital:

The provisions of the Recital are not merely precatory but are part of this Second Amendment and are incorporated herein by reference.

2. Annexation:

All of the property described in Schedule "A" attached to this Second Amendment shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the original Declaration of Covenants and Restrictions to Laurel Valley Homeowners Association, Inc., dated August 28, 1981 and recorded among the Land Records of Harford County, Maryland in Liber H.D.C. No. 1157, Folio 286, as amended by (i) the Second Declaration of Covenants, Conditions and Restrictions for Laurel Valley Homeowners Association, Inc. dated May 7, 1984 and recorded among the same land records in Liber H.D.C. No. 1225, Folio 0605, and (ii) by the First Amendment dated December 11, 1984 and recorded among the same land records in Liber H.D.C. No. 1253, Folio 774, all of 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 and if the property described in Schedule "A" was a part of the lands described in the Exhibit "A" attached to the Original Declaration.

3. Full Force and Effect:

Except as herein amended and modified, Declarant declares the Original Declaration as amended by the Second Declaration and by the First Amendment to be in full force and effect.

In Witness Whereof, the Declarant has properly executed this Second Amendment and has affixed its seal as of the date appearing below.

Attest:

Francis T. Trotter 2/12/86
Assistant Secretary Date
(Affix Corporate Seal)

Laurel Valley Development Corporation
By: Joseph A. Rivkin
Joseph A. Rivkin, President

- 3 -

2/12/86
LA/SecAmend

STATE OF MARYLAND, COUNTY OF Course, TO WIT:

On this the 17th day of July, 1986, before me, the undersigned officer personally appeared JOSEPH A. RIVKIN, who acknowledged himself to be the President of LAUREL VALLEY DEVELOPMENT CORPORATION, a Maryland corporation, and that he, as such 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 President.

In Witness Whereof I hereunto set my hand and official seal.

Harold L. Linder
Notary Public
My Commission Expires: 7/1/86

12/18/85
1A/Schedule

SCHEDULE "A" TO THE SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

Being those 23 lots known and described as Lot Nos. 250 through 263 inclusive and 284 through 287 inclusive and 338 through 342 inclusive as shown on a Plat entitled "Final Plat One - Section Three - Laurel Valley", which Plat is recorded among the Plat Records of Harford County, Maryland in Plat Book E.D.C. No. 52, Folio 118; and

Being those 39 lots known and described as Lot Nos. 275 through 283 inclusive and 288 through 297 inclusive and 301 through 320 inclusive as shown on a Plat entitled "Final Plat Two - Section Three - Laurel Valley", which Plat is recorded among the Plat records of Harford County, Maryland in Liber E.D.C. No. 52, Folio 119; and

Being those 21 lots known and described as Lot Nos. 324 through 334 inclusive and Lot Nos. 344 through 353 inclusive as shown on a Plat entitled "Final Plat Three - Section Three - Laurel Valley", which Plat is recorded among the Plat Records of Harford County, Maryland in Liber E.D.C. No. 52, Folio 120; and

Being those 15 lots known and described as Lot Nos. 240 through 249 inclusive and 335 through 337 inclusive and Lot No. 343 and Lot No. 378 as shown on a Plat entitled Final Plat Four - Section Three - Laurel Valley", which Plat is recorded among the Plat Records of Harford County, Maryland in Liber E.D.C. No. 52, Folio 121; and

Being those 21 lots known and described as Lot Nos. 232 through 239 inclusive and 365 through 377 inclusive as shown on a Plat entitled "Final Plat Five - Section Three - Laurel Valley", which Plat is recorded among the Plat Records of Harford County, Maryland in Liber E.D.C. No. 52, Folio 122.

REC'D & RECORDED E. G. H.
M1329 FOR: 109

1985 JUL 27 PM 12:35

Order: Y180P1LX4V
Address: 2635 Morris
Order Date: 04-26-2022
Document no: 1000-00112
Home-Word.com

CLERK
CHAS. E. G. H. 108. III

NO TITLE SEARCH
NO CONSIDERATION

THIS DEED, Made this 14th day of January, in the year one thousand nine hundred and eighty eight, by and between LAUREL VALLEY DEVELOPMENT CORPORATION, a body corporate of the State of Maryland, party of the first part, Grantor, and LAUREL VALLEY HOMEOWNER'S ASSOCIATION, INC., a Maryland corporation, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of no dollars (\$0.00) which is the actual consideration paid or to be paid, the Grantor does hereby grant, convey and assign unto the Grantee, its successors and assigns, in fee simple, all of that parcel of land situate in the First Election District of Harford County, in the State of Maryland, and described as follows, that is say:

BEING all of that 13.731-acre parcel of land as more fully described by metes and bounds survey description dated September 12, 1984 prepared by Morris & Ritchie Associates, Inc., Civil Engineers and Surveyors, a copy of which is attached to this Deed as Exhibit "1" (and incorporated herein by reference) but SAVING AND EXCEPTING THEREFROM ALL OF THE FOLLOWING:

(a) Lots Number 1 through and including 49 as shown on Final Plat Nine - Section Two - entitled "Laurel Valley - Townhouses" prepared by the same surveyors, dated August 21, 1984, and recorded among the Land Records Harford County, Maryland in Liber 50, Folio 139; and

(b) Lots Number 50 through and including 90 as shown on Revised Final Plat Eight - Section Two - entitled "Laurel Valley - Townhouses" prepared by the same surveyors, dated July 1, 1985, and recorded among the same Land Records in Liber 52, Folio 72; and

(c) Lots Number 91 through and including 134 as shown on the Revised Final Plat Seven - Section Two - entitled "Laurel Valley - Townhouses" prepared by the same surveyors, dated August 21, 1984, and recorded among the same Land Records in Liber 51, Folio 80.

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to same belonging or in anywise appertaining. REC. FE.

TO HAVE and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee and its successors and assigns, in fee simple. RESERVE COOL.

AND the said Grantor covenants that it will warrant specially the property hereby granted and conveyed and that it will execute such further assurances of said land as may be requisite.

In Testimony whereof, the said officer has caused his signature to be hereto affixed, and its President to set his hand hereto.

Witness:

Laurel Valley Development Corporation

Sharon L. Steiner

By: Joseph A. Rivkin (Seal)
Joseph A. Rivkin, President

STATE OF MARYLAND, COUNTY OF Cecil, TO WIT:

I HEREBY CERTIFY that on this 14th day of January, 1988, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared JOSEPH A. RIVKIN, who acknowledged himself to be the President of the Grantor Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of said corporation by himself as President, and certified 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 the Grantor corporation.

WITNESS my hand and Notarial Seal.

