

MD CONDOMINIUM RESALE CERTIFICATE

Lord's Landing Village Condominium

Current Owner: REAL ESTATE PROFESSIONAL SERVICES LLC

Property Address: 13538 Lord Sterling PI

Upper Marlboro, MD 20772-5941

Requestor Name: Shannon Stamm

Requestor Phone: 410-296-8440

Date Prepared: 09-14-2021

This Condominium Resale Certificate is being furnished to the selling unit owner named above by the council of Unit Owners of the association, in accordance with MD Real Prop. Code Ann. Section 11-135.

Balance shown herein does not represent a payoff balance. Payoff balance may be obtained by submitting a request via www.HomeWiseDocs.com for a Demand Letter. This should be done as near to closing as possible. Please allow at least 2 business days for delivery.

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The following items, which the selling unit owner must provide to the purchaser, are attached to this Certificate:

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

1. 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

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

295.00 per month due on the first day of each month.

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

\$295.00 as of 09-09-21

4. 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.

295.00 per month

5. 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.

Correct Late and Collections fees are applied after the 30th of the month

MD CONDOMINIUM RESALE CERTIFICATE

Lord's Landing Village Condominium

6. Other than common expenses and special assessments, the following fees are payable by the unit owners to the Council of Unit Owners:

Association is also a part of the master association of Villages of Marlborough - owner to contact ComSource Management to obtain information about the mandatory annual fee for the master association.

7. Capital expenditures approved by the Council of Unit Owners planned at the time of conveyance which are not reflected in the current operating budget are:

None

8. Attached is the most recently prepared balance sheet and income expense statement. **True**

9. The current operating budget of the Condominium, including details concerning the reserve fund for replacement and its intended use, is attached and is for fiscal year:

2021

10. 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? The current reserve study report or a summary of the report is attached.

Yes

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

None

12. The insurance policies provided for the benefit of the Association can be obtained from:

**Philadelphia Insurance Companies
p: 877-438-7459
service@phly.com**

13. Per Condominium law, the owner is responsible for up to \$10,000.00 of the insurance deductible. Please contact the agent if you wish to review the policy. The terms of the policy prevail over the description given in this Certificate. **See # 12**

14. The Council of Unit Owners has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Condominium:

An inspection was not conducted but it is the owners responsibility to ensure home is in compliance with association documents.

15. The recreational or other facilities which are to be used or maintained by the unit owners or the Council of Unit Owners are:

All facilities are managed by the master association. For more information regarding the recreational facilities, please contact the management company Blackstone Management 866 500-8585 for more information.

16. Are these facilities part of the common elements?

Yes

MD CONDOMINIUM RESALE CERTIFICATE
Lord's Landing Village Condominium

17. The Council of Unit Owners has caused this Certificate to be prepared in compliance with MD, Real Prop. Code Ann. Section 11-135. 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.

True

MD CONDOMINIUM RESALE CERTIFICATE

Lord's Landing Village Condominium

By purchasing a unit 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 unit 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 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:

The selling unit owner has the knowledge that the selling unit ___ is ___ is not subject to an extended lease under Real Property Article Section 11-137 or local law. If the selling unit is subject to an extended lease, a copy of the lease is attached.

Selling Unit Owner

Section 11-135 (H) of the Real Property Act, Annotated Code of Maryland requires Buyer provide the Council of Unit Owners with specific information as outlined:

- a. The name and address of the Seller
- b. The name and address of the Purchaser
- c. Legal documentation of the conveyance of Title of the Condominium Unit
- d. Name and address of the mortgage holder, if any
- e. The date of settlement
- f. Identification of any proportionate amounts of outstanding or pro-rated assessments paid by each party to the transaction at settlement
- g. Adjustment for any portion of condominium fees should be made at the settlement table and/or be payable to the Condominium.

MD CONDOMINIUM RESALE CERTIFICATE

Lord's Landing Village Condominium

Contact Information

The information above was obtained by the following representative of the project's Homeowners Association

Name: Kim Hirsig
Title: Community Manager

Phone: 301-220-1850
Date: 09-14-2021

Kim Hirsig

Signature

MD CONDOMINIUM RESALE CERTIFICATE

Lord's Landing Village Condominium

Comments

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New Owner Setup Fee of \$100.00 to be collected from purchaser and paid to Majerle Management, Inc.

ACH Form
Lord's Landing Village Condominium

Order: GXZ4F89XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocz

Create a Recurring Payment

Recurring Payments

You have set below recurring payments for your account , for any changes please feel free to contact us !

#	Created	Payment Day	Amount	Payment Type	Last Payment
New Recurring Payment					
Edit Delete	8/1/2018	Monthly payment at day 6	\$10.00	eCheck	

To set up a recurring payment, scroll to the bottom of the Pay Assessment screen and click the New Recurring Payment button at the top left of the Recurring Payments table. A pop-up screen will display.

To create a recurring payment by Credit Card, click on Pay by Credit Card. The system will redirect you to PayLease to create your recurring credit card payment.

To create a recurring eCheck setup, the screen will default to the eCheck payment option. Complete the Account Information fields and be sure to include a phone number and email address. You will have the ability to create monthly, quarterly, semi-annual, or annual recurring payments. *Note – recurring payments must be set up at least one day prior to your first scheduled payment. Complete the eCheck fields and click Submit eCheck Payment. On the confirmation screen, please review your payment information before you finalize your recurring payment setup.

Five days before your scheduled payment date, you will receive a reminder email. When the payment processes, you will receive a confirmation email.

You also can edit and delete recurring payments by using the buttons next to the payment you want to edit.

Order: GXZ4P89XK
Address: 13538 Loud Estorling Pl
Order Date: 09-07-2021
Document not for resale
Home Wizard Inc.

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

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Articles of Incorporation
Lord's Landing Village Condominium

Order: CC24P89004
Address: 17030 Lord Sterling Dr
Order Date: 08-07-2024
Document not for resale
Plan: W/10/10/1

This association is not incorporated

Order: GXZ4F59XK
Address: 13538 Lord Sterling Pl

Audited Financials
Lord's Landing Village Condominium

Order: 8Y24FS9K3
Address: 13538 Lord Sterling Pl
Order Date: 06-07-2021
Document not for resale
HomeAdvisor.com

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT
LORDS LANDING VILLAGE
CONDOMINIUM ASSOCIATION
Year ended December 31, 2020

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Strauss & Associates, P.A.

Certified Public Accountants

9 Park Center Court, Suite 210 • Owings Mills, Maryland 21117
(410) 363-1011 • Fax (410) 363-6919

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Lords Landing Village Condominium Association

We have audited the accompanying financial statements of Lords Landing Village Condominium Association, which comprise the balance sheet as of December 31, 2020 and the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lords Landing Village Condominium Association as of December 31, 2020 and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements on page 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Struss & Associates, P.A.

April 20, 2021
Owings Mills, Maryland

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

BALANCE SHEET

December 31, 2020

ASSETS

	<u>Operating fund</u>	<u>Replacement fund</u>	<u>Total</u>
CURRENT ASSETS			
Cash	\$ 91,512	\$ 410,932	\$ 502,444
Assessments receivable (net of allowance for doubtful accounts of \$152,823)	220,375	-	220,375
Prepaid expenses	29,799	-	29,799
Due from operating fund	<u>-</u>	<u>454,340</u>	<u>454,340</u>
 Total current assets	 <u>\$ 341,686</u>	 <u>\$ 865,272</u>	 <u>\$ 1,206,958</u>

LIABILITIES AND FUND BALANCES

CURRENT LIABILITIES			
Accounts payable	\$ 10,192	\$ -	\$ 10,192
Assessments received in advance	23,139	-	23,139
Due to replacement fund	<u>454,340</u>	<u>-</u>	<u>454,340</u>
 Total current liabilities	 487,671	 -	 487,671
 FUND BALANCES (DEFICIT)	 <u>(145,985)</u>	 <u>865,272</u>	 <u>719,287</u>
 Total liabilities and fund balances	 <u>\$ 341,686</u>	 <u>\$ 865,272</u>	 <u>\$ 1,206,958</u>

See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

Year ended December 31, 2020

	Operating fund	Replacement fund	Total
REVENUES			
Assessments	\$ 458,688	\$ 227,863	\$ 686,551
Late fee income	4,831	-	4,831
Legal fee income	10,112	-	10,112
Interest income	5	399	404
Other income	17,061	-	17,061
	<u>490,697</u>	<u>228,262</u>	<u>718,959</u>
EXPENSES			
Administrative	28,079	-	28,079
Capital improvements	-	143,618	143,618
Electricity	12,926	-	12,926
Exterminating	5,220	-	5,220
Fire alarm	23,624	-	23,624
Grounds	32,660	-	32,660
Insurance	77,957	-	77,957
Janitorial	39,426	-	39,426
Management fees	45,144	-	45,144
Professional fees	27,501	-	27,501
Repairs and maintenance	86,902	-	86,902
Snow removal	845	-	845
Sprinkler	21,682	-	21,682
Telephone	3,909	-	3,909
Trash removal	43,200	-	43,200
Water and sewer	2,174	-	2,174
	<u>451,249</u>	<u>143,618</u>	<u>594,867</u>
EXCESS OF REVENUES OVER EXPENSES	39,448	84,644	124,092
FUND BALANCES (DEFICIT)			
- beginning of year	<u>(185,433)</u>	<u>780,628</u>	<u>595,195</u>
FUND BALANCES (DEFICIT)			
- end of year	<u>\$ (145,985)</u>	<u>\$ 865,272</u>	<u>\$ 719,287</u>

See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

STATEMENT OF CASH FLOWS

Year ended December 31, 2020

	<u>Operating fund</u>	<u>Replacement fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of revenues over expenses	\$ 39,448	\$ 84,644	\$ 124,092
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities:			
(Increase) decrease in:			
Assessments receivable	14,878	-	14,878
Prepaid expenses	(1,456)	-	(1,456)
Increase (decrease) in:			
Accounts payable	5,745	-	5,745
Assessments received in advance	(1,360)	-	(1,360)
 NET CASH PROVIDED BY OPERATING ACTIVITIES	 <u>57,255</u>	 <u>84,644</u>	 <u>141,899</u>
 NET INCREASE IN CASH	 57,255	 84,644	 141,899
 CASH AT BEGINNING OF YEAR	 <u>34,257</u>	 <u>326,288</u>	 <u>360,545</u>
 CASH AT END OF YEAR	 <u>\$ 91,512</u>	 <u>\$ 410,932</u>	 <u>\$ 502,444</u>

SUPPLEMENTAL DISCLOSURE

Income taxes paid	\$	-	\$	-	\$	-
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See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

December 31, 2020

NOTE A - ORGANIZATION, PURPOSE, AND MANAGEMENT

Lords Landing Village Condominium Association, an unincorporated association, exists for the private benefit of its members having as its purpose the general upkeep and maintenance of the common elements of the development and any other common expenses of the unit owners. The Association, located in Upper Marlboro, Maryland, is comprised of 200 condominium units.

The Association has engaged Majerle Management, Inc. as its agent to collect maintenance fees for the unit owners, to administer the policies of the Board of Directors and to assist in the management of the Association's affairs.

NOTE B - DATE OF MANAGEMENT'S REVIEW

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 20, 2021, the date the financial statements were available to be issued.

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant policies consistently applied in the preparation of the accompanying statements follows:

1. Method of accounting

The financial statements are presented on the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America.

2. Funds

The Association uses fund accounting, which requires that funds, such as operating and replacement funds, be classified separately for accounting and reporting purposes. The operating fund is used to account for financial resources available for the general operations of the Association. The replacement fund is used to accumulate financial resources designated for future major repairs and replacements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2020

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

3. Income taxes

Condominium associations may be taxed either as homeowners' associations or as regular corporations. For the year ended December 31, 2020, the Association elected to be taxed as a homeowners' association. Under that election, the Association is taxed on its nonexempt function income, such as interest earned, at 30% by the federal government and 8.25% by the State of Maryland. Exempt function income, which consists primarily of member assessments, is not taxable.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. For the year ended December 31, 2020, the Association incurred no penalties and interest related to income taxes. Tax returns are subject to examination by the Internal Revenue Service and State of Maryland for three years after they are filed.

4. Member assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are also satisfied over time on a pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding fees from unit owners. The Association's policy is to retain legal counsel to help in the collection of unit owners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. An allowance for doubtful accounts has been set up as an estimate for those accounts which may not be collectible.

The Association treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$358,652 and \$373,198, respectively.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2020

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

5. Common property

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

6. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE D - CASH

As of December 31, 2020, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Type of account</u>	<u>Cash</u>
Quantum National Bank	Checking	\$ 90,741
Quantum National Bank (2)	Money Market	<u>411,703</u>
		<u>\$ 502,444</u>

NOTE E - UNINSURED CASH BALANCES

The Association maintains its cash and bank deposit accounts which at times throughout the year may exceed federally insured limits. The Association does not believe that it is exposed to any significant credit risk.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2020

NOTE F - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures for normal operations.

The Association levied assessments of \$227,863 during the year ended December 31, 2020 for estimated future major repairs and replacements.

An outside consulting firm conducted a study in June 2018 to estimate the remaining useful lives and the replacement costs of the components of common property. The table included in the unaudited supplementary information of future major repairs and replacements is based on the study.

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to membership approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

NOTE G - RELATED PARTY TRANSACTIONS

The Association retains Market Ready, Inc., a company with common ownership with the management company, for certain maintenance services. In 2020, the Association incurred \$14,410 of expenses for those services.

SUPPLEMENTARY INFORMATION

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION
 SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
 REPLACEMENTS

December 31, 2020

(Unaudited)

An outside consulting firm conducted a study in June 2018 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The study covers a period of 30 years and may include multiple replacements of certain assets. The estimated future inflation rate of 2.8% is used for estimating future replacement costs.

The following table is based on the study and presents significant information about the components of common property.

<u>COMPONENTS</u>	<u>ESTIMATED REMAINING USEFUL LIFE</u>	<u>ESTIMATED FUTURE REPLACEMENT COST</u>
Exterior building elements	0-25	\$ 5,621,761
Property site elements	0-30+	<u>1,999,727</u>
TOTAL		<u>\$ 7,621,488</u>

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT
LORDS LANDING VILLAGE
CONDOMINIUM ASSOCIATION
Year ended December 31, 2019

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Strauss & Associates, P.A.

Certified Public Accountants

9 Park Center Court, Suite 210 • Owings Mills, Maryland 21117
(410) 363-1011 • Fax (410) 363-6919

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Lords Landing Village Condominium Association

We have audited the accompanying financial statements of Lords Landing Village Condominium Association, which comprise the balance sheet as of December 31, 2019 and the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lords Landing Village Condominium Association as of December 31, 2019 and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements on page 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Stranus & Associates, P.A.

February 23, 2021
Owings Mills, Maryland

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

BALANCE SHEET

December 31, 2019

ASSETS

	<u>Operating fund</u>	<u>Replacement fund</u>	<u>Total</u>
CURRENT ASSETS			
Cash	\$ 34,257	\$ 326,288	\$ 360,545
Assessments receivable (net of allowance for doubtful accounts of \$123,399)	235,253	-	235,253
Prepaid expenses	28,343	-	28,343
Due from operating fund	-	454,340	454,340
Total current assets	<u>\$ 297,853</u>	<u>\$ 780,628</u>	<u>\$ 1,078,481</u>

LIABILITIES AND FUND BALANCES

CURRENT LIABILITIES			
Accounts payable	\$ 4,447	\$ -	\$ 4,447
Assessments received in advance	24,499	-	24,499
Due to replacement fund	454,340	-	454,340
Total current liabilities	483,286	-	483,286
FUND BALANCES (DEFICIT)	<u>(185,433)</u>	<u>780,628</u>	<u>595,195</u>
Total liabilities and fund balances	<u>\$ 297,853</u>	<u>\$ 780,628</u>	<u>\$ 1,078,481</u>

See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

Year ended December 31, 2019

	Operating fund	Replacement fund	Total
REVENUES			
Assessments	\$ 444,528	\$ 221,004	\$ 665,532
Late fee income	7,265	-	7,265
Legal fee income	16,888	-	16,888
Interest income	67	412	479
Other income	<u>32,349</u>	<u>-</u>	<u>32,349</u>
	<u>501,097</u>	<u>221,416</u>	<u>722,513</u>
EXPENSES			
Administrative	19,776	-	19,776
Capital improvements	-	63,221	63,221
Electricity	14,886	-	14,886
Exterminating	2,225	-	2,225
Fire alarm	17,297	-	17,297
Grounds	43,379	-	43,379
Insurance	75,462	-	75,462
Janitorial	40,182	-	40,182
Management fees	43,829	-	43,829
Professional fees	36,033	1,400	37,433
Repairs and maintenance	213,847	-	213,847
Snow removal	12,761	-	12,761
Sprinkler	6,996	-	6,996
Telephone	22,900	-	22,900
Trash removal	43,200	-	43,200
Water and sewer	<u>2,093</u>	<u>-</u>	<u>2,093</u>
	<u>594,866</u>	<u>64,621</u>	<u>659,487</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	(93,769)	156,795	63,026
FUND BALANCES (DEFICIT)			
- beginning of year (as restated)	<u>(91,664)</u>	<u>623,833</u>	<u>532,169</u>
FUND BALANCES (DEFICIT)			
- end of year	<u>\$ (185,433)</u>	<u>\$ 780,628</u>	<u>\$ 595,195</u>

See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

STATEMENT OF CASH FLOWS

Year ended December 31, 2019

	Operating fund	Replacement fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess (deficiency) of revenues over expenses	\$ (93,769)	\$ 156,795	\$ 63,026
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided (used) by operating activities:			
(Increase) decrease in:			
Assessments receivable	19,469	-	19,469
Other receivable	-	23,890	23,890
Prepaid expenses	(16,069)	-	(16,069)
Due from operating fund	-	(98,694)	(98,694)
Increase (decrease) in:			
Accounts payable	(22,278)	(20,393)	(42,671)
Assessments received in advance	(7,117)	-	(7,117)
Due to replacement fund	98,694	-	98,694
 NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	 (21,070)	 61,598	 40,528
 NET INCREASE (DECREASE) IN CASH	 (21,070)	 61,598	 40,528
 CASH AT BEGINNING OF YEAR	 55,327	 264,690	 320,017
 CASH AT END OF YEAR	 \$ 34,257	 \$ 326,288	 \$ 360,545

SUPPLEMENTAL DISCLOSURE

Income taxes paid	\$	-	\$	-	\$	-
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See accompanying notes to financial statements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS

December 31, 2019

NOTE A - ORGANIZATION, PURPOSE, AND MANAGEMENT

Lords Landing Village Condominium Association, an unincorporated association, exists for the private benefit of its members having as its purpose the general upkeep and maintenance of the common elements of the development and any other common expenses of the unit owners. The Association, located in Upper Marlboro, Maryland, is comprised of 200 condominium units.

The Association has engaged Majerle Management, Inc. as its agent to collect maintenance fees for the unit owners, to administer the policies of the Board of Directors and to assist in the management of the Association's affairs.

NOTE B - DATE OF MANAGEMENT'S REVIEW

In preparing these financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through February 23, 2021, the date the financial statements were available to be issued.

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant policies consistently applied in the preparation of the accompanying statements follows:

1. Method of accounting

The financial statements are presented on the accrual method of accounting, in which revenues are recognized when earned and expenses when incurred, not necessarily when received or paid.

2. Funds

The Association uses fund accounting, which requires that funds, such as operating and replacement funds, be classified separately for accounting and reporting purposes. The operating fund is used to account for financial resources available for the general operations of the Association. The replacement fund is used to accumulate financial resources designated for future major repairs and replacements.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2019

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

3. Income taxes

Condominium associations may be taxed either as homeowners' associations or as regular corporations. For the year ended December 31, 2019, the Association elected to be taxed as a homeowners' association. Under that election, the Association is taxed on its nonexempt function income, such as interest earned, at 30% by the federal government and 8.25% by the State of Maryland. Exempt function income, which consists primarily of member assessments, is not taxable.