Sharon L. Steiner
Notary Public
My Commission Expires: 7/1/90

AGRICULTURAL TRANSFER TAX IN THE
AMOUNT OF \$ none
TRANSFERRED ON ASSESSMENT RECORDS
C. JOEN SULLIVAN
SUPERVISOR OF ASSESSMENTS
ON 1/14/88 By M. Gray Clerk

(Other Charges Due, But Collection Not Required At This Time.
Water & Sewer Accounting Office
Per JEM 2-10-88)

ALL TAXES PAID
DEPT. OF THE TREASURY
BUREAU OF REVENUE COLLECTIONS

2-16-88 Bmc

Laurel Valley Homeowners Assn.

September 12, 1984

13.731 acre parcel of land surveyed for Laurel Valley Development Corporation located on Holly Wreath Road, First Election District, Harford County, Maryland.

BEGINNING for the same at the beginning of the eighty-second or North 05° 33' 22" West 958.68 feet line of that tract or parcel of land conveyed by and described in a deed from Barclays American Business Credit, Inc. to Laurel Valley Development Corporation dated March 10, 1983 and recorded among the land records of Harford County in Liber H.D.C. 1183, Folio 410. And running thence binding on a part of said eighty-second line, (1) North 05° 33' 22" West 944.37 feet to a point on the thirty foot road improvement right-of-way of St. Mary's Church Road as shown on Final Plat 1 Section 2 of Laurel Valley as recorded among the land records of Harford County in Plat Book H.D.C. 49, Folio 123. Thence binding on said road improvement right-of-way, (2) North 64° 28' 31" East 95.67 feet to a point in the outline of Lot 193; Thence still binding on Final Plat 1 Section 2 Laurel Valley, three courses viz: (3) South 11° 21' 12" East 130.00 feet, (4) North 69° 43' 38" East 121.46 feet, and (5) North 78° 38' 48" East 435.00 feet to a point in the Westerly right-of-way line of Long Meadow Drive as shown on Final Plat 2 and Final Plat 3 Section 2 Laurel Valley and recorded among the land records of Harford County in Plat Books H.D.C. 49, Folio 124 and H.D.C. 49, Folio 125. Thence binding thereon, three courses viz: (6) South 11° 21' 12" East 216.27 feet to a point of curvature, (7) thence by a curve to the left in a Southeasterly direction of radius 530.00 feet, an arc distance of

EXHIBIT "1"

Order: YR8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
Document not for resale
HomeWiseDocs

BALTIMORE, MD.
301-539-5878

HLP/alb

BAY STATE TITLE CO.
1 East Redwood Street
Baltimore, Md. 21202
539-6878

DEED - FEE SIMPLE - CORPORATE GRANTOR - LONG FORM
NO TITLE EXAMINATION - NO CONSIDERATION

This Deed, MADE THIS 7th day of February
in the year one thousand nine hundred and eighty-five by and between

LAUREL VALLEY DEVELOPMENT CORPORATION, a body corporate of the State of Maryland

of the first part, and
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC., a non-profit Maryland corporation party

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the actual consideration paid or to be paid is \$ 0

the said LAUREL VALLEY DEVELOPMENT CORPORATION,

REC FE 18.00

HTS6710 COOL 001 1114

04/11/85

do as grant and convey to the said LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.,

its heirs, assigns, personal representatives/successors and assigns, in fee simple, all

that lot of ground situate in Harford County, State of Maryland

and described as follows, that is to say:
7.300 acre parcel of land surveyed for Laurel Valley Development Corporation, located off St. Mary's Church Road, First Election District, Harford County, Maryland

FOR LEGAL DESCRIPTION - SEE SCHEDULE "A" ATTACHED HEREWITH AND MADE A PART HEREOF.

See Description prepared by Morris & Ritchie Associates, Inc., Civil Engineers & Surveyors dated March 6, 1984.--Attached herewith and made a part hereof.

The Grantor hereby 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, the property and assets of the Grantor.

(Property Not Property On County
Water & Sewer System
For 0.00 / 11/11/85)

AGRICULTURAL TRANSFER TAX IN THE
COUNTY OF S None
THE COUNTY OF HARFORD, MARYLAND
DATE OF FILING
SUBJECT OF AGREEMENT
ON 7/11/85 at Bay State Title Co.

Order: YB8PT1XqV
Address: 2735 Menick Ct
Order Date: 04-25-2012
Document not for record
Elin Wiscloos

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC., Inc

*****/successors

and assigns in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; And that it will execute such further assurances of the same as may be requisite.

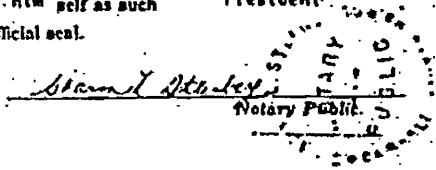
Witness the name and corporate seal of said body corporate and the signature of

George A. Sabin the President thereof: LAUREL VALLEY DEVELOPMENT CORPORATION
Attest:
Maurice M. ... Notary Public
BY: [Signature] President

STATE of Maryland
County of Carroll to wit:
I HEREBY CERTIFY That on this 7th day of February 1985
before me, the subscriber, a Notary Public of the State aforesaid, personally appeared

George A. Sabin President
who acknowledged him self to be the President
of LAUREL VALLEY DEVELOPMENT CORPORATION
a corporation, and that he as such President
being authorized so to do, executed the foregoing instrument for the purposes therein contained, by
signing in my presence, the name of the corporation by him self as such President.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:
7/1/86



RECORDED
1264-1098
FEB 23 1985
PH 2-02

1264-1098

DEED - PER SIMPLE - CORPORATE GRANTOR - LONG FORM

THIS DEED PREPARED WITHOUT A
TITLE SEARCH OR EXAMINATION

27-82 B 22723

This Deed, MADE THIS

day of

by and for

in the year one thousand nine hundred and eighty-~~one~~^{two}

BARCLAYSAMERICAN/BUSINESS CREDIT, INC., a Connecticut Corporation,
business address is P. O. Box 118, Hartford, Connecticut 06101, Co
Party
of the first part

LAWRENCE VALLEY HOMEOWNERS ASSOCIATION, INC., a non-profit Maryland
Corporation. Grantee. Party.

of the second part.

WITNESSETH, That in consideration of the sum of No. Dollars (\$0.00), which is
actual consideration paid or to be paid, including any mortgage or
of trust made or assumed by the Grantee herein.

the said Grantor

does grant and convey to the said Grantee, its

personal representatives, successors and assigns

, in fee simple, all

parcel ~~of~~ of ground situate in the First Election District of
County, Maryland,
and described as follows, that is to say:

See Exhibit "A", attached hereto and made a part hereof.

CONFIRMATORY DEED

THIS CONFIRMATORY DEED is made as of the 19th day of March, 1983, from BARCLAYSAERICAN/BUSINESS CREDIT, INC., a Connecticut corporation, party of the first part, and LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC., a non-profit Maryland corporation, party of the second part.

W I T N E S S E I H :

WHEREAS, by Deed undated and recorded among the Land Records of Harford County, Maryland on May 27, 1982 in Liber MDC 1163, folio 432, party of the first part attempted to convey, in fee simple, to party of the second part certain land situate in the First Election District of Harford County, Maryland, as more particularly described therein and on Exhibit A which is attached hereto and made a part hereof; and

WHEREAS, certain questions have arisen with respect to the effectiveness of said Deed to convey said land due to a defective acknowledgement thereof, and party of the first part desires to ratify and confirm said Deed and remove any question as to delivery of fee simple title to said land unto party of the second part.

NOW, THEREFORE, for and in consideration of the sum of No Dollars (\$0.00), the said party of the first part does grant unto the said party of the second part, in fee simple, that certain land and premises situate in the First Election District, Harford County, Maryland, all as more particularly described on Exhibit A attached hereto and incorporated by reference as though fully set forth herein; together with any and all improvements erected or to be erected on said premises.

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 party of the first part, of, in, to, or out of the said land and premises.

LAW OFFICE
WILLIAM, ASTOR,
WINDYBANK & LANE
ATTORNEYS
1000 N STREET, N. W.
WASHINGTON, D. C. 20004

MAR 24 1983 A 223432 *****

SUBJECT, HOWEVER, to defects, liens, easements and encumbrances, if any, of record among the Land Records of Harford County, Maryland.

AND the said party of the first part covenants that it will warrant especially the property hereby conveyed, and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, the said BARCLAYSAMERICAN/BUSINESS CREDIT, INC., on the day and year first hereinabove written, has had its seal hereto affixed; and caused these presents to be signed by Richard J. Peltier its Secretary and attested by John G. Donner its Notary Public

BARCLAYSAMERICAN/BUSINESS CREDIT, INC.

By Richard J. Peltier
its Secretary

(SEAL)

ATTEST:

John G. Donner

Signed, sealed and delivered in the presence of:

John G. Donner

STATE OF Connecticut }
COUNTY OF Hartford } co. wit:

I, hereby certify that on this 10th day of March, 1983, before me, a notary public, personally appeared Richard J. Peltier, who acknowledged himself to be the Secretary of BarclaysAmerican Business Credit, Inc., and that he as such, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of BarclaysAmerican/Business Credit, Inc. by himself as Secretary and, as agent for said BarclaysAmerican/Business Credit, Inc., acknowledged, under the penalties of perjury, that the actual

LAW OFFICE
WILSON, ARTS,
MERRICK & LANE
SOLICITORS
1000 B - STREET, N. W.
WASHINGTON, D. C. 20004
(202) 462-7000

183 1183 740403

Order: YB0FPLX4V
Address: 2635 Merrick Ct
Order Date: 04-25-2022
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FEB 21 2017

LIBER 000034 FOLIO 001

LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.
RESOLUTION REGULATING NONPAYMENT OF ASSESSMENTS

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets forth certain limitations on use of property which may be modified or regulated by the Board of Directors.

Now, THEREFORE, BE IT RESOLVED, this 14 day of February, 2017 that the following procedures are hereby adopted to apply to Article IV of the Declaration, inclusive, and Article XI of the Amended By-Laws of Laurel Valley Homeowners Association, Inc.,:

5
BH

“Reasonable attorney’s fees will be interpreted as the actual attorney’s fees incurred by Laurel Valley Homeowners Association, Inc. or as determined by the Court.”

This resolution shall be effective on the date of recordation in the Homeowners Association Depository for Harford County, Maryland. This Resolution shall rescind any and all previously adopted versions of the Resolution Regulating Nonpayment of Assessments.

PRESIDENT: [Signature] Guy M. AKOB

SECRETARY: [Signature] John William Dickinson Jr

I Hereby certify THAT ON THIS 14 DAY OF FEBRUARY, 2017, BEFORE ME, THE SUBSCRIBER, A Notary Republic in and for the State of Maryland, in HARFORD County, personally appeared Guy Akob and John Dickinson, who acknowledged that he/she is the President and Secretary respectively of Laurel Valley 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.

Frederick G. Traut III
NOTARY PUBLIC
HARFORD COUNTY
MARYLAND
My Commission Expires 1/10/19
Notary Public [Signature]

LR - HOA Dep Amendment 5.00
HOA Name: laurel valley
Ref:
=====
Total: 5.00
02/15/2017 02:22
CC12-PD
#7802138 CC0302 -
Harford
County/CC03.02.08 -
Register 08

My Commission Expires: 1/10/19

MAIL TO:

Laurel Valley Homeowners Assn Inc
c/o MRA Property Mgt Inc
3103 Emmorton Road
Abingdon MD 21009
Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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Flood Insurance
Laurel Valley Homeowners Association

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Insurance Dec Page
Laurel Valley Homeowners Association

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

Po Box 888854
Dunwoody, GA 30356-0854

Named Insured

AT2

LAUREL VALLEY HOA
C/O MRA

3103 EMMORTON RD
ABINGDON MD 21009-2014

004535 3125

M-21-7281-FAA6 F V

LVL NOV 30 2021
NW

RENEWAL DECLARATIONS

Policy Number	90-EZ-7225-8	
Policy Period	Effective Date	Expiration Date
12 Months	JAN 18 2022	JAN 18 2023
The policy period begins and ends at 12:01 am standard time at the premises location.		

Agent and Mailing Address
JOHN SILBERNAGEL
2217 E CHRCHVIL RD STE D
BEL AIR MD 21015-1795

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



0108-ST-1-1001

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: HOMEOWNER ASSOCIATION

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 \$4,258.00
Your premium has increased by \$151.00 since the last term.
Please call your agent if you want additional information about the premium increase.

POLICY PREMIUM \$ 4,409.00

Discounts Applied:
Renewal Year
Claim Record

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

Prepared
NOV 22 2021
CMP-4000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
 Policy Number 90-EZ-7225-8

SECTION I - PROPERTY SCHEDULE

Location Number	Location of Described Premises	Limit of Insurance*	
		Coverage A - Buildings	Coverage B - Business Personal Property
001	LAUREL VALLEY ABINGDON MD 21009	No Coverage	No Coverage

AUXILIARY STRUCTURES

Location Number	Description	Limit of Insurance*	
		Coverage A - Buildings	Coverage B - Business Personal Property
001A	OPEN SPACE	\$ 22,000	See Prop Sch

* As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

SECTION I - INFLATION COVERAGE INDEX(ES)

Inflation Coverage Index: 222.4

SECTION I - DEDUCTIBLES

Basic Deductible \$500

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8

Special Deductibles:

	Money and Securities	\$250	Employee Dishonesty	\$250
	Equipment Breakdown	\$500		

Other deductibles may apply - refer to policy.