The Association's policy is to recognize any tax penalties and interest as an expense when incurred. For the year ended December 31, 2019, the Association incurred no penalties and interest related to income taxes. Tax returns are subject to examination by the Internal Revenue Service and State of Maryland for three years after they are filed.

4. Member assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a pro-rata basis. The performance obligations related to the replacement fund assessments are also satisfied over time on a pro-rata basis. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding fees from unit owners. The Association's policy is to retain legal counsel to help in the collection of unit owners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. An allowance for doubtful accounts has been set up as an estimate for those accounts which may not be collectible.

The Association treats uncollectible fees as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$363,889 and \$358,652, respectively.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2019

NOTE C - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

5. Common property

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

6. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE D - CASH

As of December 31, 2019, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Type of account</u>	<u>Cash</u>
Quantum National Bank	Checking	\$ 26,238
Quantum National Bank (2)	Money Market	<u>334,307</u>
		<u>\$ 360,545</u>

NOTE E - UNINSURED CASH BALANCES

The Association maintains its cash and bank deposit accounts which at times throughout the year may exceed federally insured limits. The Association does not believe that it is exposed to any significant credit risk.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2019

NOTE F - RESTATEMENT OF PREVIOUSLY ISSUED FINANCIAL STATEMENTS

During the course of the current year audit, it was discovered that the assessments received in advance balance was understated by \$4,631 as of January 1, 2019. An adjustment has been made to the beginning of the year operating fund balance to reflect this change.

NOTE G - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures for normal operations.

The Association levied assessments of \$221,004 during the year ended December 31, 2019 for estimated future major repairs and replacements.

An outside consulting firm conducted a study in June 2018 to estimate the remaining useful lives and the replacement costs of the components of common property. The table included in the unaudited supplementary information of future major repairs and replacements is based on the study.

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on the study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right, subject to membership approval, to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

NOTE H - LITIGATION

The Association was involved in litigation with a vendor regarding alleged damage to the Association's chimneys. The matter was settled in 2018, with the vendor agreeing to pay the Association \$47,800 to settle the claims. The Association received \$23,910 during 2018 and the remaining \$23,890 during 2019.

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2019

NOTE I - FASB ASC 606 NEW ACCOUNTING GUIDANCE IMPLEMENTATION

The Financial Accounting Standards Board (FASB) issued new guidance that created Topic 606, *Revenue from Contracts with Customers*, in the Accounting Standards Codification (ASC). Topic 606 supersedes the revenue recognition requirements in FASB ASC 972-605, *Real Estate – Common Interest Realty Associations, Revenue Recognition*, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which a CIRA expects to be entitled in exchange for those goods or services. The new guidance is effective for all periods that begin subsequent to December 15, 2018.

NOTE J - RELATED PARTY TRANSACTIONS

The Association retains Market Ready, Inc., a company with common ownership with the management company, for certain maintenance services. In 2019, the Association incurred \$68,828 of expenses for those services.

SUPPLEMENTARY INFORMATION

LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATION
 SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND
 REPLACEMENTS

December 31, 2019

(Unaudited)

An outside consulting firm conducted a study in June 2018 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The study covers a period of 30 years and may include multiple replacements of certain assets. The estimated future inflation rate of 2.8% is used for estimating future replacement costs.

The following table is based on the study and presents significant information about the components of common property.

<u>COMPONENTS</u>	<u>ESTIMATED REMAINING USEFUL LIFE</u>	<u>ESTIMATED FUTURE REPLACEMENT COST</u>
Exterior building elements	0-25	\$ 5,621,761
Property site elements	0-30+	1,999,727
TOTAL		\$ 7,621,488

Budget
Lord's Landing Village Condominium

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Lords Landing Village Condominium
APPROVED BUDGET
2021

Account	Description	2020 Budget	2020 Actual to 07-31-20	2020 Remaining	2020 Projected	2021 Budget
Operating Accounts						
Income Accounts						
Operating Income						
40-4010-00	Assessment Income	\$708,000.00	\$412,326.38	\$295,000.00	\$707,326.38	\$708,000.00
40-4070-00	Late Fees	\$7,740.00	\$3,617.26	\$3,050.00	\$6,667.26	\$6,200.00
40-4075-00	Late Interest	\$8,510.00	\$2,144.74	\$3,275.00	\$5,419.74	\$3,677.00
40-4080-00	NSF Fees	\$480.00	\$40.00	\$200.00	\$240.00	\$300.00
40-4125-00	Reimbursed Charge	\$8,100.00	\$3,118.43	\$3,375.00	\$6,493.43	\$7,000.00
40-4160-00	Legal Fee Recovery	\$8,400.00	\$6,290.60	\$3,500.00	\$9,790.60	\$10,768.00
40-4165-00	Compliance Letter Admin	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
40-4170-00	Mgt Collection Fees Recovery	\$4,710.00	\$4,332.13	\$1,700.00	\$6,032.13	\$7,430.00
40-4200-00	Interest Income	\$84.00	\$4.65	\$35.00	\$39.65	\$8.00
40-4250-00	Insurance Claim Proceeds	\$72,000.00	\$500.00	\$30,000.00	\$30,500.00	\$20,000.00
40-4270-00	Payment Plan Setup Fee	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Income Accounts Total		\$818,274.00	\$432,399.19	\$340,135.00	\$772,534.19	\$763,633.00
Expense Accounts						
Professional Services						
50-5000-00	Legal - Cost of Collections	\$31,000.00	\$13,928.50	\$12,880.00	\$26,808.50	\$23,878.00
50-5010-00	Collection Agency Fees	\$7,740.00	\$4,305.50	\$3,050.00	\$7,355.50	\$7,381.00
50-5050-00	Professional Services	\$0.00	\$5,807.00	\$0.00	\$5,807.00	\$2,000.00
Administrative Expenses						
55-5510-00	Meeting Expense	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
55-5560-00	Postage	\$504.00	\$466.95	\$259.00	\$725.95	\$800.00
55-5565-00	Printing & Copies	\$1,200.00	\$777.04	\$650.00	\$1,427.04	\$1,330.00
55-5575-00	Management Admin Fees	\$200.00	\$1,334.85	\$0.00	\$1,334.85	\$1,335.00
55-5580-00	Supplemental Mgmt	\$255.00	\$5,285.00	\$0.00	\$5,285.00	\$3,000.00
55-5588-00	Insurance Claims Management	\$21,600.00	\$0.00	\$9,000.00	\$9,000.00	\$10,000.00
Utilities						
60-6010-00	Water / Sewer	\$1,980.00	\$1,311.90	\$825.00	\$2,136.90	\$2,250.00
60-6020-00	Electricity	\$17,550.00	\$8,318.19	\$7,175.00	\$15,493.19	\$15,500.00
60-6040-00	Telephone/Internet	\$18,840.00	\$2,554.55	\$7,850.00	\$10,404.55	\$0.00
Repairs & Maintenance						
65-6500-00	Building & Site Maintenance	\$93,000.00	\$36,852.45	\$5,000.00	\$41,852.45	\$69,001.44
65-6510-00	Electrical Repairs	\$9,000.00	\$9,660.43	\$3,750.00	\$13,410.43	\$16,560.00
65-6520-00	Plumbing Repairs	\$8,400.00	\$5,720.45	\$3,500.00	\$9,220.45	\$9,808.00
65-6522-00	Painting	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
65-6525-00	Pest Control no-contract	\$450.00	\$4,095.00	\$150.00	\$4,245.00	\$7,000.00
65-6530-00	Roof Repairs	\$3,600.00	\$2,070.00	\$1,500.00	\$3,570.00	\$3,550.00
65-6535-00	Gutter Cleaning	\$5,000.00	\$2,200.00	\$2,500.00	\$4,700.00	\$2,200.00
65-6537-00	Chimney Cleaning	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
65-6555-00	Tree Removal & Pruning	\$5,000.00	\$2,510.00	\$2,500.00	\$5,010.00	\$5,000.00
65-6560-00	Snow Removal	\$11,500.00	\$845.00	\$2,000.00	\$2,845.00	\$11,500.00
65-6568-00	Pet Waste Stations	\$1,380.00	\$0.00	\$575.00	\$575.00	\$0.00
65-6570-00	Alarm Systems Repairs	\$1,440.00	\$0.00	\$600.00	\$600.00	\$1,000.00
65-6588-00	Sprinkler System Repairs	\$540.00	\$0.00	\$225.00	\$225.00	\$2,000.00
65-6590-00	Lights & Street Lights	\$2,760.00	\$2,189.35	\$1,150.00	\$3,339.35	\$18,000.00
65-6592-00	Signs	\$2,400.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
65-6595-00	Property Loss/Insurable Exp	\$90,000.00	\$10,796.00	\$37,500.00	\$48,296.00	\$18,500.00

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Lords Landing Village Condominium
APPROVED BUDGET
2021

Contractual Services						
70-7000-00	Audit & Accounting	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
70-7010-00	Management Fees	\$45,151.08	\$26,334.14	\$18,812.95	\$45,147.09	\$46,498.56
70-7020-00	Lawn/Grounds Contract	\$28,800.00	\$16,800.00	\$12,000.00	\$28,800.00	\$34,800.00
70-7030-00	Janitorial Contract Svcs	\$37,091.52	\$22,965.94	\$15,454.80	\$38,420.74	\$45,240.00
70-7035-00	Credit Reporting	\$2,166.00	\$0.00	\$902.50	\$902.50	\$0.00
70-7050-00	Fire Equip/System Maint	\$2,500.00	\$0.00	\$0.00	\$0.00	\$900.00
70-7055-00	Alarm Monitoring / Maint	\$8,820.00	\$20,056.48	\$3,675.00	\$23,731.48	\$0.00
70-7070-00	Trash Removal	\$43,200.00	\$25,200.00	\$18,000.00	\$43,200.00	\$39,960.00
70-7075-00	Pest Control Contract	\$2,520.00	\$0.00	\$0.00	\$0.00	\$6,000.00
Insurance						
75-7500-00	Package Policy	\$73,833.48	\$43,736.66	\$30,966.35	\$74,703.01	\$88,464.00
75-7520-00	Director/Officer Liability	\$750.00	\$197.00	\$0.00	\$197.00	\$37.00
75-7560-00	Umbrella Policy	\$3,039.60	\$2,340.00	\$0.00	\$2,340.00	\$2,340.00
Non-Operating Exp						
90-9010-00	Contrib to Repl Reserve	\$227,863.32	\$132,920.27	\$94,943.05	\$227,863.32	\$259,600.00
90-9070-00	Legislative Advocacy Donation	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00
Expense Accounts Total		\$818,274.00	\$411,578.65	\$298,393.65	\$709,972.30	\$763,633.00
Operating Accounts Net		\$0.00	\$20,820.54	\$41,741.35	\$62,561.89	\$0.00
Reserve Accounts						
Income Accounts						
Reserve Income						
45-4510-00	Reserve Contrib fr Operating	\$227,863.32	\$132,920.27	\$94,943.05	\$227,863.32	\$259,600.00
45-4550-00	Reserve Interest Income	\$4,210.00	\$228.02	\$1,885.00	\$2,113.02	\$391.00
Income Accounts Total		\$232,073.32	\$133,148.29	\$96,828.05	\$229,976.34	\$259,991.00
Expense Accounts						
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expense Accounts Total		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserve Accounts Net		\$232,073.32	\$133,148.29	\$96,828.05	\$229,976.34	\$259,991.00

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Bylaws
Lord's Landing Village Condominium

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**BYLAWS
OF
COUNCIL OF UNIT OWNERS
OF
LORDS LANDING VILLAGE CONDOMINIUM**

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BYLAWS
OF
COUNCIL OF UNIT OWNERS
OF
LORDS LANDING VILLAGE CONDOMINIUM

ARTICLE I
PLAN OF CONDOMINIUM OWNERSHIP

Section 1. The Condominium. The property described on Exhibit "A" to the Declaration has been established as a Condominium pursuant to the Act. These Bylaws are attached to and made part of the Declaration as Exhibit "B" and are intended by the Declarant to set forth, among other things, a plan by which the affairs of the Condominium shall be administered and governed by the Council of Unit Owners and its Board of Directors pursuant to the Act.

Section 2. Definitions. In these Bylaws, all words shall have the same meanings as designated in the Declaration unless otherwise apparent from the context.

Section 3. Applicability of Bylaws. The provisions of these Bylaws are applicable to the Association and to the Condominium. All present and future Unit owners, lessees and occupants of Units, and any other persons who may use the Condominium or the facilities of the Condominium in any manner, are subject to these Bylaws, the Declaration and the rules and regulations (hereinafter called the "Rules") from time to time promulgated by the board of directors (hereinafter called the "Board of Directors" and each member thereof a "member" or a "Director") of the Association. The acceptance of a deed of conveyance to a Unit shall constitute an agreement that these Bylaws, the Rules and the provisions of the Declaration, as they may be amended from time to time, are accepted, ratified and will be complied with.

ARTICLE II
COUNCIL OF UNIT OWNERS

Section 1. Purpose and Status of Association. The purpose of the Association shall be to operate and maintain the Condominium for the benefit of the Unit owners and to exercise the powers conferred upon it by the Act and these Bylaws. The Association shall be an unincorporated entity.

Section 2. Name and Mailing Address. The Association hereby organized and formed for the purposes set forth above shall be known as "Council of Unit Owners of Lords Landing Village Condominium". Unless changed from time to time by the Board of Directors, the office and mailing address of the Association and the Board of Directors shall be the same as the Resident Agent for the Association.

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Section 3. Powers of the Association. The Association shall have all of those powers enumerated in Section 11-109(d) of the Act, as the same may be amended from time to time. All powers residing in the Association, except for such as in the Act are expressly reserved to the Association, shall be delegated to and exercised by the Board of Directors of the Association and/or the managing agent employed by the Board of Directors on behalf of the Association.

Section 4. Members. The Association shall have as its members every person, group of persons, corporation, trust or other legal entity, or any combination thereof, who or which owns a Unit (herein called "Unit owner"); provided, however, that any person, group of persons, corporation, trust or other legal entity, or any combination thereof, who or which holds such interest solely as security for the performance of an obligation shall not be a member solely on account of such interest.

Section 5. Annual Meetings. Within sixty (60) days from the date that deeds to Units representing fifty percent (50%) of the Percentage Interests have been delivered by the Declarant and title closed thereon, the Declarant shall notify the Unit owners and a meeting of the Association shall be held for the purpose of electing members to the Board of Directors. Notice of such meeting shall be given in accordance with the provisions of Section 8 of this Article II. Subsequent annual meetings of the Association should be held on the same date of each year as the first annual meeting, unless such date shall occur on a Saturday or Sunday or holiday, in which event the meeting shall be held on the next succeeding Monday which is not a holiday.

Section 6. Special Meetings. It shall be the duty of the President of the Association to call a special meeting (a) if so directed by resolution of the Board of Directors, or (b) upon a petition signed and presented to the Secretary of the Association by Unit owners having not less than twenty-five percent (25%) of the Percentage Interests; provided, however, that except on resolution of the Board of Directors, no special meetings shall be called prior to the first annual meeting of the Association as hereinabove provided for. No business shall be transacted at a special meeting except such as shall have been stated in the notice thereof.

Section 7. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Unit owners as may be designated in the notice of meeting by the Secretary.

Section 8. Notice of Meetings. It shall be the duty of the Secretary to provide notice of each annual or special meeting of the Association at least ten (10) days, but not more than ninety (90) days prior to such meeting, stating the purpose thereof as well as the time and place where it is to be held, to each Unit owner of record, at his address shown on the roster (hereinafter called the "Roster") required to be kept pursuant to Section 11-109(c) of the Act. If the purpose of any meeting shall be to act upon a proposed amendment to the Declaration or to these Bylaws, the notice of meeting shall be mailed at least thirty (30) days prior to such meeting. The mailing of a notice of meeting in the manner provided in this Section shall be considered service of notice as of the date of such mailing. In addition to the mailing of notice of each annual and special meeting, notice may be personally delivered to each Unit owner at his address as shown on the Roster. Service of notice shall be proven by affidavit of the person serving such notice. Attendance by a Unit owner at a meeting in person or by proxy shall constitute waiver of notice of the time, place and purposes of such meeting.

All meetings of the Association, Board of Directors or any committee created by the Board of Directors shall be held at places and times convenient to the Unit owners.

Section 9. Adjournment of Meeting. If any meeting of the Association cannot be held because a quorum of members has not attended, a majority of the Unit owners holding a majority of votes who are present at such meeting, either in person or by proxy, may adjourn the meeting and call for an additional meeting provided at least fifteen (15) days' notice of the time, place and purpose of the additional meeting is given to all Unit owners.

Section 10. Order of Business. The order of business at all meetings of the Association shall be as follows:

- (a) Roll call.
- (b) Proof of notice of meeting.
- (c) Reading of minutes of preceding meeting.
- (d) Reports of officers.
- (e) Report of Board of Directors.
- (f) Reports of committees.
- (g) Appointment of inspector of election (when so required).
- (h) Nomination of Directors from the floor (when so required).
- (i) Election of members of the Board of Directors (when so required).
- (j) Unfinished business.
- (k) New business.

In the case of a special meeting, items (a) through (d) shall be applicable, and thereafter the agenda shall consist of the items specified in the notice of meeting.

Section 11. Voting. Each Unit owner, or, subject to the proxy limitations set forth below, some person designated by such Unit owner to act as proxy on his behalf (and who need not be a Unit owner), shall be entitled to cast the vote appurtenant to his Unit at all meetings of the Association. The designation of any such proxy shall be made in writing and filed with the Secretary, in a form approved by the Board of Directors, which approval may not be unreasonably withheld, before the appointed time of each meeting. Each proxy shall be revocable at any time by written notice to the Secretary by the Unit owner who so designated the proxy, and shall automatically expire one hundred eighty (180) days following its issuance unless granted to a mortgagee or lessee. Proxies may be utilized to establish a quorum pursuant to Section 15 of this Article II and may be utilized to vote on any other matter at the meeting of the Association, provided, however, that an undesignated proxy may not be utilized to vote for nominees to the Board of Directors of the Association. In the case

of a Unit which is owned by more than one person or entity, any or all of such owners may be present at any meeting of the Association and (those constituting the group acting unanimously) may vote or take any other action as a Unit owner, either in person or by proxy. A fiduciary shall be the voting member with respect to any Unit owned in a fiduciary capacity. Where title to a Unit is in more than one person or entity, such multiple owners shall be entitled to cast, in the aggregate and as a solid block, the vote allocated to the Unit. If such multiple owners shall be unable to agree upon their vote upon any subject at any meeting, they shall either designate a third party to cast their vote or shall lose their right to vote on such subject, but if all of them shall not be present at a meeting, either in person or by proxy, the collective vote of the one or more present shall be the vote of all of the owners of the Unit. Whenever the vote of the Unit owners at a meeting is required or permitted to be taken by any provisions of the Act, the Declaration or by these Bylaws, the meeting and vote of Unit owners may be dispensed with if all of the Unit owners who would have been entitled to vote thereat upon the action, if such meeting were held, consent in writing to such action being taken.

No Unit owner shall be entitled to vote at a meeting of the Association unless and until he (1) shall have furnished the Association with his name and current mailing address and the name and current mailing address of his mortgagee(s), if any, for listing on the Roster in accordance with Section 11-109(c) of the Act, (2) has provided a copy of any lease agreement entered into with respect to his Unit in accordance with Article V, Section 14(g), of these Bylaws, and (3) is current in the payment of the monthly installment of his assessments in accordance with Article V, Section 6, of these Bylaws.

Section 12. Absentee Ballots. Absentee ballots may be utilized for purposes of (1) establishing a quorum pursuant to Section 15 of this Article II, (2) voting for Board of Director nominees listed on the absentee ballot or written in by the absentee Unit owner, or (3) voting for any other matter as set forth on the absentee ballot. Any unsigned absentee ballot, to be valid, shall be received in a signed, sealed envelope bearing the identification of the dwelling unit and proportional voting percent, if any, on the outside, and shall be opened only at a meeting at which all candidates or their delegates have a reasonable opportunity to be present.