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH DESCRIBED PREMISES

The coverages and corresponding limits shown below apply separately to each described premises shown in these Declarations, unless indicated by "See Schedule." If a coverage does not have a corresponding limit shown below, but has "Included" indicated, please refer to that policy provision for an explanation of that coverage.

COVERAGE	LIMIT OF INSURANCE
Collapse	Included
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit
Debris Removal	25% of covered loss
Equipment Breakdown	Included
Fire Department Service Charge	\$5,000
Fire Extinguisher Systems Recharge Expense	\$5,000
Glass Expenses	Included
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	\$100,000
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	\$250,000
Ordinance Or Law - Equipment Coverage	Included
Preservation Of Property	30 Days
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
 Policy Number 90-EZ-7225-8

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - EACH COMPLEX

The coverages and corresponding limits shown below apply separately to each complex as described in the policy.

COVERAGE	LIMIT OF INSURANCE
Accounts Receivable	\$50,000
On Premises	\$15,000
Off Premises	\$5,000
Arson Reward	\$10,000
Forgery Or Alteration	\$5,000
Money And Securities (Off Premises)	\$10,000
Money And Securities (On Premises)	\$1,000
Money Orders And Counterfeit Money	\$5,000
Outdoor Property	\$2,500
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	\$15,000
Personal Property Off Premises	\$10,000
Pollutant Clean Up And Removal	\$2,500
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	\$2,500
Signs	\$10,000
Valuable Papers And Records	\$5,000
On Premises	\$5,000
Off Premises	\$5,000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8



0308-ST-1-1001

SECTION I - EXTENSIONS OF COVERAGE - LIMIT OF INSURANCE - PER POLICY

The coverages and corresponding limits shown below are the most we will pay regardless of the number of described premises shown in these Declarations.

COVERAGE	LIMIT OF INSURANCE
Back-Up of Sewer or Drain	Included
Employee Dishonesty	\$25,000
Loss Of Income And Extra Expense	Actual Loss Sustained - 12 Months

SECTION II - LIABILITY

COVERAGE	LIMIT OF INSURANCE
Coverage L - Business Liability	\$1,000,000
Coverage M - Medical Expenses (Any One Person)	\$5,000
Damage To Premises Rented To You	\$300,000
Directors And Officers - Property Manager Liability	\$1,000,000
Directors And Officers Liability	\$1,000,000

AGGREGATE LIMITS	LIMIT OF INSURANCE
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000
Directors and Officers Aggregate	\$1,000,000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8

Each paid claim for Liability Coverage reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Coverage Form and any attached endorsements.

Your policy consists of these Declarations, the BUSINESSOWNERS COVERAGE FORM shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

FORMS AND ENDORSEMENTS

CMP-4100	Businessowners Coverage Form
FE-6999.3	*Terrorism Insurance Cov Notice
CMP-4220.1	Amendatory Endorsement
CMP-4814	Directors & Officers Liability
CMP-4788	Addl Insd Mgrs Lessor of Prem
CMP-4818	Directors & Officers- Prop Mgr
CMP-4550	Residential Community Assoc
CMP-4746.1	Hired Auto Liability
CMP-4710	Employee Dishonesty
CMP-4508	Money and Securities
CMP-4705.1	Loss of Income & Extra Expnse
CMP-4561.1	Policy Endorsement
FE-3650	Actual Cash Value Endorsement
FD-6007	Inland Marine Attach Dec
	* New Form Attached

SCHEDULE OF ADDITIONAL INTERESTS

Interest Type: Addl Insured-Section II
Endorsement #: CMP4788
Loan Number: N/A

MRA
 3445 BOX HILL CORP CTR DR
 ABINGDON MD 210091223

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8



0408-ST-1-1001

This policy is issued by the State Farm Fire and Casualty Company.

Participating Policy

You are entitled to participate in a distribution of the earnings of the company as determined by our Board of Directors in accordance with the Company's Articles of Incorporation, as amended.

In Witness Whereof, the State Farm Fire and Casualty Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.

Lynne M. Youell
Secretary

Michael F. Lyman
President

WE WILL CONSIDER YOUR CLAIMS HISTORY, IF ANY, FOR PURPOSES OF DETERMINING WHETHER TO CANCEL OR REFUSE TO RENEW YOUR POLICY.

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NOV 22 2021
CMP-4000

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RENEWAL DECLARATIONS (CONTINUED)

Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8

NOTICE TO POLICYHOLDER:

For a comprehensive description of coverages and forms, please refer to your policy. Policy changes requested before the "Date Prepared", which appear on this notice, are effective on the Renewal Date of this policy unless otherwise indicated by a separate endorsement, binder, or amended declarations. Any coverage forms attached to this notice are also effective on the Renewal Date of this policy.

Policy changes requested after the "Date Prepared" will be sent to you as an amended declarations or as an endorsement to your policy. Billing for any additional premium for such changes will be mailed at a later date.

If, during the past year, you've acquired any valuable property items, made any improvements to insured property, or have any questions about your insurance coverage, contact your State Farm agent.

Please keep this with your policy.

Your coverage amount...

It is up to you to choose the coverage and limits that meet your needs. We recommend that you purchase a coverage limit equal to the estimated replacement cost of your structure. Replacement cost estimates are available from building contractors and replacement cost appraisers, or, your agent can provide an estimate from Xactware, Inc.® using information you provide about your structure. We can accept the type of estimate you choose as long as it provides a reasonable level of detail about your structure. State Farm® does not guarantee that any estimate will be the actual future cost to rebuild your structure. Higher limits are available at higher premiums. Lower limits are also available, as long as the amount of coverage meets our underwriting requirements. We encourage you to periodically review your coverages and limits with your agent and to notify us of any changes or additions to your structure.

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

Po Box 888854
Dunwoody, GA 30356-0854

Named Insured

M-21-7281-FAA6 F V

LAUREL VALLEY HOA
C/O MRA
3103 EMMORTON RD
ABINGDON MD 21009-2014



INLAND MARINE ATTACHING DECLARATIONS

Policy Number	90-EZ-7225-8	
Policy Period	Effective Date	Expiration Date
12 Months	JAN 18 2022	JAN 18 2023
The policy period begins and ends at 12:01 am standard time at the premises location.		

0508-ST-1-1001

ATTACHING INLAND MARINE

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.

Annual Policy Premium Included

The above Premium Amount is included in the Policy Premium shown on the Declarations.

Your policy consists of these Declarations, the INLAND MARINE CONDITIONS shown below, and any other forms and endorsements that apply, including those shown below as well as those issued subsequent to the issuance of this policy.

Forms, Options, and Endorsements

FE-8739 Inland Marine Conditions
FE-8743.1 Inland Marine Computer Prop

See Reverse for Schedule Page with Limits

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NOV 22 2021
FD-6007
028183

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530-686 a.2 05-31-2011 (o1f3232c)

ATTACHING INLAND MARINE SCHEDULE PAGE

ATTACHING INLAND MARINE

ENDORSEMENT NUMBER	COVERAGE	LIMIT OF INSURANCE	DEDUCTIBLE AMOUNT	ANNUAL PREMIUM
FE-8743.1	Inland Marine Computer Prop Loss of Income and Extra Expense	\$ 10,000 \$ 10,000	\$ 500	Included Included

OTHER LIMITS AND EXCLUSIONS MAY APPLY - REFER TO YOUR POLICY

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FD-6007

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Residential Community Association Policy for LAUREL VALLEY HOA
Policy Number 90-EZ-7225-8



0608-ST-1-1001

Notice of Limit and Deductible Increase

Your Limits and Deductibles increased by the following amounts. These increases are due to inflation adjustments or due to changes you have made.

This notice is provided for informational purposes only, and does not change, modify, or invalidate any of the provisions, terms or conditions of your policy or any other applicable endorsements.

0001A Auxiliary Structure

Coverage(s)	Increased Amount
Coverage A - Building	\$ 1,000



In accordance with the Terrorism Risk Insurance Act of 2002 as amended and extended by the Terrorism Risk Insurance Program Reauthorization Act of 2019, this disclosure is part of your policy.

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Coverage for acts of terrorism is not excluded from your policy. However your policy does contain other exclusions which may be applicable, such as an exclusion for nuclear hazard. You are hereby notified that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Act: The term "act of terrorism" means any act that is certified by the Secretary of the Treasury—in consultation with the Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under this policy, any covered losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. Under the formula, the United States Government generally reimburses 80% beginning on January 1,

2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

There is no separate premium charged to cover insured losses caused by terrorism. Your insurance policy establishes the coverage that exists for insured losses. This notice does not expand coverage beyond that described in your policy.

THIS IS YOUR NOTIFICATION THAT UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED, ANY LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM UNDER YOUR POLICY MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT AND MAY BE SUBJECT TO A \$100 BILLION CAP THAT MAY REDUCE YOUR COVERAGE.

FE-6999.3

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IMPORTANT NOTICE . . . Data Compromise Coverage Now Available

Nearly all businesses collect and retain personal information about their clients, employees and business associates. Yet many businesses lack the resources to respond effectively in the event this data is stolen or released when it is in their care, custody or control.

If a data breach occurs, a business may be required to notify all parties who were affected by the breach, effectively communicate the nature of the loss or disclosure and, if warranted, provide credit monitoring assistance and identity restoration case management service to those affected. Many states already require businesses to provide these services.

Data Compromise coverage may help a business respond to the expense of service obligations following a covered data breach.

Coverage Summary

Data Compromise coverage is designed to help a business investigate a data breach, notify individuals and provide credit monitoring, case management and other services that help prevent identity theft and fraud following a covered breach of non-public personal information. Data Compromise coverage may be available for certain necessary and reasonable expenses including:

- Legal and forensic information technology reviews;
- Notification to affected individuals; and
- Service to affected individuals including:
 - Informational materials;
 - Toll-free help line;
 - Credit report monitoring; and
 - Identity restoration case management.

If you choose to purchase Data Compromise coverage, Identity Restoration coverage will be included for your business.

No one can predict if a covered data breach will occur, but you are able to protect your business from certain response costs a breach may create. If you are interested in adding Data Compromise coverage to your policy, contact your State Farm® agent to see if your business qualifies.

553-3447.1 (C)

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Litigation
Laurel Valley Homeowners Association

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No litigation other than regular collection matters.

**Misc. Addendums, recorded Documents
Laurel Valley Homeowners Association**

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LAUREL VALLEY

HOMEOWNERS

ASSOCIATION

AMENDMENT TO BY-LAWS

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Address: 2535 Merrick Ct
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AMENDMENT TO BY-LAWS
OF
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT TO THE BY-LAWS OF LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER "BY-LAWS"), MADE THIS 20th DAY OF March, 1990 BY LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

WHEREAS, THE BY-LAWS WERE RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND AT LIBER 1163, FOLIO 0423; AND

WHEREAS THE ASSOCIATION ON THE 6th DAY OF March, 1990, BY THE REQUISITE VOTE OF THE MEMBERS AS REQUIRED PURSUANT TO 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 BY-LAWS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE II OF THE BY-LAWS BE AND IS HEREBY AMENDED BY ADDING THE FOLLOWING DEFINITION:

ARTICLE II

DEFINITIONS

SECTION 9. "SUBMITTED" SHALL MEAN AND REFER TO BEING PHYSICALLY RECEIVED BY THE APPROPRIATE ASSOCIATION REPRESENTATIVE AND HAS BEEN DEEMED TO BE IN COMPLIANCE WITH THE NECESSARY REGULATIONS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IV OF THE BY-LAWS BE AND IS HEREBY AMENDED BY CHANGING SECTION 1 NUMBER, TO READ AS FOLLOWS:

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

SECTION 1. NUMBER. THE AFFAIRS OF THIS ASSOCIATION SHALL BE MANAGED BY A BOARD OF NO LESS THAN THREE (3) NOR

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MORE THAN NINE (9) DIRECTORS, WHO NEED NOT BE MEMBERS OF THE ASSOCIATION.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IX OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE IX

COMMITTEES

THE ASSOCIATION MAY APPOINT AN ARCHITECTURAL CONTROL COMMITTEE, AS PROVIDED IN THE DECLARATION, AND A NOMINATING COMMITTEE, AS PROVIDED IN THESE BY-LAWS. IN ADDITION, THE BOARD OF DIRECTORS MAY APPOINT OTHER COMMITTEES AS DEEMED APPROPRIATE IN CARRYING OUT ITS PURPOSE.

NOW, THEREFORE, WITNESSETH;

THAT ARTICLE XI OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE XI

ENFORCEMENT OF ASSESSMENTS & ARCHITECTURAL CONTROL

SECTION 1. 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 10 PERCENT 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 WAIVER OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NONUSE OF THE COMMON AREA OR ABANDONMENT OF HIS LOT.