Section 13. Open Meetings. All meetings of the Association shall be open to all owners or occupants (and other interested parties in the discretion of the Board of Directors or as required by law) of units in the Association. Meetings of the Board of Directors shall be held in accordance with Article III of these Bylaws.

Section 14. Majority of Unit Owners. As used in these Bylaws, the term "majority of Unit owners" shall mean those Unit owners having more than fifty percent (50%) of the total authorized votes of all Unit owners present, in person or by proxy, and voting at any meeting of the Association.

Section 15. Quorum. Except as otherwise provided in these Bylaws or in the Act, the presence in person or by proxy of Unit owners having more than twenty-five percent (25%) of the total authorized votes of all Unit owners constitutes a quorum at all meetings of the Association.

Section 16. Majority Vote. The vote of a majority of the total authorized votes of Unit owners present at a meeting which has been duly called shall be binding upon all Unit owners for all purposes except where in the Declaration, under the Act or pursuant to these Bylaws a higher percentage vote is required.

Section 17. Liquidation Rights. In the event of any voluntary or involuntary dissolution of the Association, each Unit owner shall be entitled to receive out of the assets of the Association available for distribution to the members thereof an amount equal to his Percentage Interest in the Common Profits and Common Expenses of the Association.

ARTICLE III BOARD OF DIRECTORS

Section 1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors acting on behalf of the Association. Until the first annual meeting of the Association as provided for in Article II, Section 5, of these Bylaws, and thereafter until their successors shall have been elected by the Unit owners, the Board of Directors shall consist of three (3) members to be designated by the Declarant. Thereafter, the Board of Directors shall be composed of an uneven number of not less than three (3) nor more than seven (7) members, all of whom shall be elected by the Unit owners.

Section 2. Powers and Duties. The Board of Directors shall have and shall exercise the powers and duties of the Association as set forth in Article II, Section 3 hereof, and may do all such acts and things except as by law or by the Declaration or by these Bylaws may not be delegated to the Board of Directors by the Unit owners. Without limiting the generality of the foregoing, the Board of Directors' powers shall include the following:

- (a) Operation, care, upkeep and maintenance of the Common Elements.
- (b) Determination of the common expenses required for the affairs of the Association.
- (c) Collection of the common charges and expenses from the Unit owners.
- (d) Employment and dismissal of the personnel necessary for the maintenance and operation of the Common Elements.
- (e) Opening of bank accounts on behalf of the Association and designating the signatories required therefor.
- (f) Purchasing of Units at foreclosure or other judicial sale in the name of the Board of Directors, or its designee, corporate or otherwise, on behalf of the Association.
- (g) Obtaining of insurance for the Condominium.

(h) Making of repairs, additions, replacements and improvements to or alterations of the Common Elements in accordance with the other provisions of these Bylaws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

(i) Enacting uniform Rules from time to time which govern the use and operation of the Condominium, as well as the conduct and the enjoyment of the Unit owners; provided, however, that such Rules are adopted in accordance with the Act and Article V, Section 15, of these Bylaws or the Declaration; and provided further that no such Rules shall be so construed so as to impair in any manner the lien of any mortgage or deed of trust with respect to any Unit and/or the Common Elements if such Rules are promulgated after the recordation of said mortgage or deed of trust.

(j) Enforcing obligations of Unit owners, allocating common profits and common expenses, if any, and doing anything and everything else necessary and proper for the sound management of the Condominium. In this connection, the Board of Directors shall have the power to enforce the provisions of the Act, the Declaration, Bylaws and Rules and, if permitted by law, to levy reasonable fines against Unit owners for violations of the same after notice and an opportunity to be heard is given pursuant to the Act. Collection of fines may be enforced against the Unit owner or Unit owners involved as if the fines are a common charge owed by the particular Unit owner or Unit owners. Where a Unit owner persists in violating the Rules, the Board of Directors may require him to post a bond, satisfactory to it, to secure future compliance with the Rules.

(k) Controlling the use of all Common Elements, including, but not limited to, designating parking spaces thereon for use by Unit owners and/or their guests.

(l) Establishing reasonable reserve funds for emergencies and unforeseen contingencies and for the repair and replacement of Common Elements.

(m) Collect assessments and charges levied by the Villages of Marlborough Community Association, Inc. (the "Community Association") and transfer such funds to the Community Association. The Board of Directors shall also have the power to enforce the provisions of the Amended Declaration of Covenants, Conditions and Restrictions of the Villages of Marlborough Community Association, Inc., recorded among the Land Records of Prince George's County, Maryland in Liber 6296 at folio 284 et seq., as amended (the "Community Association Declaration") against the Unit owners to the extent not inconsistent or conflicting with the power and authority of the Board of Directors of the Community Association.

(n) Generally, to exercise the powers of the Association set forth in the Act, the Declaration and Bylaws and to do every other act not inconsistent with the law, which may be appropriate to promote and attain the purposes set forth in the Act, Declaration and Bylaws.

Section 3. Managing Agent. The Board of Directors shall employ for the Association a professional managing agent at a compensation established by the Board of Directors. The Board of Directors shall not undertake "self-management" or otherwise fail to employ a professional managing agent without the prior written approval of

owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated and the approval of eligible mortgage holders representing fifty-one percent (51%) of the votes in the Association. All management agreements entered into on behalf of the Association shall (a) be for a term not in excess of one (1) year, (b) provide that either party may terminate the agreement, without cause, upon ninety (90) days' written notice, without a termination fee [except that management agreements entered into while the Developer is in control of the Association shall be terminable without cause on thirty (30) days' written notice], (c) provide that the Board of Directors may, for cause, terminate such agreement upon thirty (30) days' written notice (without a termination fee) and (d) provide for renewal upon agreement by the parties for successive one (1)-year periods.

Section 4. Election and Term of Office. The Directors of the Association who shall be designated by the Declarant in accordance with Article III, Section 1, above shall hold office at the pleasure of the Declarant until the first annual meeting of the Association as provided for in Article II, Section 5, of these Bylaws.

At the first annual meeting of the Association, the members of the Board of Directors shall be elected by the Unit owners from among the Unit owners. At such first annual meeting the number of Directors shall be established by vote of Unit owners and such number may be established at any subsequent annual meeting, provided however that any change in the number of Directors shall not act to curtail or extend the term of office of any incumbent Director. Commencing with the first annual meeting of the Association, if the Board of Directors consists of three (3) Directors, the term of office of the Director receiving the greatest number of votes shall be fixed for two (2) years. In the event the Board consists of five (5) Directors, the term of office of the two (2) Directors receiving the greatest number of votes shall be fixed for two (2) years. In the event the Board consists of seven (7) Directors, the term of office of the three (3) Directors receiving the greatest number of votes shall be fixed for two (2) years. The terms of office of the remaining Directors shall be fixed at one (1) year. At the expiration of the initial term of office of each respective Director, his successor shall be elected to serve a term of two (2) years. In the alternative, at the first annual meeting, or any annual meeting thereafter, the Unit owners may vote to establish the term of office for all Directors to be one (1) year. Any change in the term of office of Directors shall not act to curtail or extend the term of office of any incumbent Director. Each Director shall hold office until the next meeting of the Board of Directors following the election of his successor. However, a member of the Board of Directors shall be deemed to have resigned whenever such member, his spouse, or firm, corporation or other entity he is associated with, sells the Unit which qualified such individual to become a member of the Board of Directors. All election materials prepared with Association funds shall list candidates in alphabetical order and shall not suggest a preference among candidates. Members of the Board of Directors shall be elected by secret ballot.

Section 5. Nominations. A call for nominations for candidates for the Board of Directors shall be sent to all Unit owners not less than forty-five (45) days before notice of an election is sent. Only nominations made at least fifteen (15) days before notice of an election shall be listed on the election ballot. Nominations may also be made from the floor at the meeting at which the election of the members of the Board of Directors is held.

Section 6. Removal of Members of the Board of Directors. At any regular or special meeting of the Association after the first annual meeting of the Association, any one or more of the members of the Board of Directors elected by the Unit owners may be removed, with or without cause, by a majority of the Unit owners. Any member of the Board of Directors whose removal has been proposed by the Unit owners shall be given an opportunity to be heard at the meeting. The term of office of any Director who becomes more than forty-five (45) days delinquent in the payment of common charges against the Unit of which he is the owner shall automatically terminate on the forty-sixth (46th) day, and his successor shall thereupon be appointed by the Board of Directors from among the Unit owners to fill out the unexpired portion of his term. The Declarant may remove a Board member of the Board of Directors designated by him, at any time, with or without cause, by written notification to the Board of Directors specifying the date of such removal and the name of the individual designated to succeed the member so removed.

Section 7. Vacancies. Vacancies on the Board of Directors shall be filled by vote of a majority of the remaining Directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum, and each person so elected shall be a member of the Board of Directors for the remainder of the term of the predecessor member, and until a successor shall be elected at the next annual meeting of the Association.

Section 8. Organization Meeting. The first regular meeting of the Board of Directors following an annual meeting of the Unit owners shall be held within ten (10) days thereafter, at such time and place as shall be fixed by a majority of the members of the Board of Directors, and no notice shall be necessary to the newly elected members of the Board of Directors in order legally to constitute such meeting, provided that a majority of the whole Board of Directors shall be present thereat.

Section 9. Regular and Special Meetings.

(a) All regular meetings of the Board of Directors or any committee created by the Board of Directors shall be held only upon regularly scheduled and established dates or periods at such time and place as shall have been made known to all members in accordance with the procedures set forth below. All regular or special meetings shall be open to all owners or occupants of units in the Condominium, as well as their mortgagees, except that such meetings may be held in closed session for the following purposes:

- (i) Discussion of matters pertaining to employees and personnel;
- (ii) Protection of the privacy or reputation of individuals in matters not related to Association business;
- (iii) Consultation with legal counsel;
- (iv) Consultation with staff personnel, consultants, attorneys or other persons in connection with pending or potential litigation;

(v) Investigative proceedings concerning possible or actual criminal misconduct;

(vi) Complying with a specific constitutional, statutory or judicially imposed requirement protecting particular proceedings or matters from public disclosure;

(vii) On an individually recorded affirmative vote of two-thirds (2/3) of the members present, for some other exceptional reason so compelling as to override the general public policy in favor of open meetings;

(b) If a meeting is held in closed session pursuant to the procedures established above,

(i) No action may be taken and no matter may be discussed other than those permitted above; and

(ii) A statement of the time, place and purpose of any closed meeting, the record of the vote of each member by which any meeting was closed, and the authority under this Section for closing any meeting shall be included in the minutes of the next meeting of the Board of Directors.

(c) The Secretary shall maintain a current roster of names and addresses of each Unit owner to which notices of regular meetings of the Board of Directors shall be sent at least annually. Notice of special meetings of the Board of Directors shall be given to each Unit owner, by posting or otherwise, except upon the declaration of an emergency by the person calling the meeting, in which event such notice may be waived.

Section 10. Waiver of Notice. Any member of the Board of Directors may at any time waive notice of any meeting of the Board of Directors, in writing, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Directors at any meeting of the Board shall constitute a waiver of notice by him of the time, place and purpose thereof. If all the members of the Board of Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

Section 11. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any such meeting at which a quorum is present, any business which might have been transacted at the meeting originally called and adjourned may be transacted without further notice.

Section 12. Fidelity Bonds. To the extent reasonably available, blanket fidelity bonds shall be required to be maintained by the Board of Directors for all officers, directors, managers, trustees, employees and volunteers of the Association and all other persons handling or responsible for funds held or administered by the Association,

whether or not they receive compensation for these services. Where the Board of Directors has delegated some or all of the responsibility for the handling of funds to a management agent, such management agent shall be covered by its own fidelity bond. Except for fidelity bonds that a management agent obtains for its personnel, all other bonds should name the Association as an obligee and should have their premiums paid as a common expense by the Association. Fidelity bonds obtained by a management agent shall name the Association as an additional obligee. The total amount of fidelity coverage required shall be sufficient to cover the maximum funds that will be in the custody of the Association or management agent at any time, but must at least equal the sum of three (3) months' assessments on all Units within the Condominium plus any reserves. The bonds shall provide that they cannot be canceled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association, any Insurance Trustee (as defined herein), all Eligible Mortgage Holders and each servicer servicing a mortgage in the Condominium owned by FNMA.

Section 13. Compensation. No member of the Board of Directors shall receive any compensation for acting as such, but a Director may be reimbursed for actual out-of-pocket expenses incurred by him in the proper performance of his duties.

Section 14. Liability of the Board of Directors; Indemnification.

(a) The members of the Board of Directors shall not be liable to the Unit owners for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith.

(b) The Association shall indemnify every Director against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any Director in connection with any action, suit or other proceeding (including the settlement of any such suit or proceeding if approved by the then Board of Directors of the Association) to which he may be made a party by reason of being or having been a Director of the Association, whether or not such person is a Director at the time such expenses are incurred. The Board of Directors shall obtain adequate directors and officers insurance. The Directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except in their capacity as Unit owners) and the Association shall indemnify and forever hold each such Director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any Director of the Association or former Director of the Association may be entitled.

(c) The provisions of "(a)" and "(b)" above shall also apply to each and every officer of the Association.

Section 15. Executive Committee. The Board of Directors may, by resolution duly adopted, appoint an Executive Committee to consist of three (3) members of the Board of Directors. The Executive Committee shall have and may exercise all of the powers of the Board of Directors in the management of the business and affairs of the Association during the intervals between the meetings of the Board of Directors insofar as may be permitted by law, except that the Executive Committee shall not have power (a) to determine the common charges and expenses required for the affairs of the

Association, or (b) to adopt or amend the Rules covering the details of the operation and use of the Condominium.

Section 16. Common or Interested Directors. The Directors shall exercise their powers and duties in good faith and with a view to the interests of the Association and consistent with the purposes set forth in the Declaration. No contract or other transaction between the Association and one or more of its Directors, or between the Association and any corporation, firm, entity or association in which one or more of the Directors are directors or officers or are pecuniarily or otherwise interested, shall be either void or voidable because such Director or Directors are present at the meeting of the Board of Directors or any committee thereof which authorizes or approves the contract or transaction, or because his or their votes are counted for such purpose, if such action complies with the provisions of Section 2-419 of the Corporations and Associations Article of the Annotated Code of Maryland (1981 Cum. Supp.) or its successor statute.

Section 17. Board as Attorney-in-Fact. The Board of Directors is hereby irrevocably appointed as attorney-in-fact for the owners of all of the Units, and for each of them, to manage, control and deal with the interests of such owners in the Common Elements of the Condominium so as to permit the Board of Directors to fulfill all of its powers, functions and duties under the provisions of the Act, the Declaration and these Bylaws, and to exercise all of its rights thereunder and to deal with the Condominium upon its destruction and/or the proceeds of any insurance indemnity as hereinafter provided and to grant easements in accordance with Article XI hereof. The foregoing shall be deemed to be a power of attorney coupled with an interest, and the acceptance by any person or entity of any interest in any Unit shall constitute an appointment of the Board of Directors as attorney-in-fact as aforesaid.

Section 18. Committees. The Board of Directors may appoint an Architectural Control Committee and, if necessary, an Executive Committee, as provided in these Bylaws. In addition, the Board of Directors may appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE IV OFFICERS

Section 1. Designation. The principal officers of the Association shall be the President (who shall also act as chairman of the Board of Directors of the Association), the Vice President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Directors. The Board of Directors may appoint an assistant treasurer, an assistant secretary, and such other officers as in its judgment may be necessary or desirable. The President and Vice President, but no other officers, must be members of the Board of Directors.

Section 2. Election of Officers. The officers of the Association shall be elected annually by the Board of Directors and shall hold office at the pleasure of the Board of Directors.

Section 3. Removal of Officers. Upon the affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or

without cause, and his successor may be elected at any regular meeting of the Board of Directors or at any special meeting of the Board of Directors called for such purpose.

Section 4. President. The President shall be the chief executive and operating officer of the Association. He shall preside at all meetings of the Association. He shall have all of the general powers and duties which are incident to the office of president of a stock corporation organized and existing under the laws of the State of Maryland.

Section 5. Vice President. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors or by the President.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Association (including copies of all resolutions adopted thereat), and of the Board of Directors; shall count the votes at meetings of the Council of Unit Owners; shall have charge of such books and papers as the Board of Directors may direct; shall maintain the roster of Unit owners and shall, in general, perform all the duties incident to the office of secretary of a stock corporation organized and existing under the laws of the State of Maryland.

Section 7. Treasurer. The Treasurer shall have the responsibility for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He shall be responsible for the deposit of all moneys and other valuable effects in the name of the Association in such depositories as may from time to time be designated by the Board of Directors, and he shall, in general, perform all the duties incident to the office of treasurer of a stock corporation organized and existing under the laws of the State of Maryland.

The Treasurer shall give a bond, the premium therefor to be considered a common expense, in such sum and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his office and for the restoration, in case of his death, resignation, retirement or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control.

Section 8. Compensation of Officers. No officer shall receive any compensation from the Association for acting as such; provided, however, that an officer is entitled to reimbursement from the Association for any bona fide expenses incurred by such officer in the performance of his duties pursuant to the Declaration or these Bylaws. The determination of a bona fide expense shall be at the sole discretion of the Board of Directors.

ARTICLE V
OPERATION OF THE CONDOMINIUM

Section 1. Determination of Common Expenses and Fixing of Common Charges.

Unless otherwise expressly provided herein, common expenses of the Association, in general, shall include maintenance, operation, repair, or replacement of the Common Elements. They include, but are not limited to:

- (i) Management fees;
- (ii) Insurance premiums;
- (iii) Charges for landscaping, snow removal and maintenance of the walks, driveways, parking areas and retaining walls (if any);
- (iv) Audit, attorneys' fees, and like administrative costs;
- (v) Reserves for replacements or other expenses of a non-recurring nature;
- (vi) Service contracts and employees' salaries;
- (vii) Payment of utility bills and like expenses (except to the extent that such bills or expenses are individually metered for any Unit, in which event such bills or expenses shall be the responsibility of the Unit owner receiving the benefit of such individually metered service); and
- (viii) Assessments and fees payable to the Community Association, to the extent the Board of Directors elects to have such assessments and fees collected by the Association; and
- (ix) Such other expenses as shall be necessary or desirable in the judgment of the Board of Directors for the administration and operation of the Condominium, or which may be declared to be common expenses by the Act, the Declaration, these Bylaws or by resolution of the Council of Unit Owners.

Section 2. Preparation and Approval of Budget. Each year at least thirty (30) days before the adoption of a budget for the Condominium, the Board of Directors shall cause to be prepared and submitted to the Unit owners a proposed annual budget for the next fiscal year of the Association. The proposed annual budget shall contain, at a minimum, an estimate of the total amount of income the Association expects to receive, as well as an estimate of expenses for administration, maintenance, utilities, general expenses, reserves and capital items that are expected for the next fiscal year. The budget shall be adopted at an open meeting of the Board of Directors. The Board of Directors shall thereafter send to each Unit owner a copy of the approved budget which sets forth the amount of the common expenses payable by each Unit owner, on or before thirty (30) days preceding the beginning of the fiscal year to which the budget applies or as soon thereafter as is possible. The said budget shall constitute the basis for determining each Unit owner's contribution for the common expenses of the

Condominium. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit owner's obligation to pay his allocable share of the common expenses, as herein provided, whenever the same shall be determined, and in the absence of any annual budget, each Unit owner shall continue to pay his allocable share of the common expenses at the then existing rate established for the previous fiscal period until the new payment is established.

Section 3. Reserves. As part of the annual budget the Board of Directors shall build up and maintain an adequate reserve for working capital and contingencies, and an adequate reserve for replacement of the Common Elements required to be replaced by the Association. All funds accumulated for reserves shall be kept in a separate bank account, segregated from the general operating funds, and, if the Board of Directors deems it advisable, funds accumulated for each type of reserve shall be kept in a separate bank account, identified by reference to the specific category of reserve. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves. Except where an emergency requires an expenditure to prevent or minimize loss from further damage to, or deterioration of, the Common Elements, reserves accumulated for one purpose may not be expended for any other purpose unless approved by the Board of Directors; unless provided otherwise by the Act, the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or the Veterans Administration ("VA"). If the reserves are inadequate for any reason, including non-payment of any Unit owner's assessment, the Board of Directors may, subject to the limitations of Section 4 below, levy a further assessment, which shall be assessed against the Unit owners according to their proportionate share, and which may be payable in a lump sum or in installments as the Board of Directors may determine. The Board of Directors shall serve notice of any such further assessment on all Unit owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall, unless otherwise specified in the notice, become effective with the next regular payment which is due more than ten (10) days after the delivery or mailing of such notice of further assessment.

The proportionate interest of any Unit owner in any reserve fund shall be considered an appurtenance to his Unit and shall not be separately withdrawn, assigned or transferred or otherwise separated from the Unit to which it is appurtenant, and shall be deemed to be transferred with such Unit.

Section 4. Amendment to Budget. Any expenditure which is deemed necessary by the Board of Directors (other than those required because of conditions which, if not corrected, could reasonably result in a threat to the health or safety of the Unit owners or a significant risk of damage to the Condominium) that, if made, would result in an increase in the amount of assessments for the current fiscal year of the Condominium in excess of fifteen percent (15%) of the budgeted amount previously adopted shall be approved by an amendment to the Budget adopted at a special meeting of the Board of Directors, upon not less than ten (10) days' written notice to the Unit owners.

Section 5. Initial Assessment. When the first Board of Directors takes office, it shall determine the budget for the period commencing upon the conveyance of legal title to the first Unit by the Declarant and ending on the last day of the fiscal year established by the Board of Directors in which such conveyance occurs. The Board of

Directors shall establish an initial working capital fund equal to three (3) months' regular assessments through a special assessment of each Unit owner upon purchase of his Unit from the Declarant. The Declarant will deliver the funds so collected to the Board of Directors, who shall maintain the funds in a segregated account for the use and benefit of the Association to provide the necessary working capital for the Council of Unit Owners. Such funds may be used for certain prepaid items, initial equipment, supplies, organizational costs and other start-up costs, or for such other purposes related to the operation of the Association as the Board of Directors may determine.

Section 6. Payment of Common Charges; Lien. Each Unit owner shall be obligated to pay, in advance, the common charges assessed by the Board of Directors against his Unit.

The amount levied and assessed against each Unit for common charges shall constitute a lien against said Unit from the date of assessment until the date of full payment, provided that the requirements of the Maryland Contract Lien Act have been fulfilled. At the option of the Board of Directors, the common charges may be payable in annual, quarterly, monthly or other convenient installments, and to the Board of Directors or to such person or entity who or which the Board of Directors shall designate.

No Unit owner may be exempted from liability for the assessment of common expenses by waiver of the use or enjoyment of any of the Common Elements or by abandonment of his Unit. No Unit owner shall be liable for the payment of any part of the common expenses assessed against his Unit subsequent to the date of recordation of a conveyance by him in fee of such Unit. Prior to or at the time of such conveyance, all liens, unpaid charges and assessments shall be paid in full and discharged. The purchaser of a Unit shall be jointly and severally liable with the selling Unit owner for all unpaid assessments against the latter for his proportionate share of the common expenses up to the time of such recordation, without prejudice to the purchaser's right to recover from the selling Unit owner amounts paid by the purchaser therefor; provided, however, that no purchaser from a selling Unit owner other than the developer shall be liable for, nor shall the Unit conveyed be subject to a lien for, any unpaid assessments greater than the amount set forth in any resale certificate provided by the Association or its management agent. Notwithstanding anything contained herein to the contrary, any mortgagee who comes into possession of a Unit by virtue of foreclosure of a deed of trust or mortgage or a deed or other conveyance in lieu of foreclosure shall take the Unit free of any claims for unpaid assessments or charges against such Unit which accrue prior to the time such mortgagee comes into possession thereof, except for claims for a pro-rata share of such assessments or charges resulting from a pro-rata reallocation of such assessments or charges to all Units, including the mortgaged Unit. Such sale or transfer shall not relieve the purchaser at such sale of the Unit from liability for any assessments thereafter coming due, nor from the lien of such subsequent assessments, which lien, if any, claimed shall have the same effect and may be enforced in the same manner as provided herein. The lien of the Council of Unit Owners for delinquent assessments against a Unit shall be subordinate to the lien of any first mortgagee holding a mortgage or deed of trust on such Unit unless otherwise provided by law.

All taxes, assessments, and charges which may become liens prior to any first mortgage shall relate only to the individual unit and not to the Condominium as a whole.

No amendment to this Section shall affect the rights of the holder of any such mortgage (or the indebtedness secured thereby) recorded prior to recordation of such amendment unless the holder thereof (or of the indebtedness secured thereby) shall join in the execution of such amendment.

Section 7. Collection of Assessments. The Board of Directors shall take prompt action to collect any common charges due from any Unit owner which remain unpaid for more than thirty (30) days from the due date for payment thereof. The Board of Directors shall notify any Eligible Mortgage Holder who holds a mortgage upon a Unit to which there exists a delinquency in the payment of common charges, which delinquency has existed for sixty (60) days or more. Upon default in the payment of any one or more installments of any assessment levied pursuant to the Declaration and/or these Bylaws, the entire balance of said assessments may be accelerated at the option of the Board of Directors and be declared due and payable, in full, together with interest thereon at the maximum rate permitted by law at the time the assessment became due.

Section 8. Default in Payment of Common Charges. The lien for unpaid assessments for common charges may be enforced and foreclosed in such manner as may from time to time be provided in the Act. Any assessment, until paid, may at the election of the Board of Directors bear interest at the maximum rate permitted by law at the time the assessment became due. In addition, the Board of Directors may impose late charges and/or the costs of collection (including reasonable attorneys' fees), if any, with respect to any assessment which has not been fully paid when due. Such late charges and other costs shall not exceed the permissible amounts provided for in the Act, and shall otherwise comply therewith. All such interests, late charges and other costs shall constitute a lien upon the Unit until fully paid as provided in Article V, Section 6, above.

In any action brought by the Association to foreclose a lien against a Unit because of unpaid common charges, the Unit owner shall be required to pay a reasonable rental for the use of his Unit, and the plaintiff in such foreclosure action shall be entitled to the appointment of a receiver to collect the same, such rent to accrue from the date that the foreclosure decree becomes final until the plaintiff in such foreclosure action regains possession from the Unit owner.

No suit or other proceeding may be brought by the Association to foreclose the lien for any assessments levied pursuant to the Declaration or these Bylaws except after ten (10) days' written notice to the holder of the first mortgage which is a lien on the Unit that is the subject matter of the proceeding.

Section 9. Statement of Common Charges; Resale Certificate. Any owner, first mortgagee or any purchaser in connection with any sale or conveyance of a Unit, shall be entitled to a statement furnished by the Board of Directors setting forth in detail the amount of any unpaid assessments owed by the Unit owner, and such party shall be entitled to rely on such statement and shall have no liability for, nor shall the Unit be encumbered with, an amount of unpaid assessments accruing prior to the date

of such statement which are greater than that shown on such statement. The Board may impose a reasonable fee to furnish this information.

Upon written request by a Unit owner and receipt of a reasonable fee therefor, the Board of Directors shall furnish a certificate containing the information required by Section 11-135(a) of the Act.

Section 10. Insurance. The Board of Directors shall be required to comply with the insurance requirements of the Act and, to the extent not in violation of the Act, shall also comply with the provisions of this Article V, Section 10.

The Board of Directors shall be required to obtain and maintain a master or blanket type of hazard insurance policy covering all of the Common Elements and Units that are normally included in a policy of this type, including, but not limited to, fixtures and building service equipment and common personal property and supplies belonging to the Association. The policy must also cover fixtures, equipment and other personal property inside individual Units if such items are typically conveyed as part of the Unit. The insurance should cover one hundred percent (100%) of the current replacement cost (less a reasonable deductible) of the insured property. Coverage need not include land, foundations, excavations or other items that are usually excluded from insurance coverage. If available, the policy shall contain an Agreed Amount and Inflation Guard Endorsement, as well as a Demolition Cost Endorsement, Contingent Liability from Operation of Building Laws Endorsement, and Increase Cost of Construction Endorsement. The maximum deductible amount for coverage of the Common Elements is the lesser of Ten Thousand Dollars (\$10,000.00) or one percent (1%) of the policy face amount. The maximum deductible related to coverage on individual Units is the lesser of One Thousand Dollars (\$1,000.00), or one percent of the Unit's replacement cost.

If there is a steam boiler in operation in connection with the Condominium, there must be in force boiler explosion insurance evidenced by the standard form of boiler and machinery insurance policy and providing as a minimum the lesser of Two Million Dollars (\$2,000,000.00) or the insurable value of the building(s) housing the boiler or machinery per accident per location, unless a higher amount of coverage is required by a Mortgagee. If the Condominium is located in special flood hazard areas, as defined by the Federal Emergency Management Agency, a master or blanket policy of flood insurance on the Condominium must be maintained. The amount of flood insurance shall be at least equal to the lesser of (i) one hundred percent (100%) of the current replacement cost of all buildings and other insurable property located in the flood hazard area; or (ii) the maximum coverage available for the property under the National Flood Insurance Program. The insured under each required policy shall be the Association for use and benefit of the individual Unit owners. The maximum deductible amount for flood insurance policies is the lesser of Five Thousand Dollars (\$5,000.00) or one percent (1%) of the policy face amount.

The Board of Directors shall obtain and maintain a comprehensive general liability policy of insurance covering all of the Common Elements, public ways and any other areas that are under the Association's supervision. The policy shall also cover any commercial space owned by the Association, even if such space is leased to others. The policy should provide coverage for bodily injury and property damage that results from the operation, maintenance or use of the Common Elements and any legal liability that results from law suits related to employment contracts in which the Association is a

party. Supplemental coverage to protect against additional risks should also be obtained, if required by a Mortgagee. Such insurance policy shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit owner because of negligent acts of the Association or other unit owners. Liability coverage shall be at least One Million Dollars (\$1,000,000.00) per occurrence, for bodily injury and property damage, unless higher amounts of coverage are required by a Mortgagee. The liability policy(ies) may not be canceled or substantially modified without ten (10) days prior notice to the Association and the holder of a First Mortgage on any Unit.

The named insured under all insurance policies shall be the Council of Unit Owners of Lords Landing Village Condominium for the use and benefit of each Unit owner. The "loss payable" clause should show the Council of Unit Owners of Lords Landing Village Condominium, or the Insurance Trustee (as hereinafter defined, if applicable) as a trustee for each Unit owner and the holder of each unit's mortgage. The policies must also contain the standard mortgage clause and must name as mortgagee the Federal National Mortgage Association (FNMA), the Federal Home Loan Mortgage Corporation (FHLMC) and/or such other mortgagees as hold mortgages on Units, as well as their successors and assigns.

Each hazard insurance policy must be written by a hazard insurance carrier which has a current rating by Best's Insurance Reports of B/VI or better. Hazard insurance policies are also acceptable from an insurance carrier which has a financial rating by Best's Insurance Reports of Class V, provided it has a general policyholder's rating of at least A. Each insurer must be specifically licensed or authorized by law to transact business within the State of Maryland. The policy contract shall provide that no assessment may be made against the mortgagee, and that any assessment made against others may not become a lien on the mortgaged Unit superior to the first mortgage.

The insurance policy must provide that the insurance carrier shall notify the Association and each Mortgagee named in the Mortgagee clause at least ten (10) days before it cancels or substantially changes the Condominium's coverage. In addition, each Eligible Mortgage Holder shall receive timely written notice of any lapse, material modification or cancellation of any insurance policy covering the Condominium.

Notwithstanding any provision of the Declaration or these Bylaws relating to property or liability insurance, there may be named as an insured, on behalf of the Association, the Association's authorized representative, including any trustee with whom such Association may enter into any Insurance Trust Agreement or any successor to such trustee (each of whom shall be referred to herein as the "Insurance Trustee"), who shall have exclusive authority to negotiate losses under any policy providing such property or liability insurance. The insurance policy(ies) covering the Condominium obtained by the Association shall provide that any Insurance Trust Agreement will be recognized.

Except to the extent inconsistent with the law, each unit owner is deemed to appoint the Association, or any Insurance Trustee or substitute Insurance Trustee designated by the Association, as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: (1) the collection and appropriate disposition of

the proceeds thereof; (2) the negotiation of losses and execution of releases of liability; (3) the execution of all documents and the performance of all other acts necessary to accomplish such purpose.

The insurance policy(ies) covering the Condominium obtained by the Association shall provide (i) the right of subrogation against Unit owners will be waived, (ii) the insurance will not be prejudiced by any acts or omissions of individual Unit owners that are not under the control of the Association, and (iii) the policy(ies) will be primary, even if a Unit owner has other insurance covering the same loss.

Section 11. Repair or Reconstruction After Fire or Other Casualty. Except as hereinafter provided, and as provided in the Act (and inconsistent herewith), in the event of damage to or destruction of the Condominium as a result of fire or other casualty, the Board of Directors shall arrange for the prompt repair and restoration thereof (including any damaged Units, and any fixtures, equipment or other property covered by the Association's insurance installed therein on the date of recordation of the Declaration, but not including any wall, ceiling or floor decorations or coverings or other furniture, furnishings, fixtures or equipment installed by Unit owners in the Units), and the Board of Directors or the Insurance Trustee, as the case may be, shall disburse the proceeds of all insurance policies to the contractors engaged in such repair and restoration, as provided below.

The Insurance Trustee may rely upon a certificate of the Board of Directors which certifies whether or not the damaged Condominium is to be reconstructed or repaired. The Board of Directors, upon request of the Insurance Trustee, shall deliver such certificate as soon as practicable.

If the damage is only to those parts of a Unit for which the responsibility of maintenance and repair is borne by the Unit owner, then the Unit owner shall be responsible for the reconstruction and repair after a casualty and shall be entitled to apply the applicable insurance proceeds thereto. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

Immediately after a casualty causing damage to the Condominium for which the Association has the responsibility of maintenance, repair, and/or replacement, the Board of Directors shall obtain reliable and detailed estimates of the cost to place the damaged portions of the Condominium in as good a condition as existed before the casualty. Such costs may include professional fees and premiums for such bonds as the Board of Directors desire.

In the event of reconstruction or repair (as estimated by the Board of Directors) which shall exceed Twenty-Five Thousand Dollars (\$25,000.00), all proceeds of insurance shall be paid over to a trust company or bank having trust powers and authorized to engage in the trust business in the State of Maryland (the "Insurance Trustee"), selected by the Board of Directors and shall be paid out from time to time as the reconstruction or repair progresses in accordance with the provisions of an Insurance Trust Agreement and which contains, inter alia, the following provisions:

(a) the reconstruction or repair shall be in the charge of an architect or engineer, who may be an employee of the Association, and hereinafter called the "Architect";

(b) any restoration or repair of the project shall be performed substantially in accordance with the Declaration and the original plans and specifications, unless other action is approved by at least fifty-one percent (51%) of the eligible mortgage holders (based upon one vote for each first mortgage owned), and two-thirds (2/3) of the owners (other than the sponsor, developer or builder) of the individual condominium units.

(c) each request for an advance of the proceeds of insurance shall be made to the Insurance Trustee and shall be accompanied by a certificate from the Architect and Board of Directors to the effect that (i) all work then completed has been performed in accordance with the plans and specifications; and (ii) the amount requested to be advanced is required to reimburse the Board of Directors for payments previously made by the Board of Directors or is due to the contractor responsible for the restoration or repair, or to subcontractors, materialmen, laborers, engineers, architects or to other persons responsible for services or materials in connection with such restoration or repair, or for fees or the like necessarily incurred in connection with the same; and (iii) when added to amounts previously advanced by the Insurance Trustee, the amount requested to be advanced does not unreasonably exceed the value of the work done and materials delivered to the date of such request;

(d) each request for an advance of the proceeds of insurance shall be accompanied by satisfactory waivers of liens covering that portion of the repair or reconstruction for which payment or reimbursement is being requested, together with appropriate evidence from a title insurance company or the like to the effect that there has not been filed with respect to the Condominium, or any part thereof, any mechanics' or other lien, or notice of intention to file the same, which has not been dismissed, bonded, or satisfied of record;

(e) the fees and expenses of the Insurance Trustee, as agreed upon by the Board of Directors and the Insurance Trustee, shall be paid by the Association as a common expense, and such fees and expenses may be deducted from any insurance proceeds in the hands of the Insurance Trustee, pro rata, as the reconstruction or repair progresses;

(f) such other provisions not inconsistent with the provisions hereof as the Board of Directors or the Insurance Trustee may reasonably require.

Upon completion of the reconstruction or repair and payment in full of all amounts due on account thereof, any proceeds of insurance then in the hands of the Insurance Trustee shall be paid to the Board of Directors, shall be considered as one fund and shall be divided among the owners of all the Units in the same proportion as that previously established for ownership of appurtenant undivided interests in the Common Elements, after first paying out of the share of the owner of any Unit (to the extent such payment is required by any lienor and to the extent the same is sufficient for such purpose), all liens upon said Unit.

Section 12. Abatement and Enjoinment of Violations by Unit Owners. The violation of any of the Rules adopted by the Board of Directors, or the breach of these Bylaws or of any provision of the Declaration or the Declaration of Covenants, Conditions and Restrictions or Bylaws or rules and regulations of the Community Association shall give the Board of Directors the right, in addition to any other rights

set forth in these Bylaws: (a) to enter the Unit in which or as to which such violation or breach exists and to summarily abate and remove, at the expense of the defaulting Unit owner, any structure, thing or condition that may exist therein contrary to the intent and meaning of the provisions hereof, and the Board of Directors shall not thereby be deemed guilty in any manner of trespass; provided, however, that no structure or improvement may be altered or demolished until proper judicial proceedings have been instituted; or (b) to enjoin, abate or remedy by appropriate legal proceeding, either at law or in equity, the continuance of any such breach.

Section 13. Maintenance and Repair.

(a) By the Association. The Association shall be responsible for the maintenance, repair and replacement of the following, the cost of which shall be charged to all Unit owners as a common expense:

(i) Except as otherwise provided in paragraph (b) of this Section 13, all of the Common Elements, whether located inside or outside of the Units; and

(ii) All exterior walls and exterior surfaces (including the painting of the exterior surface of the front door of each Unit) of the buildings constituting the Condominium; the roofs of the buildings constituting the Condominium; Unit party walls and all other portions of the Units which contribute to the support of the buildings constituting the Condominium, such as the outside walls of such buildings, and all fixtures on the exterior thereof; the boundary walls of Units; floor slabs; load-bearing columns; but excluding, however, the interior walls, interior ceilings and interior floor coverings of the Units, and excluding the surfaces of all walls, floors and ceilings of the Units; and

(iii) The sanitary and storm sewer systems and appurtenances; all water, electric, gas, heating, air conditioning, plumbing and telephone lines, facilities and systems that are deemed Common Elements, including all conduits, ducts, plumbing, wiring and other facilities (including television master antennae systems whether located inside or outside of any Unit) for the furnishing of all utility services into two (2) or more Units, but excluding therefrom all air-handling units, heating units, air-conditioning units, and all plumbing (including, but not limited to, components of a sprinkler system located within or serving only one (1) Unit) and electrical appliances, fixtures, systems and parts thereof which are enjoyed by only a single Unit and are located solely within the boundary of an individual Unit or in a Limited Common Element designated in the Declaration as being appurtenant to an individual Unit; all catch basins and television master antenna systems located outside the specific boundaries of any Unit; and all roof drainage pipes, gutters and leaders; and

(iv) Except as otherwise provided in paragraph (b)(ii) of this Section 13, all balconies or patios; and

(v) All incidental damage caused to any Unit by such work as may be done or caused to be done by the Association in accordance with the provisions of these Bylaws.

(b) By the Unit Owner.