SECTION 2. ARCHITECTURAL CONTROL. AS MORE FULLY PROVIDED FOR IN THE DECLARATION, A MEMBER WILL BE RESPONSIBLE FOR PAYING INTEREST, COSTS, AND REASONABLE ATTORNEY'S FEES FOR THE FOLLOWING:

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a. ANY ACTION AT LAW THAT THE ASSOCIATION MUST BRING AGAINST A MEMBER TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION.

b. ANY ACTION AT LAW THAT A MEMBER BRINGS AGAINST THE ASSOCIATION WHICH CHALLENGES THE ASSOCIATION'S ABILITY TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION. :

c. WHEN THE ASSOCIATION PREVAILS AND IS FOUND IN ACCORDANCE WITH ARCHITECTURAL CONTROL UNDER SUBSECTION (a) AND (b) ANY AMOUNT DUE TO THE ASSOCIATION WILL CARRY THE SAME FORCE AS AN ASSESSMENT AND MAY BE COLLECTED UNDER THE PROVISIONS OF SECTION 1 OF THIS ARTICLE.

IN WITNESS WHEREOF, THE SECRETARY OF LAUREL VALLEY 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 BY-LAWS WAS APPROVED BY THE MEMBERS HAVING THE REQUIRED PERCENTAGES OF VOTES OF THE ASSOCIATION.

WITNESS:

LAUREL VALLEY HOMEOWNERS
ASSOCIATION, INC.

BY: *John A. Huxton*
SECRETARY

BY: *Robert C. Jung*
PRESIDENT


(STATE OF MARYLAND)

) TO WIT

COUNTY OF HARFORD)

I HEREBY CERTIFY THAT ON THIS 20th DAY OF March,
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE STATE
AFORESAID, PERSONALLY APPEARED JoANN HINTON AND
ROBERTA C. JUNG, WHO ACKNOWLEDGED THAT HE/SHE IS THE
SECRETARY AND PRESIDENT, RESPECTFULLY OF LAUREL VALLEY
HOMEOWNERS ASSOCIATION, INC. AND THAT HE/SHE, AS SECRETARY
AND PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE
FORGOING 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.


Faith McLain Faith McLain
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 1, 1990.

Order: YB8FPLX4V
Address: 2535 Merrick Ct
Order Date: 04-25-2022
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LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION

RELATING TO THE AMENDMENT OF THE BY-LAWS.

WHEREAS, THE BOARD OF DIRECTORS DESIRES TO AMEND THE EXISTING BY-LAWS OF THE LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. NOW, THEREFORE, BE IT RESOLVED:

1. THAT THE BOARD OF DIRECTORS ADOPTS THE PROPOSED AMENDMENT TO THE BY-LAWS, ATTACHED HERETO AS EXHIBIT A; AND

2. THAT THE BOARD OF DIRECTORS RESOLVES TO CALL A MEETING OF THE ASSOCIATION ON MARCH 6, 1990 AT 7:30 P.M. AT ST. MARY'S CHURCH HALL FOR THE PURPOSE OF SUBMITTING THE PROPOSED AMENDMENT TO A VOTE BY THE MEMBERS, PROVIDED THAT NOTICE OF SAID MEETING IS GIVEN TO EACH MEMBER IN THE ACCORDANCE WITH THE BY-LAWS OF LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS ON THE 24TH DAY OF JANUARY, 1990.

Jolene Hunter
SECRETARY

DIRECTORS CONSENTS:

<u>Robert C. Jung</u>	<u>Jolene Hunter</u>
<u>Joseph J. Barber III</u>	_____
<u>William M. Kues</u>	_____
<u>Walter J. Polak Jr.</u>	

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

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Included with documents

Rules and Regulations
Laurel Valley Homeowners Association

Order: YUMPTLXIV
Address: 2030 Merrick Ct
Order Date: 04-05-2022
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CC&Rs-Declaration
Laurel Valley Homeowners Association

MRA PROPERTY MANAGEMENT, INC.

MANAGERS OF COMMERCIAL,
INDUSTRIAL AND RESIDENTIAL PROPERTY



LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

NOVEMBER 16, 1998

At the November 16th, 1998 meeting of the Board of Directors of The Laurel Valley Homeowners Association, Inc. a motion was presented, seconded and approved by the majority, a quorum being present. Pursuant to the Covenants of the Laurel Valley Homeowners Association, Inc., Article IV, Section 3 the "Maximum Annual Assessment" was increased by the maximum amount of five percent (5%) from \$166.70 to \$175.04.

John Dickinson

John Dickinson, President
Laurel Valley Homeowners
Association, Inc.

Patricia L. Terry

Pat Terry, Secretary
Laurel Valley Homeowners
Association, Inc.

Order Y188FPLX4V
42 N. MAIN STREET, SUITE 300 BEL AIR, MD 21014
1-410-879-0880
FAX 410-879-3244
INTERNET: MRA@MRA.VERBOS.COM
110 WEST ROAD, SUITE 305
TOWSON, MARYLAND 21286
1-410-879-0880
FAX 410-879-3244
Order Date: 11/16/98
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Member of:
CHESAPEAKE REGION CHAPTER
Community Associations Institute

IND C
inter

LAUREL VALLEY HOMEOWNERS ASSOCIATION

ARCHITECTURAL REGULATIONS

FEBRUARY 1994

DUTIES

It shall be the duty of the Board Of Directors to enforce the Declaration of Covenants, Conditions and Restrictions to the extent described therein. This section provides as follows: No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography, and such guidelines as may be properly adopted by the Board.

- 1) **Any addition, alteration or improvement to the outside of any unit, house or ground, whether it is listed in these regulations or not, shall be submitted to the Board of Directors via the Management Company for approval before any work can begin.**
- 2) **It shall be the owner's responsibility, once the Board's approval is received, to conform to any further regulations as required by law.**
- 3) **Submitted - shall mean and refer to being physically received by the appropriate association representative and deemed to be in compliance with the necessary regulations.**
- 4) **Request for Review Procedures:**
 - A. **Each lot owner shall submit a written application for review for each exterior addition, change or alternation to their property before any work is undertaken. This application must be accompanied by a Harford County Approved Building Permit, Site Plan, and a drawing depicting the finished project. The application shall also contain a description of the project, including color and materials to be used.**
 - B. **All requests shall be submitted via Certified Mail on forms provided by the Association or the Management Company. Requests will not be reviewed unless the lot owner's Association dues are current.**
 - C. **Oral requests shall not be considered.**

Order: YB8FPLX4V

Address: 2535 Merrick Ct

Order Date: 04-25-2022

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- D. Each addition, change or alteration shall be specifically approved in writing by the Board even though the proposed improvement conforms to the Declaration of Covenants, even when a similar or substantially identical improvement has been previously approved.
- E. The applicant shall be informed in writing of the Board's decision.
- F. If the homeowner fails to receive a reply with thirty (30) days of being submitted, the request shall be considered approved. (Article 5)
- G. The applicant may appeal adverse decisions to the Board within thirty (30) days from the date of the decision. The Board may reverse or modify such decisions by a two-thirds (2/3) vote of the Board.