(i) Except for the portions of his Unit required to be maintained, repaired and replaced by the Association, each Unit owner shall be responsible for the maintenance, repair and replacement, at his own expense, of the following: any interior walls, ceilings and floors, kitchen and bathroom fixtures and equipment, air-handling units, heating units, air-conditioning units, lighting fixtures, plumbing and electrical appliances and systems, fixtures and parts thereof which are wholly contained within his Unit and/or in a Limited Common Element designated in the Declaration as being appurtenant to his Unit and which serve his Unit and no other.

(ii) Each Unit owner shall be responsible for performing, at his expense, the normal maintenance for any balcony or patio which is designated in the Declaration or on the Condominium Plat as being a Limited Common Element appurtenant to his Unit, including keeping it in a clean and sanitary condition and free and clear of snow, ice and any accumulation of water, and shall also make, at his own expense, all repairs thereto caused or permitted by his negligence, misuse or neglect. In the event any Unit owner shall fail to maintain any Limited Common Element appurtenant to his Unit, the Association shall be responsible for such maintenance, the cost of which may be assessed against such Unit and shall be collectible in the same manner as any other assessment levied by the Association. The Association shall be responsible for the maintenance of any chimneys or flues which are Limited Common Elements appurtenant to any Unit(s). Notwithstanding anything herein to the contrary, the Association shall be responsible for the maintenance, repair and replacement of all structural components of the Limited Common Elements.

(iii) Each Unit owner shall, at his expense, perform all maintenance and make all repairs and replacements to the windows, window frames, window screens, the front door, door frame, as well as the hardware and locking devices (but not the painting of the exterior surface of the front door) and any sliding glass door(s), and their frames and screens, appurtenant to or part of his Unit.

(iv) Each Unit owner shall be responsible for, and promptly after demand shall reimburse the Association for the cost of maintaining, repairing or replacing any damage to the Common Elements or any portion of his Unit required to be maintained, repaired or replaced by the Association which is caused by the negligence, misuse or neglect of such Unit owner. Such reimbursement shall be collected by the Association from the Unit owner obligated therefor in the same manner as set forth in Article V of these Bylaws for the collection of common charges.

(v) Each Unit owner shall perform his responsibilities under this Section 13 in such a manner as shall not unreasonably disturb or interfere with the other Unit owners. Each Unit owner shall promptly report to the Board of Directors or the managing agent any defect or need for repairs for which the Association is responsible.

(c) Manner of Repair and Replacement. All repairs and replacements shall be substantially similar to the original construction and installation and shall be of first-class quality.

Section 14. Restrictions on Use of Units. In order to provide for the congenial occupancy of the Condominium and for the protection of the values of the Units, the use of the Condominium shall be restricted to and shall be in accordance with the following provisions:

(a) No part of the Condominium shall be used for other than housing and the related common purposes for which the Condominium was designed. Each Unit shall be used for residential purposes and for no other purpose, except that a Unit may be used as a professional office upon the written consent of the Board of Directors provided that such use is consistent with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction in respect of the Condominium, and, provided further, that as a condition for such consent each such Unit owner agrees to pay and pays any increase in the rate of insurance for the Condominium which results from such professional use. Such use as a professional office is limited to the person(s) actually residing in the Unit. As used in this Section, the term "professional office" shall mean rooms used for office purposes by a member of any recognized profession, including doctors, dentists, lawyers, architects and the like, but not including medical or dental clinics, and not including the primary office of such permitted user. An Owner may use a portion of his Unit for an office or studio provided that the activities therein shall not interfere with the quiet enjoyment or comfort of any other Owner, and provided further that in no event shall any part of the Condominium be used as a school or music studio.

(b) Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance for the Condominium applicable for residential use without the prior written consent of the Board of Directors. No Owner shall permit anything to be done or kept in his Unit or in the Common Elements which will result in the cancellation of insurance on the Condominium, or the contents thereof, or which would be in violation of any law. No waste will be committed in the Common Elements.

(c) No immoral, improper, offensive, or unlawful use shall be made of the Condominium or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof shall be observed. All laws, orders, rules, regulations, or requirements of any governmental agency having jurisdiction thereof, relating to the maintenance and repair of any portion of the Condominium, shall be complied with, by and at the sole expense of the Unit owner or the Board of Directors, whichever shall have the obligation to maintain or repair such portion of the Condominium.

(d) Nothing shall be done in any Unit or in, on, or to the Common Elements which will impair the structural integrity of the Condominium, or which would structurally change any building or improvements thereon except as is otherwise provided in these Bylaws, provided, further, that interior partitions contributing to the support of any Unit shall not be altered or removed.

(e) Except for uses permitted by the Declaration, no industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designed for profit, altruism, exploration, or otherwise, shall be conducted, maintained, or permitted on any part of the Condominium. No Unit owner may post any advertisement, poster or sign of any kind on the exterior of his Unit or in the windows of his Unit or on any of the Common Elements; provided, however, a temporary sign not more than four (4) square feet in size advertising the sale or rental of a Unit shall be permitted. Any such temporary real estate sign shall be removed promptly following the sale or rental of such Unit. The right is reserved by the Declarant or its agents to

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use any unsold Unit or Units for display purposes and to display "For Sale" or "For Rent" signs for unsold Units; such right to exist for as long as the Declarant owns any Unit.

(f) No exterior antennas of any type, including, but not limited to, satellite dishes, for reception or transmission may be erected or maintained within the Condominium. Antennas situated entirely within a Unit, and not visible from the exterior, are permitted.

(g) No portion of a Unit (other than the entire Unit) may be rented, and no transient tenants may be accommodated therein, nor shall any Unit be utilized for hotel purposes, nor shall the term of any such lease be for a term of less than twelve (12) months. Any lease agreement shall provide that the terms of the lease shall be subject in all respects to the provisions of the Act, Declaration and Bylaws and that any failure of the lessee to comply with the terms of such provisions shall be a default under the lease, which default may be remedied by the Unit owner in accordance with the lease and by the Council of Unit Owners, in accordance with the Act. All leases must be in writing. The limitations of this Section shall not apply to any institutional first mortgagee of any Unit who comes into possession of the Unit by reason of any remedies provided by law or in the mortgage, or as a reason of foreclosure sale or other judicial sale, or as a result of any proceeding, arrangement, assignment, or deed in lieu of foreclosure.

(h) The Limited Common Elements must be kept in an orderly condition so as not to detract from the neat appearance of the community. In this regard, no motorcycles may be parked on the patios or decks. The Board of Directors, in its sole discretion, may determine whether or not the Limited Common Elements are orderly. If an Owner shall fail to keep his Limited Common Elements orderly, the Board of Directors may have any objectionable items removed from the Limited Common Elements so as to restore its orderly appearance, without liability therefor, and charge the Unit owner for any costs incurred in the process.

(i) With the exception of lawn care equipment used by the Association, motorized vehicles may only be used or maintained on the roadways within or adjacent to the Condominium and no unlicensed vehicles are allowed within the Condominium.

(j) Trash shall be stored in accordance with county health regulations within the Unit or upon the Common Element site, if any, set aside by the Board of Directors for such storage. If applicable, trash shall not be set out for collection prior to the night before such date of collection and the empty containers shall be returned to the proper place of storage immediately after collection.

(k) The maintenance, keeping, breeding, boarding and/or raising of animals, livestock, or poultry of any kind, regardless of number, shall be and is hereby prohibited within any Unit or upon any Common Elements, except that this shall not prohibit the keeping of two (2) small, orderly house pets provided that they are not kept or maintained for commercial purposes or for breeding. Pets shall not be permitted upon the Common Elements except in areas designated by the Board of Directors. All pets shall be accompanied by an adult and are to be carried or leashed. Any member who keeps or maintains any pet upon any portion of the Condominium shall be deemed to have indemnified and agreed to hold the Association, and each of its members free and harmless from any loss, claim or liability of any kind or character whatever arising

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by reason of keeping or maintaining such pet within the Condominium. The Directors shall have the right to order any person whose pet is a nuisance to remove such pet from the Condominium.

(l) No junk vehicle or other vehicle on which current registration plates are not displayed, shall be kept upon any of the Common Elements, nor shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any of the Common Elements or within any other portion of the Condominium.

(m) No commercial vehicles, trucks (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice; provided, however that pickup trucks under one-half ton of capacity and used solely for non-commercial purposes are permitted), trailers, recreational vehicles, house trailers, boat trailers, boats, or the like shall be kept upon any of the Common Elements.

(n) No structure of a temporary character, trailer, tent, shack, barn or other outbuilding shall be maintained upon any Common Elements at any time. Outdoor clothes dryers or clotheslines shall not be maintained upon any Common Elements at any time. No clothing, laundry or the like shall be hung from any part of any Unit or upon any of the Common Elements or from or upon any deck or patio.

(o) Notwithstanding any provision contained in this Article V, Section 14, to the contrary, the use and other restrictions set forth in this Section 14 shall not apply to the use of the Common Elements and/or Units owned by the Declarant for display, marketing, promotion, sales, leasing or construction purposes or the use of Units as "Models", or the use of any portion of the Condominium as a sales, rental or management office.

Section 15. Rules - Adoption and Enforcement. The Board of Directors may, from time to time, enact uniform Rules which govern the use and operation of the Condominium, as well as the conduct and the enjoyment of the Unit owners, provided that such Rules are not in conflict with the Declaration or these Bylaws, and provided further that such Rules are adopted in accordance with the Act and the following procedures:

(a) At least fifteen (15) days prior to the adoption of any proposed new Rule, a notice must be mailed or delivered to each Unit owner. The notice shall (i) contain a copy of the proposed Rule, (ii) inform the Unit owner of the right to submit written comments on the proposed Rule to the Board of Directors, (iii) state the effective date of the proposed Rule, and (iv) inform the Unit owner of the meeting of the Board of Directors which has been scheduled to consider and adopt the proposed Rule.

(b) Provided that the notice set forth in Section 15(a) of this Article V is mailed or delivered to each Unit owner, an open meeting of the Board of Directors shall be held at which each Unit owner or tenant present at such meeting shall be given an opportunity to comment on the proposed Rule.

(c) If a majority of the members of the Board of Directors present at the open meeting at which a quorum is present vote in favor of the proposed Rule, such proposed rule shall become effective upon its effective date unless (i) within fifteen

(15) days after the affirmative vote, fifteen percent (15%) of the Unit owners sign and file a petition with the Board of Directors requesting a special meeting, and (ii) a quorum is present at such special meeting, and (iii) at such special meeting fifty percent (50%) of the Unit owners present and voting vote against the proposed Rule and such Unit owners represent more than thirty-three percent (33%) of the total votes in the Condominium.

All Rules shall have the same force and effect as if they were incorporated in these Bylaws by direct reference and may be enforced in the same manner as all other provisions of these Bylaws.

Section 16. Additions, Alterations or Improvements by Board of Directors. Whenever in the judgment of the Board of Directors the Common Elements shall require additions, alterations or improvements costing in excess of Twenty-Five Thousand Dollars (\$25,000.00), and the making of such additions, alterations or improvements shall have been approved by more than fifty percent (50%) in voting interest of the Unit owners present in person and/or by proxy and voting at a meeting duly held in accordance with these Bylaws, the Board of Directors shall proceed with such additions, alterations or improvements and may assess all Unit owners for the cost thereof as a common expense. If such additions, alterations or improvements, if not made, could reasonably result in a threat to the health or safety of the Unit owners or a significant risk of damage to the Condominium, then such additions, alterations or improvements may be made without the prior approval of Unit owners. Any additions, alterations or improvements costing Twenty-Five Thousand Dollars (\$25,000.00) or less may be made by the Board of Directors without approval of the Unit owners, provided said Unit owners are provided at least ten (10) days' written notice of a special meeting at which such additions, alterations, or improvements are approved by an amendment to the budget by the Board of Directors. The cost of any such additions, alterations or improvements shall constitute a common expense. Notwithstanding anything contained in the Declaration or these Bylaws to the contrary, any expenditure of reserve funds for the replacement of the Common Elements pursuant to the terms of these Bylaws shall not require the consent or approval of the Unit owners.

Section 17. Architectural Control. Except for purposes of proper maintenance and repair or as otherwise permitted or required by law or these Bylaws and subject to the exemption set forth in Section 23 of this Article, it shall be prohibited for any Unit owner to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, walls, aerials, antennas (including, without limitation, satellite dishes), radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, or to make any change or otherwise alter (including any alteration in color) in any manner whatsoever the exterior of any Unit or upon any of the Common Elements within the Condominium or to combine or otherwise join two (2) or more Units (or parts thereof), or to partition the same, or to remove or alter any window or exterior doors of any Unit, or to make any change or alteration within any Unit which will alter the structural integrity of any building or otherwise affect the property, interest or welfare of any other Unit owner, materially increase the cost of operation or insuring the Condominium or impair any easement, until the complete plans and specifications, showing the location, nature, shape, change (including, without limitation, any other information specified by the Board of Directors or its designated committee) shall have been submitted to and approved in writing as to safety, the

effect of any such alterations on the costs of maintaining and insuring the Condominium and harmony of design, color and location in relation to surrounding structures and topography, by the Board of Directors of the Association, or by the Architectural Control Committee designated by the Board of Directors.

Section 18. Architectural Control Committee - Operation. The Architectural Control Committee shall be composed of an uneven number of three (3) or more natural persons designated from time to time by the Board of Directors of the Association and such persons shall serve at the pleasure of the Board of Directors. In the event the Board of Directors fails to appoint an Architectural Control Committee, then the Board of Directors shall constitute the Committee. The affirmative vote of a majority of the members of the Architectural Control Committee shall be required in order to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this Article.

Section 19. Architectural Control Committee - Approvals, Etc. Upon approval of the Architectural Control Committee of any plans and specifications submitted pursuant to the provisions of this Article, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of such Committee and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. In the event the Architectural Control Committee fails to approve or disapprove any plans and specifications which may be submitted to it pursuant to the provisions of this Article within thirty (30) days after such plans and specifications (and all other materials and information required by the Architectural Control Committee) have been submitted to it in writing, then approval will not be required and this Article will be deemed to have been fully complied with.

Section 20. Architectural Control Committee - Limitations. Construction of alterations in accordance with plans and specifications approved by the Architectural Control Committee pursuant to the provisions of this Article shall be commenced within six (6) months following the date upon which the same are approved by the Architectural Control Committee (whether by affirmative action or by forbearance from action), and shall be substantially completed within twelve (12) months following the date of commencement, or within such longer period as the Architectural Control Committee shall specify in its approval. In the event construction is not commenced within the period aforesaid, then approval of the plans and specifications by the Architectural Control Committee shall be conclusively deemed to have lapsed and compliance with the provisions of this Article shall again be required. There shall be no deviations from plans and specifications approved by the Architectural Control Committee without the prior consent in writing of the Architectural Control Committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Architectural Control Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance.

Section 21. Architectural Control Committee - Certificate of Compliance. Upon the completion of any construction or alteration of other improvements or structure in accordance with plans and specifications approved by the Architectural Control Committee in accordance with the provisions of this Article, the Architectural Control Committee shall, at the request of the owner thereof, issue a certificate of compliance which shall be prima facie evidence that such construction, alteration or other

improvements referenced in such certificate have been approved by the Architectural Control Committee and constructed or installed in full compliance with the provisions of this Article and with such other provisions and requirements of these Bylaws as may be applicable.

Section 22. Architectural Control Committee - Rules, Etc. The Architectural Control Committee may from time to time adopt and promulgate such rules and regulations regarding the form and content of plans and specifications to be submitted for approval and may publish such statements of policy, standards, guidelines and establish such criteria relative to architectural styles or details, or other related matters, as it may consider necessary or appropriate; provided, however, that such rules and/or regulations are adopted in accordance with the provisions of §11-111 of the Act. No such rules, regulations, statements, criteria or the like shall be construed as a waiver of the provisions of this Article or any other provision or requirement of these Bylaws. The Architectural Control Committee may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to the provisions of this Article. The decision of the Architectural Control Committee shall be final except that any Unit owner who is aggrieved by any action or forbearance from action by the Architectural Control Committee shall have the right to appeal to the Board of Directors of the Association and, upon the request of such Unit owner, shall be entitled to a hearing before the Board of Directors.

Section 23. Declarant's Exemption. Notwithstanding any provision of Sections 17 through 22 of this Article V to the contrary, the provisions of said Sections 17 through 22 shall not apply to a Unit owned by the Declarant or its designee which is used as a model or is being or will be offered for sale by the Declarant until a deed to such Unit has been delivered by the Declarant to a purchaser thereof. Further, the aforesaid provisions shall not apply to the Declarant's actions with respect to the Common Elements of the Condominium until the completion of the Declarant's construction thereof.

Section 24. The Community Association. The provisions of Section 14 and Sections 17 through 22 of this Article V are in addition to any use restrictions and architectural control provisions contained in the Amended Declaration of Covenants, Conditions and Restrictions of the Community Association.

Section 25. Right of Access. A Unit owner hereby grants a right of access to his Unit to the managing agent and/or other person authorized by the Board of Directors or the managing agent for the purpose of making inspections or for the purpose of performing installations, alterations or repairs to the mechanical or electrical services or other Common Elements in his Unit or elsewhere in the Condominium, or to correct any condition which violates the provisions of any mortgage covering another Unit, provided that requests for entry are made in advance and that such entry is at a time reasonably convenient to the Unit owner. In case of an emergency such right of entry shall be immediate, whether the Unit owner is present at the time or not.

ARTICLE VI
MORTGAGES

Section 1. Notice to Board of Directors. A Unit owner who mortgages his Unit shall in writing notify the Board of Directors of the name and address of his mortgagee, and shall file a conformed copy of the note and mortgage with the Board of Directors. The Board of Directors shall maintain such information in a book entitled "Mortgages of Units".

Section 2. Notice of Unpaid Common Charges or Other Default. The Board of Directors shall report to each eligible mortgage holder who has requested such notice any unpaid common expenses due from, or any other default by, the owner of a mortgaged Unit, which default has not been cured within sixty (60) days.

Section 3. Examination of Books. Each Unit owner and each mortgagee of a Unit shall be permitted to examine the books of account of the Association at reasonable times on business days.

Section 4. Notice of Loss to or Taking of Common Elements. The Board of Directors shall give written notice to eligible mortgage holders who have requested such notice of any condemnation or casualty loss which affects a material portion of the project or any Unit on which there is a first mortgage held, insured or guaranteed by such eligible mortgage holder of any Unit or the Common Elements or related facilities of the Condominium.

Section 5. Audits. The Association, through the Board of Directors or its management agent, shall provide an audited statement for the preceding fiscal year of the Association if the holder, insurer or guarantor of any first mortgage that is secured by a Unit in the Condominium submits a written request for such statement.

Section 6. Definition. As used in these Bylaws, the term "Mortgagee" shall mean any mortgagee or trustee under a deed of trust which is a lien upon a Unit, or the party secured or beneficiary of any recorded deed of trust, and shall not be limited to institutional mortgagees; and the term "mortgage" shall include a deed of trust. As used generally in these Bylaws, the term "institutional holder" or "institutional mortgagee" shall include banks, trust companies, insurance companies, mutual savings banks, mortgage insurance companies, mortgage companies, credit unions, savings and loan associations, pension funds, FNMA, FHLMC, and any corporation, including a corporation of, or affiliated with, the United States Government, or any agency thereof. "First mortgage" shall mean a mortgage with priority over all other mortgages. As used in these Bylaws, the term "eligible mortgage holder" shall mean a holder of a first mortgage on a unit who has requested notice from the Council of Unit Owners of amendments to the condominium documents or other significant matters which would affect the interests of the mortgagee.

ARTICLE VII
SALES AND MORTGAGES OF UNITS

Section 1. Sales. A Unit owner may sell his Unit or any interest therein without the consent of the Association.