5) Harford County Permits:

- A. Obtaining a Harford County Permit does not waive the necessity for obtaining Board approval.

6) Architectural and Property Use Guidelines:

- A. Any addition, exterior alteration, modification or change to an existing building shall be compatible with the design character of the original building.
- B. Only exterior colors and materials existing on the parent structure or compatible with the architectural design character of the community will be approved.
- C. Exterior color changes will be approved only if the proposed color is in harmony with the other existing homes in the community, or if the color is similar to the colors originally employed in the community.

7) Fences:

- A. All fences for single family or townhomes shall be natural and treated lumber, and remain unpainted and/or maintained in a natural wood color.
- B. Fences shall not be allowed in front yards. Fences shall not extend beyond the front of the house. On corner lots, the address side of the house is considered the front yard.
- C. Single family homes shall be allowed to have a fence that is a maximum of four (4) feet in height.

- D. Townhomes shall be allowed to have a fence that is a maximum of six (6) feet in height.
- 8) Decks shall be allowed only in the back of a unit. Decks shall use natural and treated lumber, and remain unpainted or may be maintained in a natural wood color. Decks must meet the specifications of Harford County. (Building Permits Must be obtained from Harford County before any constructions begins.)
- 9) Satellite Dish antennas shall not be allowed.
- 10) Umbrella or retractable clothes lines shall be the only styles allowed.
- 11) Radio and TV antennas shall be limited to a height of not more than ten (10) feet above the highest roof line of the structure.
- 12) No trade, business or advertising signs are to be allowed on any lot or property except "For Sale" signs, which may not exceed thirty (30) by thirty (30) inches and are not lighted. Signs shall not be placed in the ground with any type of material that exceeds four (4) by four (4) inches. "For Sale" signs shall only be allowed on the property that is for sale. Signs shall not be placed on Association property.
- 13) Vehicles and Parking:
- A. No inoperable, disabled, abandoned or unregistered motor vehicle of any type (including trailers of any type) shall be stored or parked on any lot or property except in an enclosed garage.
 - B. No major automobile repairs shall be carried out on any lot or property except in an enclosed garage.
 - C. No campers, RVs, boats or recreational equipment shall be parked on Association property or in the townhome courts.
 - D. Townhome parking rules, in addition to the aforementioned, shall be as follows:
 - 1. Cars in the townhome courts shall not take up more than one parking space.
- 14) All swimming pools must be properly maintained. No parts shall appear rusted or damaged. It is the lot owner's responsibility to maintain the pool in a safe and sanitary condition as required by State and Local laws. Pools must only be drained so that the flow is directed to the nearest street to allow for proper disposal in storm drains.

15) Sheds:

- A. No metal sheds of any type or metal out-buildings shall be permitted.
- B. Sheds shall be placed in the rear of the property and meet the minimum set back requirements as indicated by Harford County.
- C. Sheds for single-family homes shall be no larger than twelve (12) feet by fourteen (14) feet.
- D. Sheds for townhomes shall be no larger than eight (8) feet by ten (10) feet.
- E. Sheds shall have shingled roofs and the shingles shall be the same color and style as those on the parent unit. The trim and siding of the shed shall be painted the same color as the trim and siding of the parent unit, respectively.

16) No lot owner or visitor shall, at any time, drain any type of hazardous waste, i.e., anti-freeze, oil, pool chemicals, etc. into any drains or into the pond. All waste shall be disposed of properly.

17) Playground equipment, unless permanently anchored into the ground, such as playsets, gym sets and playhouses, does not require a request for review application.

- A. Playground equipment shall be maintained in good condition.
- B. Playground and recreational equipment shall not be permitted in front yards except for basketball poles and backboards. Basketball poles and backboards will be allowed in front yards provided that:
 - 1. A pole must be eight (8) feet or less from the front of the house and as close as possible to the side of the driveway closest to the side property line.
 - 2. A letter of approval, signed from each adjoining neighbor shall accompany the request.
 - 3. Pole shall be aluminum, fiberglass or rust-proof and specifically designed for that use.
 - 4. The backboards shall be fiberglass.
 - 5. Backboards shall not be attached to the front of the house.
 - 6. Basketball poles in the rear yard shall also need approval.

7. The pole and backboard shall be kept in good repair and not allowed to rust, flake or otherwise become an eyesore.
- 18) There will be no request needed for landscaping ties/timbers up to a maximum height of two (2) feet. The ties/timbers used shall be treated lumber, unpainted and/or maintained in a natural wood color.
- 19) Storm doors shall not need a request for review application.
- 20) Detached garages shall not be permitted.
- 21) Concrete porches shall not be painted or carpeted. A clear sealer may be used.
- 22) Garbage:
- A. Trash shall be placed out the evening before the day of trash pick-up. Empty containers must be removed by the following day.
 - B. Trash cans shall not be stored in the front of the unit.
- 23) Exposed Flu's
- A. No exposed flue's will be allowed. All flue's must be boxed in with external appearance to match house.
- 24) Anything not specifically covered by these guidelines and rules shall still be required to be submitted to the Board for approval.

.....

By resolution of the Board of Directors, these rules and architectural guidelines were adopted on FEB 15, 1994.

This document supersedes all other documents dated before the date of this document and is filed in the land records of Harford County as required by law.

All approvals that were obtained prior to the date of this documents shall not be affected.

If you have any questions concerning these rules and regulations or any of the Association's controlling documents, please contact a Board member or the Management Company.

Currently, the management services are being provided by MRA Property Management, Inc. located in Bel Air at 139 N. Main Street, Suite 302. They may be contacted by phone at 410/879-0680 or Fax at 410/893-8244.

RESOLUTION
Amending No. 7, No. 8, and No. ⁹11
of the
ARCHITECTURAL REGULATIONS – February, 1994

WHEREAS, Article IV of the Declaration of Covenants, Conditions and Restrictions of Laurel Valley Homeowners Association, Inc. sets 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 Article IV of the Declaration of Laurel Valley Homeowners Association, Inc.:

7) Fences:

- A. All fences for single family or townhouses shall be natural and treated lumber or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as fencing. Fencing may remain unpainted or may be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.**

(Sections B, C, and D to remain intact and unchanged.)