Section 2. No Severance of Ownership. Except as may be provided in the Act, no Unit owner shall execute any lease, mortgage or other instrument conveying or mortgaging title to his Unit without including therein the appurtenant Common Elements, it being the intention hereof to prevent any severance of such combined ownership. Any such lease, mortgage or other instrument purporting to affect one or more of such interests, without including all such interests, shall be deemed and taken to include the interest or interests so omitted, even though the latter shall not be expressly mentioned or described therein. No part of the appurtenant Common Elements of any Unit may be sold, transferred or otherwise disposed of, except as part of a sale, transfer or other disposition of the Unit to which such interests are appurtenant, or as part of a sale, transfer or other disposition of such part of the appurtenant Common Elements of all Units.

ARTICLE VIII CONDEMNATION

In the event of a taking in condemnation (or by purchase in lieu thereof) of a Unit or any part thereof or of part or all of the Common Elements, the Association is hereby appointed by each Unit owner as its attorney-in-fact in any proceedings, negotiations, settlements or agreements related to such condemnation (or purchase in lieu of). Any proceeds from the settlement of such condemnation (or purchase in lieu thereof) should be payable to the Association, or an Insurance Trustee (if an Insurance Trustee is appointed by the Association) for the benefit of the Unit owners and their mortgage holders.

ARTICLE IX RECORDS AND AUDITS

The Board of Directors or the managing agent shall keep books and records in accordance with good accounting practices on a consistent basis. In addition to the provisions of Article VI, Section 5 of these Bylaws, on the request of Unit owners of at least five percent (5%) of the Units, an audit by an independent Certified Public Accountant shall be made, provided an audit shall be made not more than once in any consecutive twelve (12)-month period. The cost of such audit shall be a common expense. Every record kept by the Council of Unit Owners shall be available in accordance with the Act and these Bylaws for examination and copying by any Unit owner, his mortgagee, and their respective duly authorized agents or attorneys, during normal business hours and after reasonable notice.

ARTICLE X PARKING SPACES

Any parking spaces not assigned as Limited Common Elements appurtenant to a Unit herein or on the Condominium Plat are part of the General Common Elements of the Condominium and are hereby unassigned and designated for general use, to be used on a "first come, first served" basis. Subject to applicable law, the Board of Directors may designate some of these parking spaces as "reserved" for the exclusive use of designated Unit owners. No vehicle belonging to any Unit owner, or to any guest or

employee of any Unit owner, shall be parked in a manner which unreasonably interferes with or impedes ready vehicular access to any adjoining parking space.

Each Unit owner shall comply in all respects with such supplementary Rules which are not inconsistent with the provisions of these Bylaws which the Board of Directors may from time to time adopt and promulgate with respect to parking and traffic control within the Condominium, and the Board of Directors is hereby, and elsewhere in these Bylaws, authorized to adopt such Rules. The location of any parking space assigned to any Unit owner may be changed by the Board of Directors, at any time and from time to time, upon reasonable notice thereof in writing.

ARTICLE XI
EASEMENTS FOR UTILITIES AND RELATED PURPOSES

Subject to the requirements of Section 11-125 of the Act, the Association is authorized and empowered to grant (and shall from time to time grant) such licenses, easements and/or rights-of-way for sewer lines, water lines, electrical cables, cable television, telephone cables, gas lines, storm drains, underground conduits and/or such other purposes related to the provision of public utilities to the Condominium as may be considered necessary or appropriate by the Board of Directors for the orderly maintenance, preservation, and enjoyment of the Common Elements or for the preservation of the health, safety, convenience and/or welfare of the owners of the Units or the Declarant and/or as required by the Declaration.

ARTICLE XII
RESIDENT AGENT AND ANNUAL REGISTRATION

Section 1. Resident Agent. Promptly after the creation of the condominium regime, a Resident Agent for the Condominium, who shall be a citizen and actual resident of the state or a corporation duly registered or qualified to do business in the state, shall be appointed and his name and address shall be filed with the Department of Assessments and Taxation. The name or address of the Resident Agent may be changed by the Board of Directors of the Association by filing a notice of such change with the Department of Assessments and Taxation.

Section 2. Annual Registration. Following the first annual meeting of the Association, the Board of Directors shall register with the Department of Assessments and Taxation by providing the Department with the names and mailing addresses of the officers, directors, Resident Agent and Management Agent for the Association. This information should be updated on the following April 15 and each April 15 thereafter.

ARTICLE XIII
MISCELLANEOUS

Section 1. Notices. All notices hereunder to the Board of Directors shall be sent by first-class mail or personally delivered to the managing agent, or to such person as the Board of Directors may hereafter designate from time to time. All notices to any Unit owner shall be sent by mail or personally delivered to the address as may have

been designated by him from time to time, in writing, for inclusion on the Roster. All notices to mortgagees of Units shall be sent by first-class mail or personally delivered to their respective addresses as designated by them from time to time, in writing, to the Board of Directors. All notices shall be in writing and shall be deemed to have been given when mailed or personally delivered, except notices of change of address which shall be deemed to have been given when received.

Section 2. Invalidity. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws.

Section 3. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws, or the intent of any provision thereof.

Section 4. Gender. The use of the masculine gender in these Bylaws shall be deemed to include the feminine gender and the use of the singular shall be deemed to include the plural, whenever the context so requires, and vice versa.

Section 5. Waiver. No restriction, condition, obligation or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

Section 6. Amendments to Bylaws. Except as elsewhere herein or in the Declaration provided otherwise, these Bylaws may be modified or amended in accordance with Section 11-104(e) of the Act.

Section 7. Conflicts. In case any part of these Bylaws conflict with the Act and/or the Declaration, the provisions of the Act and/or Declaration as the case may be, shall control.

**Current Unaudited Financial Documents
Lord's Landing Village Condominium**

Order: 60324F00XK
Address: 13530 Lord Landing Pl
Order Date: 09-07-2021
Document not for resale
HomeViewDocs



Balance Sheet
 Lords Landing Village Condominium
 End Date: 07/31/2021

Date: 8/4/2021
 Time: 6:41 pm
 Page: 1

Assets	Operating	Reserve	Total
Operating Accounts			
Quantum Operating 6266	\$56,800.75	\$0.00	\$56,800.75
Quantum Ins Claims (OP) 8904	\$15,903.69	\$0.00	\$15,903.69
Total: Operating Accounts	\$72,704.44	\$0.00	\$72,704.44
Reserve Accounts			
Quantum Repl Reserve 9182	\$0.00	\$269,114.47	\$269,114.47
Total: Reserve Accounts	\$0.00	\$269,114.47	\$269,114.47
Total: Assets	\$72,704.44	\$269,114.47	\$341,818.91
Liabilities & Equity			
Current Liabilities			
Prepaid Assessments	\$16,507.55	\$0.00	\$16,507.55
Total: Current Liabilities	\$16,507.55	\$0.00	\$16,507.55
Equity			
Retained Earnings - Operating	\$68,373.60	\$0.00	\$68,373.60
Retained Earnings - Reserve	\$0.00	\$410,932.01	\$410,932.01
Total: Equity	\$68,373.60	\$410,932.01	\$479,305.61
Net Income Gain/Loss	\$0.00	(\$141,817.54)	(\$141,817.54)
Net Income Gain/Loss	(\$12,176.71)	\$0.00	(\$12,176.71)
Total: Liabilities & Equity	\$72,704.44	\$269,114.47	\$341,818.91

Unaudited

Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021



Balance Sheet - Operating
 Lords Landing Village Condominium
 End Date: 07/31/2021

Date: 8/4/2021
 Time: 6:41 pm
 Page: 1

Assets

Operating Accounts			
11-1100-00	Quantum Operating 6266	\$56,800.75	
11-1108-00	Quantum Ins Claims (OP) 8904	15,903.69	
	Total Operating Accounts:		<u>\$72,704.44</u>
	Total Assets:		<u><u>\$72,704.44</u></u>

Liabilities & Equity

Current Liabilities			
20-2100-00	Prepaid Assessments	16,507.55	
	Total Current Liabilities:		<u>\$16,507.55</u>
Equity			
30-3010-00	Retained Earnings - Operating	68,373.60	
	Total Equity:		<u>\$68,373.60</u>
	Net Income Gain / Loss	<u>(12,176.71)</u>	<u>(\$12,176.71)</u>
	Total Liabilities & Equity:		<u><u>\$72,704.44</u></u>

Unaudited



Balance Sheet - Reserve
Lords Landing Village Condominium
End Date: 07/31/2021

Date: 8/4/2021
Time: 6:41 pm
Page: 2

Assets

Reserve Accounts			
12-1210-00	Quantum Repl Reserve 9182	\$269,114.47	
Total Reserve Accounts:			\$269,114.47
Total Assets:			\$269,114.47

Liabilities & Equity

Equity			
30-3050-00	Retained Earnings - Reserve	410,932.01	
Total Equity:			\$410,932.01
	Net Income Gain / Loss	(141,817.54)	
Total Liabilities & Equity:			\$269,114.47

Unaudited



Income Statement - Operating
Lords Landing Village Condominium
 07/31/2021

Date: 8/4/2021
 Time: 6:41 pm
 Page: 1

Description	Current Period			Year-to-Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Operating Income							
4010-00 Assessment Income	\$59,526.65	\$59,000.00	\$526.65	\$454,496.26	\$413,000.00	\$41,496.26	\$708,000.00
4070-00 Late Fees	150.00	516.75	(366.75)	4,927.50	3,616.25	1,311.25	6,200.00
4075-00 Late Interest	13,126.06	306.40	12,819.66	16,225.72	2,145.40	14,080.32	3,677.00
4080-00 NSF Fees	40.00	100.00	(60.00)	80.00	300.00	(220.00)	300.00
4125-00 Reimbursed Charge	522.28	2,000.00	(1,477.72)	6,539.48	4,000.00	2,539.48	7,000.00
4160-00 Legal Fee Recovery	1,775.54	898.00	877.54	9,151.90	6,278.00	2,873.90	10,768.00
4170-00 Mgt Collection Fees Recovery	115.00	619.17	(504.17)	2,812.29	4,334.19	(1,521.90)	7,430.00
4175-00 Insurance Ded Paid by Owner	175.00	-	175.00	424.00	-	424.00	-
4200-00 Interest Income	0.82	-	0.82	4.12	8.00	(3.88)	8.00
4250-00 Insurance Claim Proceeds	5,566.33	-	5,566.33	56,471.38	20,000.00	36,471.38	20,000.00
4270-00 Check Processing Fee	50.00	-	50.00	225.00	250.00	(25.00)	250.00
Total Operating Income	\$81,047.68	\$63,440.32	\$17,607.36	\$551,357.65	\$453,931.84	\$97,425.81	\$763,633.00
Total OPERATING INCOME	\$81,047.68	\$63,440.32	\$17,607.36	\$551,357.65	\$453,931.84	\$97,425.81	\$763,633.00
OPERATING EXPENSE							
Professional Services							
5000-00 Legal - Cost of Collections	849.22	1,989.83	1,140.61	12,676.72	13,928.85	1,252.13	23,878.00
5010-00 Collection Agency Fees	355.00	615.08	260.08	3,372.00	4,305.60	933.60	7,381.00
5050-00 Professional Services	-	-	-	6,244.80	1,000.00	(5,244.80)	2,000.00
Total Professional Services	\$1,204.22	\$2,604.91	\$1,400.69	\$22,293.52	\$19,234.45	(\$3,059.07)	\$33,259.00
Administrative Expenses							
5560-00 Postage	-	66.67	66.67	437.85	466.69	28.84	800.00
5565-00 Printing & Copies	189.47	110.83	(78.64)	945.07	775.82	(169.25)	1,330.00
5575-00 Management Admin Fees	187.05	111.25	(75.80)	1,395.96	778.75	(617.21)	1,335.00
5580-00 Supplemental Mgmt	2,395.00	250.00	(2,145.00)	16,145.00	1,750.00	(14,395.00)	3,000.00
5588-00 Insurance Claims Management	-	-	-	1,285.00	10,000.00	8,715.00	10,000.00
Total Administrative Expenses	\$2,771.52	\$538.75	(\$2,232.77)	\$20,208.88	\$13,771.26	(\$6,437.62)	\$16,465.00
Utilities							
6010-00 Water / Sewer	263.50	187.50	(76.00)	1,458.91	1,312.50	(146.41)	2,250.00
6020-00 Electricity	983.82	1,291.67	307.85	9,233.97	9,041.69	(192.28)	15,500.00
6040-00 Telephone/Internet	-	-	-	(1,337.07)	-	1,337.07	-
Total Utilities	\$1,247.32	\$1,479.17	\$231.85	\$9,355.81	\$10,354.19	\$998.38	\$17,750.00
Repairs & Maintenance							
6500-00 Building & Site Maintenance	750.00	5,750.12	5,000.12	8,565.07	40,250.84	31,685.77	69,001.44
6510-00 Electrical Repairs	-	1,380.00	1,380.00	-	9,660.00	9,660.00	16,560.00
6520-00 Plumbing Repairs	393.00	817.17	424.17	5,384.50	5,720.19	335.69	9,808.00
6522-00 Painting	-	-	-	-	2,000.00	2,000.00	2,000.00
6525-00 Pest Control no-contract	-	583.33	583.33	-	4,083.35	4,083.35	7,000.00
6530-00 Roof Repairs	5,890.00	295.83	(5,594.17)	7,680.00	2,070.85	(5,609.15)	3,550.00
6535-00 Gutter Cleaning	-	-	-	-	2,200.00	2,200.00	2,200.00
6537-00 Chimney Cleaning	-	-	-	-	2,500.00	2,500.00	2,500.00
6540-00 HVAC Repair & Maint	-	-	-	119.00	-	(119.00)	-
6555-00 Tree Removal & Pruning	1,850.00	-	(1,850.00)	1,850.00	5,000.00	3,150.00	5,000.00
6558-00 Landscape Improvement	3,155.00	-	(3,155.00)	3,155.00	-	(3,155.00)	-
6560-00 Snow Removal	-	-	-	11,097.50	6,500.00	(4,597.50)	11,500.00
6570-00 Alarm Systems Repairs	-	83.33	83.33	-	583.35	583.35	1,000.00
6588-00 Sprinkler System Repairs	9,823.00	-	(9,823.00)	9,823.00	-	(9,823.00)	2,000.00
6590-00 Lights & Street Lights	359.89	1,500.00	1,140.11	2,214.32	10,500.00	8,285.68	18,000.00
6592-00 Signs Maintenance	-	-	-	-	1,500.00	1,500.00	1,500.00
6595-00 Property Loss/Insurable Expense	51,756.59	1,541.67	(50,214.92)	118,618.33	10,791.69	(107,826.64)	18,500.00
Total Repairs & Maintenance	\$73,977.48	\$11,951.45	(\$62,026.03)	\$168,506.72	\$103,360.27	(\$65,146.45)	\$170,119.44
Contractual Services							
7000-00 Audit & Accounting	-	-	-	3,775.00	2,000.00	(1,775.00)	2,000.00
7010-00 Management Fees	3,874.88	3,874.88	-	27,124.16	27,124.16	-	46,498.56
7020-00 Lawn/Grounds Contract	2,900.00	2,900.00	-	22,225.00	20,300.00	(1,925.00)	34,800.00
7030-00 Janitorial Contract Svcs	3,770.00	3,770.00	-	26,390.00	26,390.00	-	45,240.00
7050-00 Fire Equip/System Maint	-	-	-	-	900.00	900.00	900.00
7055-00 Alarm Monitoring / Maint	305.84	-	(305.84)	15,991.20	-	(15,991.20)	-
7070-00 Trash Removal	3,800.00	360.00	(3,440.00)	26,600.00	21,960.00	(4,640.00)	39,960.00



Income Statement - Operating
Lords Landing Village Condominium
07/31/2021

Date: 8/4/2021
 Time: 6:41 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7075-00 Pest Control Contract	\$-	\$105.00	\$105.00	\$2,705.00	\$4,950.00	\$2,245.00	\$6,000.00
7080-00 Security Services	-	-	-	763.20	-	(763.20)	-
Total Contractual Services	\$14,650.72	\$11,009.88	(\$3,640.84)	\$125,573.56	\$103,624.16	(\$21,949.40)	\$175,398.56
Insurance							
7500-00 Package Policy	8,230.59	6,319.00	(1,911.59)	62,019.52	56,869.00	(5,150.52)	88,464.00
7520-00 Director/Officer Liability	156.00	-	(156.00)	424.00	37.00	(387.00)	37.00
7560-00 Umbrella Policy	-	-	-	3,519.00	2,340.00	(1,179.00)	2,340.00
Total Insurance	\$8,386.59	\$6,319.00	(\$2,067.59)	\$65,962.52	\$59,246.00	(\$6,716.52)	\$90,841.00
Non-Operating Exp							
9010-00 Contribution to Replacement Reserve	21,633.34	21,633.34	-	151,433.35	151,433.35	-	259,600.00
9070-00 Legislative Advocacy Donation	-	-	-	200.00	200.00	-	200.00
Total Non-Operating Exp	\$21,633.34	\$21,633.34	\$-	\$151,633.35	\$151,633.35	\$0.00	\$259,800.00
Total OPERATING EXPENSE	\$123,871.19	\$55,536.50	(\$68,334.69)	\$563,534.36	\$461,223.68	(\$102,310.68)	\$763,633.00
Net Income:	(\$42,823.51)	\$7,903.82	(\$50,727.33)	(\$12,176.71)	(\$7,291.84)	(\$4,884.87)	\$0.00

Unaudited



Income Statement - Reserve
 Lords Landing Village Condominium
 07/31/2021

Date: 8/4/2021
 Time: 6:41 pm
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
4510-00 Reserve Contribution from Operating	\$21,633.34	\$21,633.34	\$-	\$151,433.35	\$151,433.35	\$-	\$259,600.00
4550-00 Reserve Interest Income	11.01	32.58	(21.57)	156.11	228.10	(71.99)	391.00
Total Reserve Income	<u>\$21,644.35</u>	<u>\$21,665.92</u>	<u>(\$21.57)</u>	<u>\$151,589.46</u>	<u>\$151,661.45</u>	<u>(\$71.99)</u>	<u>\$259,991.00</u>
Total RESERVE INCOME	\$21,644.35	\$21,665.92	(\$21.57)	\$151,589.46	\$151,661.45	(\$71.99)	\$259,991.00
RESERVE EXPENSE							
Reserve Expenses							
9580-00 Capital-Replacement Item	-	-	-	293,407.00	-	(293,407.00)	-
Total Reserve Expenses	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$293,407.00</u>	<u>\$-</u>	<u>(\$293,407.00)</u>	<u>\$-</u>
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$293,407.00	\$-	(\$293,407.00)	\$-
Net Reserve:	<u>\$21,644.35</u>	<u>\$21,665.92</u>	<u>(\$21.57)</u>	<u>(\$141,817.54)</u>	<u>\$151,661.45</u>	<u>(\$293,478.99)</u>	<u>\$259,991.00</u>

Unaudited

Insurance Dec Page
Lord's Landing Village Condominium

Order: GXZ4FS0XK
Address: 13630 Lind Sterling VA
Order Date: 09-07-2021
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John Wiles LLC



PHILADELPHIA INSURANCE COMPANIES

A Member of the Tokio Marine Group

One Bala Plaza, Suite 100
Bala Cynwyd, Pennsylvania 19004
610.617.7900 Fax 610.617.7940
PHLY.com

Philadelphia Indemnity Insurance Company

COMMON POLICY DECLARATIONS

Policy Number: PHPK2279847

Named Insured and Mailing Address:

Lords Landing Village Condo Associa
1375 Piccard Dr Ste 210
C/O Majerle Management Inc
Rockville, MD 20850-4381

Producer: 4065

HMS INSURANCE ASSOCIATES INC
PO Box 1750
Cockeysville, MD 21030

Policy Period From: 05/31/2021 **To:** 05/31/2022

(410)337-9755

at 12:01 A.M. Standard Time at your mailing
address shown above.

Business Description: Condominium Association

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS
POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS
INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Commercial Property Coverage Part
Commercial General Liability Coverage Part
Commercial Crime Coverage Part
Commercial Inland Marine Coverage Part
Commercial Auto Coverage Part
Businessowners
Workers Compensation
UltimateCover Property Coverage Part

Hired Auto

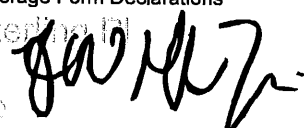
Total Includes Federal Terrorism Risk Insurance Act Coverage

FORM (S) AND ENDORSEMENT (S) MADE A PART OF THIS POLICY AT THE TIME OF ISSUE
Refer To Forms Schedule

*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations

CPD- PIIC (06/14)

Address: 13538 Lord Sterling Dr
Order Date: 09-07-2021
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Secretary
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John W. Glomb, Jr.
President & Chief Underwriting Officer



PHILADELPHIA INSURANCE COMPANIES

A Member of the Tokio Marine Group

One Bala Plaza, Suite 100, Bala Cynwyd, Pennsylvania 19004
610.617.7900 • Fax 610.617.7940 • PHL.Y.com

06/10/2021

Lords Landing Village Condo Associa
1375 Piccard Dr Ste 210
C/O Majerle Management Inc
Rockville, MD 20850-4381

Re: PHPK2279847

Dear Valued Customer:

Thank you very much for choosing Philadelphia Indemnity Insurance Company for your insurance needs. Our first class customer service, national presence and A++ (Superior) A. M. Best financial strength rating have made us the selection by over 550,000 policyholders nationwide. I realize you have a choice in insurance companies and truly appreciate your business.

I wish you much success this year and look forward to building a mutually beneficial business partnership which will prosper for years to come. Welcome to PHL.Y and please visit PHL.Y.com to learn more about our Company!

Sincerely,

John W. Glomb, Jr.
President & Chief Underwriting Officer
Philadelphia Insurance Companies

JWG/sm

Order: 606741-30200
Address: 13608 Lovi Sterling Pl
Order Date: 06-07-2021
Insurance Policy for 2021

Philadelphia Indemnity Insurance Company

Locations Schedule

Policy Number: PHPK2279847

Premis. No.	Bldg. No.	Address
0001	0017	4500-4522 Lord Loudoun Ct Upper Marlboro, MD 20772-5946
0001	0018	14000-14014 Lord Marlboro Place Upper Marlboro, MD 20772
0001	0019	14016-14030 Lord Marlboro Place Upper Marlboro, MD 20772
0001	0020	14017-14031 Lord Marlboro Place Upper Marlboro, MD 20772
0001	0021	Unknown - Lord Marlboro Place Upper Marlboro, MD 20772

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy Number: PHPK2279847

Agent # 4065

See Supplemental Schedule

LIMITS OF INSURANCE

\$	2,000,000	General Aggregate Limit (Other Than Products – Completed Operations)
\$	2,000,000	Products/Completed Operations Aggregate Limit
\$	1,000,000	Personal and Advertising Injury Limit (Any One Person or Organization)
\$	1,000,000	Each Occurrence Limit
\$	100,000	Rented To You Limit (Any One Premises)
\$	5,000	Medical Expense Limit (Any One Person)

FORM OF BUSINESS: ASSOCIATION

Business Description: Condominium Association

Location of All Premises You Own, Rent or Occupy: **SEE SCHEDULE ATTACHED**

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: This policy is not subject to premium audit.

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops.	Prem./ Ops.	Prod./ Comp. Ops.
SEE SCHEDULE ATTACHED						
TOTAL PREMIUM FOR THIS COVERAGE PART:					:	\$

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: NONE

FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule

Countersignature Date

Authorized Representative

Order: 6XZ4FS0XK
 Address: 10638 Lind Claring Pl
 Order Date: 09-07-2021
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 [KwvWpaDoc]

Personal Property at Location not Specifically Identified: \$100,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

Personal Property in Transit: \$50,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

These declarations are part of the policy declarations containing the Name of the Insured and the policy period.

Applications of Limits

- Specific
- Blanket - See Form PI-ULTD-006
- Exceptions:

Deductibles

Building \$	10,000	Business Personal Property \$	10,000	Transit \$	10,000
-------------	--------	-------------------------------	--------	------------	--------

Coinsurance

- 80%
- 90%
- 100%
- Agreed Value

Mortgage Holders

Prem. No.	Bldg. No.	Mortgage Holder Name and Address
-----------	-----------	----------------------------------

SEE SCHEDULE ATTACHED

Forms and Endorsement

Forms and endorsements applying to this Coverage Part and made part of this policy at time of issue:

See Schedule of Forms and Endorsements attached.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

EARTHQUAKE ENDORSEMENT

This endorsement modifies insurance provided under the following:

- CAUSES OF LOSS FORM**
- PROPERTY COVERAGE FORM**
- BUSINESS INCOME COVERAGE FORM**
- BUSINESS INCOME WITH EXTRA EXPENSE COVERAGE FORM**
- EXTRA EXPENSES COVERAGE FORM**

SCHEDULE

Limits of Insurance

Any One Covered Premises	\$	1,000,000
All Covered Premises in Any Single Policy Year	\$	1,000,000

Coverage Applies at Locations:

1-1, 1-2, 1-3, 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15,
1-16, 1-17, 1-18, 1-19, 1-20, 1-21

Dollar Deductible \$ 25,000

Percentage Deductible

Special Earthquake Provision, if Any:

See PI-SP-MB

Order 6022414070
 Address: 10500 Lind Street #1
 Page 1 of 7
 Includes copyrighted material of Insurance Services Office, Inc., with its permission.
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Rules and Regulations

Lord's Landing Village Condominium

Order: GXZ4R9DXK
Address: 13538 Lord Sterling Pl
Order Date: 09/07/2021
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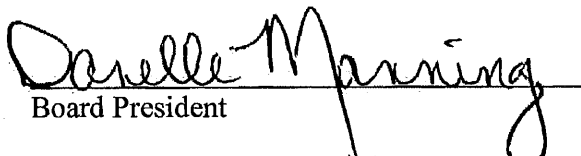
Lords Landing Village Condominium

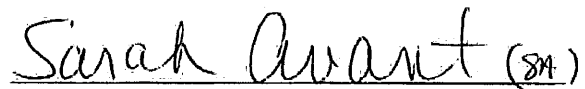
Collection Policy

Effective January 1, 2010

1. All fees are due and payable on the first (1st) day of each month.
2. After the close of business on the sixteenth (16th) day of the month, any delinquent balances shall have a late fee in the amount of \$15.00 applied.
3. On or about the sixteenth (16th) of each month all owners with a balance on their account shall be notified, by Management, by first class mail sent to their last known address. The notice shall show the total amount due, what the amount is comprised of, and shall state that if not received by management within ten (10) days, further action will be taken.
4. Any account *delinquent for more than thirty (30) days* will be sent a second late notice from management. A collection fee of \$25.00 will be charged to the account. If not paid within ten (10) days of the date of that notice, the account shall be turned over to the Association's attorney for collection. Once an account has been turned over to the attorney for collection:
 - a. The account will be accelerated requiring **all** association fees to be paid for the balance of the fiscal year.
 - b. **All** communication from this point forward must be with the attorney's office, not with management or Board members.
 - c. Attorney's fees and costs, late charges, and interest at the maximum allowed by law shall be assessed to the account.
 - d. The attorney's office will determine if they will require payments in the form of Cashier checks, certified checks or money orders.
5. All payments on the account will be credited in the following order: a portion to legal fees, costs, interest, late charges, special assessments and then regular assessments. **All payments will first be credited against the oldest outstanding balances.**
6. All returned checks are subject to a \$27.00 NSF charge.

The attorney will be instructed to file a lien against the unit **and** to file suit against the unit owner (this will protect the Association by taking action against the property **and** person.)


Board President
Date of Adoption 11/4/09


Board Secretary

Declaration-CC&Rs
Lord's Landing Village Condominium

Order: 18/024F30XB
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
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LORDS LANDING VILLAGE CONDOMINIUM

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Address: 13538 Lord Sterling Pl
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7178 893

DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS DECLARATION, made and entered into this 23rd day of DECEMBER, 1988, by Wellington Homes, a California general partnership (hereinafter and in the exhibits attached hereto called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon and all appurtenances thereto (hereinafter called the "Property") located in Prince George's County, State of Maryland, and more particularly described in Exhibit "A", attached hereto and made a part hereof; and,

WHEREAS, the Declarant desires to establish a Condominium pursuant to Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988) as supplemented from time to time (hereinafter called the "Act"), and it is the desire and intention of the Declarant to divide the Property into condominium units and to sell and convey the same subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter set forth, each of which is for the benefit of the Property and the owners thereof from time to time; and,

WHEREAS, prior to the recordation hereof the Declarant has filed for record in the Office of the Clerk of the Circuit Court Prince George's County, Maryland, a certain "Plat of Lords Landing Village Condominium" (hereinafter referred to as the "Condominium Plat"), which Condominium Plat (consisting of FIVE (5) sheets) is recorded in Condominium Plat Book 143, at Plat 78, et seq.

NOW, THEREFORE, the Declarant hereby submits the Property to the provisions of the Act.

ARTICLE I
DEFINITIONS

Unless the context shall plainly require otherwise, the following words when used in this Declaration and/or any and all exhibits attached hereto shall have the following meanings:

Section 1. "Common Elements" means all of the Property other than "Units," and includes both "General Common Elements" and "Limited Common Elements" (as defined in Article III hereof).

Section 2. "Condominium" means the Property having the status of a "Condominium" pursuant to and as defined in the Act.

Order: GXZ4FS9XK
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Order Date: 09-07-2021
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Section 3. "Council of Unit Owners" means the entity comprised of all Unit owners, sometimes hereinafter referred to as the "Association".

Section 4. "Declarant" shall mean and refer to Wellington Homes and its successors and assigns to whom the special rights, reservations, easements, interests, exemptions, privileges and powers of the Declarant are specifically assigned or transferred in writing.

Section 5. "Eligible Mortgage Holder" means a holder of a first mortgage on a Unit who has requested notice from the Council of Unit Owners of amendments to the Condominium documents or other significant matters which would affect the interests of the mortgagee.

Section 6. "Percentage Interest" means the undivided interest of each Unit owner, as set forth in Exhibit "D", with respect to Common Elements of the Condominium and the Common Profits and Common Expenses of the Council of Unit Owners.

Section 7. "Unit" means a three-dimensional area, as described below and as shown on the Condominium Plat, and includes all improvements contained within the area except such as are expressly excluded in this Declaration or on the Condominium Plat. The lower boundary of any Unit situate upon a concrete slab is a horizontal plane (or planes), the elevation of which coincides with the elevation of the upper surface of such concrete slab extended to intersect the lateral or perimetrical boundaries thereof. The lower boundary of any Unit not situate upon a concrete slab is a horizontal plane (or planes), the elevation of which coincides with the lower (unexposed) surface of the plywood floor extended to intersect the lateral or perimetrical boundaries thereof. The upper boundary of each Unit is a horizontal (or in some cases inclined) plane (or planes), the elevation of which coincides with the top surface of the unfinished wallboard of the uppermost ceiling in the Unit, extended to intersect the lateral or perimetrical boundaries thereof. The lateral or perimetrical boundaries of any such Unit is a vertical plane (or planes) which coincides with the outermost (unexposed) surfaces of the unfinished perimeter wallboard walls thereof, including windows and doors thereof, extended to intersect the upper and lower horizontal boundaries thereof and to intersect the other lateral or perimetrical boundaries of the Unit. Fireplaces, if any, shall be considered part of the Unit, however, the flue or duct from such fireplace shall be deemed Limited Common Elements appurtenant to the Unit(s) which it serves or benefits, and not part of the Unit. Unless otherwise designated herein and/or on the Condominium Plat as a Common Element, mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits, electrical receptacles and outlets, ducts, flues, chutes, appliances, range hoods, fixtures, and the like, shall be considered a part of the Unit.

Section 8. "Unit owner" means any person, group of persons, corporation, partnership, or any combination thereof, which owns a Unit; provided, however, that any person, group of persons, corporation, trust or other legal entity, or any combination thereof, which holds such interest solely as security for the performance of an obligation shall not be a Unit owner solely by reason of such interest.

Order: G024FSNNK
Address: 13531 Loud Sterling Pl
Order Date: 08/17/2021
Document type for records
-2-
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ARTICLE II
CREATION OF CONDOMINIUM REGIME

Section 1. Submission of Property to Act. The Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the Act and the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens (hereinafter sometimes referred to as "Covenants and Restrictions") herein set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (the "Bylaws") (a copy of which is attached hereto and made a part hereof as Exhibit "B"), all of which are declared and agreed to be in aid of a plan for the division of the Property into a Condominium pursuant to the Act, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and by any person acquiring or owning an interest in the Property, including, without limitation, any person, group of persons, corporation, trust or other entity, or any combination thereof, which holds such interest solely as security for the performance of an obligation; provided, however, that the special rights, restrictions, easements, interests, exemptions, privileges, and powers of the Declarant shall inure to the benefit of and be enforceable by only those successors and assigns of the Declarant to whom any of the same have been specifically assigned or transferred in writing.

By the recordation of this Declaration, the Council of Unit Owners hereby assumes all liability, responsibility and duty for the care, operation and maintenance of the Common Elements, and each Unit owner hereby assumes or agrees to assume all liability and duty for the care, operation and maintenance of the respective Units, subject, however, to any rights the Council of Unit Owners or each Unit owner may have pursuant to this Declaration. Further, the Council of Unit Owners and each Unit owner, on their own behalf, and on behalf of their successors and assigns, hereby agrees to indemnify and hold Declarant, its heirs, successors and assigns harmless from any loss, liability or damage (including attorneys' fees and court costs) arising out of or resulting from the failure of the Council of Unit Owners or each Unit owner to care for, maintain or properly operate the Common Elements or Units, as applicable.

Section 2. Description of the Units. The general description and number of each Unit, including its area, location and such other data as may be necessary or appropriate for its identification, is set forth on the Condominium Plat, a copy of which Condominium Plat is annexed hereto as Exhibit "C" (and by this reference is made a part hereof).

Section 3. Name of Condominium. The name by which the Condominium shall be known is "Lords Landing Village Condominium."

ARTICLE III
COMMON ELEMENTS

Section 1. General Common Elements. The General Common Elements means all of the Common Elements except Limited Common Elements, and shall (unless otherwise specifically designated therein or on the Condominium Plat), include the following:

7178 901

- (a) The Property (other than Units); and,
- (b) The foundation(s), bearing walls, perimeter walls, main walls, roofs, parking areas, landscaping, columns, girders, beams, supports, stairs and/or hallways or corridors (not located within any Unit), and communication ways; and,
- (c) The components or installations of central services such as power, light, gas, water, sewer, telephone, master antennae, including tanks, pumps, motors, fans, compressors, pipes, valves, controls or other similar equipment to be used in common (unless designated to serve only one Unit; provided, however that all fireplace flues and chimneys constructed by the Declarant shall be deemed Limited Common Elements appurtenant to the Unit(s) which such flues or chimneys serve and/or benefit); and,
- (d) All Units which may hereafter be acquired and held by the Council of Unit Owners on behalf of all Unit owners; and,
- (e) All other elements of common use or necessary to its existence, upkeep and/or safety.

Section 2. Limited Common Elements. The "Limited Common Elements" include those designated as such in this Declaration or on the Condominium Plat. All areas designated as Limited Common Elements are reserved for the exclusive use of the Unit owner(s) of the Unit(s) to which they are declared to be appurtenant by appropriate designation on the Condominium Plat. If no such designation is made on the Condominium Plat, then the Limited Common Elements shall be deemed to be appurtenant to Unit(s) to which they are adjacent or which they are rationally intended to serve and benefit. The right of the Unit owner(s) to whose Unit(s) the Limited Common Elements are appurtenant to use and enjoy the same shall be subject to such reasonable rules and regulations as the Board of Directors of the Council of Unit Owners may from time to time enact, and are further subject to each Unit owner's responsibility to pay any charges imposed by the Board of Directors for the use and maintenance of such Limited Common Elements.

Section 3. Villages of Marlborough Community Association, Inc. Property. Notwithstanding anything contained in this Article III to the contrary, any property owned by the Villages of Marlborough Community Association, Inc. (the "Community Association") shall not be part of the Common Elements of the Condominium. Each Unit owner shall also be a member of the Community Association and such Unit owner's Unit shall be subject to assessment by the Community Association under the terms of the Amended Declaration of Covenants, Conditions and Restrictions of the Community Association recorded among the Land Records of Prince George's County, Maryland in Liber 6296 at folio 284 et seq., as amended (the "Community Association Declaration").

ARTICLE IV
PERCENTAGE INTEREST AND VOTING RIGHTS

Each Unit shall have the same incidents as real property, and the Unit owner shall hold the same in fee simple and shall have a common right to a share with the other Unit owners of an undivided fee simple interest in the Common Elements, which shall

be known as the "Percentage Interest in the Common Elements". The Percentage Interest in the Common Elements appertaining to each Unit is set forth in Exhibit "D". This percentage is also the Percentage Interest of each Unit owner in the Common Profits and Common Expenses of the Council of Unit Owners. Each Unit shall be entitled to one (1) vote in the Council of Unit Owners. Except as otherwise specifically provided in this Declaration, the Percentage Interests heretofore described and votes herein established shall not be changed without the unanimous consent of all of the Unit owners and the mortgagees (as defined in the Act) evidenced by an appropriate amendment to this Declaration recorded among the Land Records of Prince George's County, Maryland; shall not be separated from the Unit to which they appertain; and shall be deemed conveyed or encumbered with the Unit even though such Percentage Interests and/or votes are not expressly mentioned or described in the conveying deed or other instrument. Subject to the provisions of the Bylaws of the Council of Unit Owners and this Declaration, a Unit owner may, pursuant to and in accordance with the Act, grant a part of his Unit to another Unit owner and the part of the Unit conveyed may be incorporated as part of such other Unit, or he may subdivide his Unit, whereupon he shall reallocate a portion of his Percentage Interest in the Common Elements of the Condominium and Percentage Interest in the Common Profits and Common Expenses of the Council of Unit Owners, and the vote appurtenant to his Unit, accordingly, provided, however, that two-thirds (2/3) of the first mortgagees (based on one (1) vote for each mortgage owned), or Unit owners (other than the Declarant) have given their prior written approval.

ARTICLE V
COVENANT AGAINST PARTITION; EASEMENTS; ENCROACHMENTS

Section 1. Covenant Against Partition. The Common Elements, both General and Limited, shall remain undivided and, except as otherwise provided herein and in the Act, shall remain appurtenant to the designated Unit. No Unit owner or any other person shall bring any action for partition or division thereof except as may be provided for herein and in the Act.

Section 2. Encroachments. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, as a result of the construction, reconstruction, repair, shifting, settlement or movement of the Units and/or Common Elements, or if any such encroachment shall occur hereafter as a result of construction, reconstruction, repair, shifting, movement or settlement, or otherwise, a valid easement for the encroachment and for the maintenance of the same exists so long as the encroaching Unit and/or Common Elements shall stand. In the event any Unit, any adjoining Unit, or any adjoining Common Elements shall be partially or totally destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then constructed, reconstructed or repaired, encroachment of parts of the Common Elements resulting from such reconstruction, construction or repair shall be permitted, and valid easements for such encroachment and the maintenance thereof shall exist so long as the encroaching improvements shall stand.

Section 3. Easements.

(a) The Council of Unit Owners (through its Board of Directors, if applicable), its agents and employees, shall have an irrevocable right and an easement to enter Units to make repairs to Units or Common Elements when the repairs reasonably appear necessary for public safety or to prevent damage to other portions of the Condominium. Except in cases involving manifest danger to public safety or property, the Council of Unit Owners (or the Board of Directors, if applicable) shall make a reasonable effort to give notice to the owner of any Unit to be entered for the purpose of such maintenance and repair. If damage is inflicted on the Common Elements or any Unit through which access is taken, the Council of Unit Owners, if it is responsible for such damage, is liable for the prompt repair of such damage. An entry by the Council of Unit Owners through its Board of Directors, agents, and employees for the purposes specified in this section shall not be considered a trespass. An easement for mutual support shall exist in the Units and the Common Elements.