- E. Fencing must meet the specifications of Harford County. (All required permits must be obtained from Harford County before any construction begins.)**

8) Decks:

- A. Decks shall be allowed only in the back of a unit. Decking shall consist of natural or treated lumber, or commercially manufactured wood-plastic composite sold in dimensional lumber sizes. Decking and supporting structural members are to remain unpainted or may be maintained in a natural wood color.**
- B. Deck railing may use natural or treated lumber, or commercially manufactured vinyl or vinyl-clad lumber sold in dimensional lumber sizes as deck rail. Deck rails may remain unpainted or may**

- be maintained in a natural wood color, or for vinyl products in a color subject to approval by the Architectural Review Board.
- C. Decks must meet the specifications of Harford County. (Building permits must be obtained from Harford County before any construction begins.)

9) Satellite Dish antennas with a diameter greater than one meter (39.37") shall not be allowed. Every attempt shall be made to locate such antennas as inconspicuously as possible, preferably so as to not be seen from the street, without unreasonably increasing the cost of installation.

President: Jan F. Kuhl

Date: 2/18/2002

Secretary: John D. Wilson, Jr.

Date: 2-18-2002

I hereby certify that on this 18th day of FEBRUARY, 2002 before me the subscriber a Notary Public of the State aforesaid personally appeared JAMES KESSLER and JOHN D. WILSON, JR. who acknowledged that he/she is the President and Secretary, respectfully of Laurel Valley Homeowners Association, Inc. and he/she, as President and Secretary being authorized to do so, execute 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: [Signature]

My Commission Expires: 6/1/02

Laurel Valley Homeowners Assn, Inc.

Income/Expense Statement
Period: 03/01/22 to 03/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
05111	Assessment Income	4,622.00	7,637.33	(3,015.33)	67,634.75	22,911.99	44,722.76	91,648.00
05115	Assessments Paid-in-Advance	4,942.92	.00	4,942.92	(21,380.28)	.00	(21,380.28)	.00
05126	Town Maintenance Fee	638.00	2,467.83	(1,829.83)	7,332.25	7,403.49	(71.24)	29,614.00
05330	Interest Income-Gen Reserve	.13	.00	.13	.38	.00	.38	.00
05331	Interest Income-Towns Reserve	.66	.00	.66	2.05	.00	2.05	.00
05332	Interest Income-Pond Reserve	.27	.00	.27	.77	.00	.77	.00
	Subtotal Income	10,203.98	10,105.16	98.82	53,589.92	30,315.48	23,274.44	121,262.00
EXPENSES:								
General Operations								
06511	Tot Lot Maint/Light/Trash	26.00	416.67	390.67	78.00	1,250.01	1,172.01	5,000.00
06512	Trash at Playground	.00	32.92	32.92	.00	98.76	98.76	395.00
06530	Grass Cutting	.00	1,500.00	1,500.00	.00	4,500.00	4,500.00	18,000.00
06550	General Tree & Snow Removal	.00	812.50	812.50	3,735.00	2,437.50	(1,297.50)	9,750.00
06560	Pond Maintenance	.00	6,066.00	6,066.00	.00	15,316.00	15,316.00	19,600.00
	Operations	26.00	8,828.09	8,802.09	3,813.00	23,602.27	19,789.27	52,745.00
Townhome Expenses								
06910	Townhome Roads Expense	.00	.00	.00	.00	5,000.00	5,000.00	20,000.00
06920	Townhome Street Lights	306.54	295.00	(11.54)	889.85	885.00	(4.85)	3,540.00
06930	Townhome Snow Removal	.00	1,424.00	1,424.00	.00	5,749.00	5,749.00	6,074.00
	Townhome Expenses	306.54	1,719.00	1,412.46	889.85	11,634.00	10,744.15	29,614.00
Administration								
07710	Management Fees	1,450.00	1,450.00	.00	4,350.00	4,350.00	.00	17,400.00
07720	Insurance	.00	.00	.00	407.00	4,765.00	4,358.00	4,765.00
07730	Legal Fees	.00	208.33	208.33	.00	624.99	624.99	2,500.00
07735	Office/Postage Expense	160.44	375.00	214.56	1,695.87	1,125.00	(570.87)	4,500.00
07740	Return Payment Charges	10.00	.00	(10.00)	10.00	.00	(10.00)	.00
07745	Accounting Fees	400.00	35.42	(364.58)	400.00	106.26	(293.74)	425.00
	Administration	2,020.44	2,068.75	48.31	6,862.87	10,971.25	4,108.38	29,590.00
Utilities								
08640	Trash Removal	99.00	.00	(99.00)	99.00	.00	(99.00)	.00
	Utilities	99.00	.00	(99.00)	99.00	.00	(99.00)	.00
Reserve								

Laurel Valley Homeowners Assn, Inc.

Income/Expense Statement
 Period: 03/01/22 to 03/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09940	Reserve Transfer - Pond Dredg	776.08	776.08	.00	2,328.24	2,328.24	.00	9,313.00
09980	Reserve Transfer - Interest	1.06	.00	(1.06)	3.20	.00	(3.20)	.00
	Reserve	777.14	776.08	(1.06)	2,331.44	2,328.24	(3.20)	9,313.00
	TOTAL EXPENSES	3,229.12	13,391.92	10,162.80	13,996.16	48,535.76	34,539.60	121,262.00
	Current Year Net Inc/(loss)	6,974.86	(3,286.76)	10,261.62	39,593.76	(18,220.28)	57,814.04	.00

Laurel Valley Homeowners Assn, Inc.

Balance Sheet
 As of 03/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1110	Checking-Cash Account	185,584.65			185,584.65
1125	Townhome Reserve - Truist		77,967.18		77,967.18
1126	General Reserve - Truist		15,896.96		15,896.96
1127	Pond Reserve - Truist		32,383.47		32,383.47
	TOTAL ASSETS	185,584.65	126,247.61	.00	311,832.26
LIABILITIES & EQUITY					
LIABILITIES:					
	TOTAL LIABILITIES	.00	.00	.00	.00
RESERVES:					
3100	Reserve Fund-Townhome		68,955.52		68,955.52
3200	Reserve Fund-General		12,515.99		12,515.99
3400	Reserve Fund-Pond		31,860.24		31,860.24
3900	Reserve Fund-Interest Earned		16,135.86		16,135.86
	TOTAL RESERVES	.00	129,467.61	.00	129,467.61
EQUITY:					
4710	Retained Earnings	142,770.89			142,770.89
	Current Year Net Income/(Loss)	39,593.76	.00	.00	39,593.76
	TOTAL EQUITY	182,364.65	.00	.00	182,364.65
	TOTAL LIABILITIES & EQUITY	182,364.65	129,467.61	.00	311,832.26