(b) Each of the sidewalks, lanes, driveways, paved areas, roadways, and other General Common Elements shall be subject to an easement in favor of all of the Unit owners for reasonable and necessary pedestrian and vehicular ingress and egress to and from the improvements and to and from public and private roadways and streets. Each Unit Owner shall have a right of ingress and egress to such Unit owner's Unit.

(c) There is hereby reserved unto the Declarant and its agents a nonexclusive easement over, across and through all of the Property for the purpose of access, the storage of building supplies and materials and equipment in the Common Elements, and, without any limitation, for any and all purposes reasonably related to the completion of the construction and repair of the Property.

(d) There is hereby reserved unto the Declarant (and its successors and assigns to whom such easement has been specifically assigned in writing), for the benefit of the real property described in Exhibit "E" attached hereto and made a part hereof, a blanket easement upon, across, and under all of the General Common Elements for ingress, egress, installation, replacement, repair and maintenance of all utilities, including, but not limited to, water, sewer, drainage, gas, cable television, telephones and electricity, and further including the right to connect to and use any such utilities which may exist or be located upon the Property from time to time. By virtue of this easement, it shall be expressly permissible to erect and maintain the necessary poles and other equipment on the Property, to affix and maintain electrical or telephone wires and conduits, sewer and water drainage lines, on, above, or below any portion of the Property, including any improvements constructed thereon and to have construction vehicles, equipment and the like exercise the aforesaid right of ingress and egress over the Property. There is further reserved unto the Declarant (and its successors and assigns to whom such right has been specifically assigned in writing), the right to grant specific easements, both temporary and permanent, to any person or entity, including all public authorities and utility companies, over any part of the Property in furtherance of the blanket easement created by this subsection (d).

(e) There is hereby granted an easement to the Board of Directors of the Community Association and its nominees, agents, employees and independent contractors, for reasonable ingress and egress to the Property to perform such functions and operations which such Board of Directors is empowered, authorized or mandated to

carry out on the Property pursuant to the Community Association Declaration. Subsequent to any action performed pursuant to this paragraph, the Board of Directors of the Community Association shall restore the Property to as near its original condition prior to such action as reasonably possible. The Community Association shall also indemnify and hold the Association harmless from any and all liability for injuries or damages to persons or property resulting from any act or omission of the Community Association, related to any function or operation taken pursuant to this easement and/or under the Community Association Declaration.

(f) A non-exclusive easement is hereby reserved for the benefit of (i) the Units situated on the upper floors of any building located within the Condominium, and (ii) the Unit Owners of such Units, to maintain a water meter and any equipment appurtenant thereto (including, but not limited to, pipes, valves, etc.), within a Unit or Units located on the first or lower floor of such building, such easement areas being more particularly located and identified on the Condominium Plat. The Unit Owner of the Unit within which such water meter(s) shall be located shall not remove, destroy, alter or otherwise disturb such water meter(s) and equipment appurtenant thereto except for conducting emergency repair work necessary for the protection of such Unit Owner's Unit and personal property therein. The cost of such emergency repair work shall be reimbursed by the owner of the Unit which is served by the water meter or related equipment which required emergency maintenance repair. The owners of the Unit(s) benefitting from this easement or their authorized representative or agent or the Washington Suburban Sanitary Commission, its successors and assigns, or their agent, shall be permitted access to the water meter(s), provided, however, reasonable prior written notice is provided to the owner of the Unit in which the water meter is situated, except in the case of an emergency threatening damage to persons or property. Any injury to persons or damage caused to the Unit, or contents thereof, within which the water meter is located which is directly related to the existence of such water meter or equipment appurtenant thereto, unless caused by the action of the owner of such Unit, shall be repaired at the expense of the Unit Owner of the Unit served by such water meter and benefitting from this easement.

(g) A non-exclusive easement is hereby reserved for the benefit of the members of the Community Association and/or the public to utilize any recreational facilities situated within the Property which are intended for the use and enjoyment of the members of the Community Association and/or the public pursuant to the Site Plan of the Property filed with the Maryland National-Capital Park and Planning Commission (the "Commission") or any agreement with the Commission or other applicable governmental agency.

ARTICLE VI DECLARANT'S RIGHT TO RENT OR SELL UNITS

Anything contained in this Declaration or the Bylaws of the Council of Unit Owners to the contrary notwithstanding, the Declarant shall have the right to transact any business on the Property and utilize any portion of the Property (including the Common Elements) necessary or desirable to consummate sales or rentals of Units, including, but not limited to, the right to maintain employees in the sales or rental office, and to show Units for sale or rent. The sales or rental office, the furniture and furnishings in the model Units, signs and all items pertaining to the sale or rental of Units by the Declarant shall not be considered Common Elements but shall remain the property of the Declarant. The right to consummate rentals of units and to maintain and start a rental or management office shall extend to any management agent or

agents employed by the owners of such rental units. Such sales, rental or management office may also be utilized for the sale, rental or management of other residential units in the area.

In furtherance of the rights granted Declarant in this Article VI, no act of omission or commission shall be taken by any Unit owner, or the Council of Unit Owners, which, in the sole discretion of the Declarant, would infringe upon the Declarant's ability to sell or rent Units, including, without limitation, altering the design, location or appearance of any of the Common Elements, failing to maintain any portion of the Condominium in accordance with sound property management standards or otherwise detracting from the aesthetic nature of the Condominium established by the Declarant.

ARTICLE VII RIGHT TO EXPAND CONDOMINIUM

Section 1. Reservation of Right to Expand Condominium. The Declarant hereby reserves the right to expand the Condominium without the consent of Unit owners and to annex to the Property additional land and improvements thereon, provided that this reserved right shall terminate on the seventh (7th) anniversary after the date of the recordation of this Declaration and shall otherwise comply with the provisions of Section 11-120 of the Act.

Section 2. Conditions of Right to Expand Condominium.

(a) The land and the improvements now or hereafter to be located thereon which may be annexed to and made a part of the Condominium are described in Exhibit "E" attached hereto and made a part hereof.

(b) The total number of Units which may be contained in the Condominium is two hundred (200), however, such Units may be added in stages.

(c) The Percentage Interest in the Common Elements, in the Common Expenses and Common Profits of the Council of Unit Owners and the number of votes appurtenant to any Unit following the addition of any group of units to the Condominium shall be determined in accordance with the method set forth in Exhibit "D" attached hereto and made a part hereof. The Declarant shall set forth in a Supplementary Declaration at the time of such expansion the percentage interests and votes for all Units following the expansion, said figures to be computed in the manner set forth in Exhibit "D".

(d) The expansion of the Condominium shall not be effective until such time as there has been recorded among the Land Records for Prince George's County, Maryland (i) a Supplementary Declaration setting forth the new Percentage Interest in the Common Elements and Percentage Interest in the Common Profits and Common Expenses appurtenant to each Unit and the vote appertaining thereto, and (ii) an amendment to the Condominium Plat setting forth with respect to the new property which has been added to the Condominium the detail and information that is required to be shown upon the Condominium Plat, pursuant to Section 11-105 of the Act.

Section 3. Effect of Expansion. Upon the recordation of the Supplementary Declaration and Condominium Plat, each Unit owner shall automatically have the Percentage Interest in the Common Elements and Percentage Interest in the Common Profits and Common Expenses and the vote appurtenant to his Unit set forth in the Supplementary Declaration. The interest of each mortgagee, as that term is defined in the Act, shall attach by operation of law to the Percentage Interest in the Common Elements appurtenant to the Unit with respect to which it holds a lien. In addition, the assessments for the Common Expenses of the Condominium on each Unit listed on a Supplementary Declaration shall commence upon the recordation of such Supplementary Declaration.

Section 4. Power of Attorney. There is hereby reserved unto Wellington Homes (or such other party as may in writing be designated by the Declarant) an irrevocable Power of Attorney, coupled with an interest, for the purpose of reallocating the Percentage Interests and voting rights appurtenant to each of the Units in the Condominium in accordance with the provisions of this Declaration and to execute, acknowledge and deliver such further instruments as may from time to time be required in order to accomplish the purposes of this Article VII. Each Unit owner and each mortgagee of a Unit shall be deemed to have acquiesced in amendments to this Declaration and in amendments to the Condominium Plat for the purpose of adding the aforesaid additional Units and Common Elements to the Condominium, as set forth above, and shall be deemed to have granted unto Wellington Homes (or such other party as may in writing be designated by the Declarant), an Irrevocable Power of Attorney, coupled with an interest, to effectuate, execute, acknowledge and deliver any such amendments and each such Unit owner and mortgagee shall be deemed to have agreed and covenanted to execute such further assurances and instruments, if any, as may be required by the Declarant and/or the said Wellington Homes, its successors or assigns, to properly accomplish such amendments.

Section 5. Future Improvements. Any improvements situated on property added to the Condominium in accordance with this Article VII of the Declaration and the Act shall be substantially completed prior to annexation and shall be substantially consistent in terms of quality of construction with the initial improvements of the Condominium.

Section 6. Development Plan. The Declarant reserves the right, in its sole discretion, to change the development plan for the Condominium including, but not limited to, building types, architectural style and size of the Units and reserves the right not to annex additional land to the Condominium and not to construct additional Units or improvements to the Common Elements. The Declarant makes no assurances regarding the construction, building type, architectural style, size of units or any other such matter regarding future phases of the Condominium.

ARTICLE VIII
WASHINGTON SUBURBAN SANITARY COMMISSION AGREEMENT

(a) Each present and future Unit owner and, if applicable, tenants of each Unit owner shall acknowledge and take title subject to the obligation for payment by each Unit owner of annual front-foot benefit charges levied by the Washington Suburban Sanitary Commission, based upon water and sewer front-foot allocations made

by the Washington Suburban Sanitary Commission and commensurate with the life of the bond issued for the construction of said water and/or sewer lines as applicable.

(b) Each present and future Unit owner and, if applicable, tenants of each Unit owner, shall grant a right of access to his Unit to the management agent employed by the Unit owner or the Council of Unit Owners and/or any other person authorized by said Council of Unit Owners for the purpose of making inspections of the plumbing system or for the purpose of correcting any plumbing problems in any Unit which might affect that Unit, any other Unit in the building or any of the Common Elements. In case of emergency, such entry shall be immediate whether the Unit owner or tenant is present or not. The management agent or other person authorized may permit employees of the Washington Suburban Sanitary Commission to enter the premises for the purpose of making corrections in order to protect the Washington Suburban Sanitary Commission's water and sewer system.

ARTICLE IX MISCELLANEOUS

Section 1. Construction and Enforcement.

(a) The provisions hereof shall be liberally construed to achieve the purpose of creating a uniform plan for the operation of the Property as a Condominium. Enforcement of this Declaration and of the Bylaws attached hereto shall be by any Unit owner and/or the Council of Unit Owners or its Board of Directors by any proceeding at law or in equity against any person or persons violating any of the same, either to restrain or enjoin violation or to recover damages, or both, and against any Unit to enforce any lien created hereby; and the failure or forbearance by the Council of Unit Owners or the Unit owner of any Unit to enforce any of the covenants or restrictions herein or in the Bylaws contained shall in no event be deemed a waiver of the right to do so thereafter.

(b) There shall be and there is hereby created and declared to be a conclusive presumption that any violation or breach or any attempted violation or breach of any of the provisions of this Declaration, the Bylaws attached hereto or the Rules, as amended from time to time, cannot be adequately remedied by action at law or exclusively by recovery of damages.

Section 2. Severability. Invalidity of any part of this Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect.

Section 3. Captions. The captions contained in this Declaration are for convenience only, are not a part of this Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Declaration.

Section 4. Amendments. This Declaration may be amended only in accordance with the Act. Any amendment to this Declaration shall not become effective until such time as it has been recorded in the same manner as this Declaration among the Land Records of Prince George's County, Maryland. During the period the Declarant is in control of the Board of Directors of the Council of Unit Owners, and provided one or

more Units is subject to a mortgage guaranteed by the Veterans Administration, any amendment to this Declaration or the Bylaws must receive the approval of the Veterans Administration.

Section 5. Consents. Notwithstanding any other provision of this Declaration, unless otherwise provided by statute or in case of condemnation or insurable loss to the Units and/or Common Elements of the Condominium, neither the Declarant, the Council of Unit Owners nor the Board of Directors shall take any of the following actions:

(a) by act or omission, seek to abandon or terminate the Condominium project (except in the case of condemnation or substantial destruction of the Property) unless at least eighty percent (80%) of the Unit owners and sixty-seven percent (67%) of the Eligible Mortgage Holders have given their prior written approval;

(b) change the pro-rata interest or obligations of any Unit unless all of the first mortgagees and all Unit owners of the Units have given their prior written approval;

(c) provided that any Unit is then encumbered by a deed of trust or mortgage which is insured by the Federal Housing Administration or guaranteed by the Veterans Administration, (i) amend or merge the condominium regime with a successor condominium regime, or (ii) construct units within the future phases of the Condominium which are inconsistent, in terms of quality of construction, with the Units presently within the Condominium, without prior written approval of the Federal Housing Administration and the Administrator of the Veterans Administration;

(d) except as provided pursuant to the Act or other applicable law, or in case of condemnation or substantial loss to the Units and/or Common Elements, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements by act or omission without the prior written consent of two-thirds (2/3) of the first mortgagees (based on one (1) vote per first mortgage owned) or two-thirds (2/3) of the Unit owners (other than the Declarant);

(e) except as provided pursuant to the Act or other applicable law, use hazard insurance proceeds for losses to any of the Property (whether Units or Common Elements) for other than the repair, replacement or reconstruction of the Property and the improvements situated thereon without the prior written consent of two-thirds (2/3) of the first mortgagees (based on one (1) vote per first mortgage owned), or two-thirds (2/3) of the Unit Owners (other than the Declarant);

(f) unless the consent of the Unit owners to which at least sixty-seven percent (67%) of the votes in the Council of Unit Owners are allocated [or such higher percentage as may otherwise be required by this Declaration or the Act] and the approval of Eligible Mortgage Holders holding mortgages on Units which have at least sixty-seven percent (67%) of the votes of Units subject to mortgages or deeds of trust held by Eligible Mortgage Holders is obtained, materially change provisions of this Declaration, the Bylaws, or Plats. The change to any of the following would be considered material:

Order: GXZ4FS9XK
 (i) Voting rights;
 Address: 6358 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
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- (ii) Assessments, assessment liens or subordination of such liens;
- (iii) Reserves for maintenance, repair and replacement of the Common Elements;
- (iv) Insurance or Fidelity Bond requirements;
- (v) Reallocation of interests in the Common Elements or rights to their use;
- (vi) Responsibility for maintenance and repairs;
- (vii) Expansion or contraction of the Property or the addition, annexation or withdrawal of property to or from the Condominium;
- (viii) Definition of Unit boundaries;
- (ix) The establishment of self management when professional management has been required previously by this Declaration, the Bylaws or an Eligible Mortgage Holder;
- (x) Convertibility of Units into Common Elements or of Common Elements into Units;
- (xi) Leasing of Units;
- (xii) Imposition of any restrictions on the right of a Unit owner to sell or transfer his or her Unit;
- (xiii) Restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in this Declaration or the Act;
- (xiv) Any action to terminate the Condominium after substantial destruction or condemnation occurs; or
- (xv) Any provisions that expressly benefit mortgage holders, insurers or guarantors of first mortgages.

Section 6. Rights of the Maryland-National Capital Park and Planning Commission ("Commission"). Any other provision of this Declaration or the Bylaws to the contrary notwithstanding, unless otherwise provided by statute or in case of condemnation or insurable loss to the Units and/or Common Elements of the Condominium, neither the Council of Unit Owners nor the Board of Directors shall, by act or omission, take any of the following actions without the prior written consent of the Commission, which consent shall not be unreasonably withheld or delayed:

(a) abandon, partition, subdivide, encumber, sell or transfer the Common Elements, provided, however, that the granting of rights-of-way, easements and the like for public utilities or for other purposes consistent with the use of the Common Elements shall not require the consent of the Commission; or

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- (b) abandon or terminate the Condominium; or
- (c) modify or amend any material or substantive provision of the Declaration or the Bylaws; or
- (d) merge, consolidate, annex or add to the Condominium other than as provided for pursuant to Article VII of this Declaration; or
- (e) substantially modify the method of determining and collecting assessments as provided for in this Declaration or the Bylaws.


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

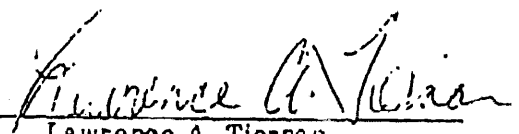
IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES,
a California general partnership

By: FOSTER SOUTH CORPORATION
a California corporation,
General Partner


George B. Jones, (Asst.) Secretary

By: 
Lawrence A. Tiernan,
(Vice) President

[CORPORATE SEAL]

7178 911

STATE OF Maryland
COUNTY OF Prince George's

*
* to wit:
*

I HEREBY CERTIFY that on the 23RD day of DECEMBER, 1988, before the subscriber, a Notary Public in and for the above jurisdiction, personally appeared Lawrence A. Tiernan and George B. Jones, who have been satisfactorily proven to be the persons whose names are subscribed to this written instrument, who acknowledged themselves to be (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and that said Lawrence A. Tiernan and George B. Jones, as such (Vice) President and (Assistant) Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as (Vice) President and (Assistant) Secretary, respectively.

GIVEN under my hand and seal this 23RD day of DECEMBER, 1988.

William H. Smart
Notary Public

My Commission Expires: 7-1-90

[NOTARIAL SEAL]

DECLARANT'S CERTIFICATION

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

ATTEST:

WELLINGTON HOMES,
a California general partnership

By: FOSTER SOUTH CORPORATION
a California corporation,
General Partner

George B. Jones
George B. Jones, (Asst.) Secretary

Lawrence A. Tiernan
Lawrence A. Tiernan,
(Vice) President

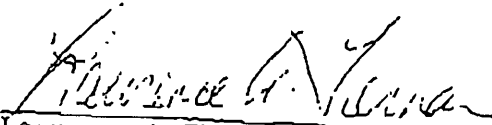
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Order: GXEAM-SDNK
Address: 18505 Lord Stirling Pl
Order Date: 09/07/2024
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CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of the parties named in the above instrument.


Lawrence A. Tiernan

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
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Exhibit "A" to Declaration

Address: 13575 Lind Stirling Pl
(Legal Description - Phase I)
Order Date: 09-07-2021
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RDA

**REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS**

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Jan Robertson, R.L.S.

December 22, 1988

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE I LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the North 52° 30' 00" East 315.00 feet line of the abovementioned Parcel F; thence running through part of the said parcel

1. South 09° 53' 35" East 122.37 feet to a point on the outline of Lord Loudon Court; thence following said outline the following fifteen (15) courses and distances
2. South 20° 37' 04" East 21.54 feet to a point; thence
3. 6.00 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South 55° 01' 05" East 5.64 feet to a point; thence
4. South 89° 25' 06" East 25.76 feet to a point; thence
5. South 00° 34' 54" West 107.00 feet to a point; thence
6. North 89° 25' 23" West 23.21 feet to a point; thence
7. 7.85 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South 45° 34' 54" West 7.07 feet to a point; thence
8. South 00° 34' 54" West 19.00 feet to a point; thence
9. North 89° 25' 06" West 114.00 feet to a point; thence
10. North 00° 34' 54" East 18.00 feet to a point; thence

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Order Date: 03-07-2011
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11. 13.38 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord bearing and distance North $63^{\circ} 22' 45''$ West 10.78 feet to a point; thence
12. South $52^{\circ} 41' 46''$ West 118.39 feet to a point; thence
13. 27.21 feet along the arc of a curve to the left having a radius of 27.00 feet and a chord bearing and distance South $23^{\circ} 49' 37''$ West 26.07 feet to a point; thence
14. South $05^{\circ} 02' 33''$ East 75.20 feet to a point; thence
15. 25.37 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance South $10^{\circ} 45' 37''$ West 25.05 feet to a point; thence
16. South $26^{\circ} 33' 46''$ West 18.65 feet to a point on the cul-de-sac of Lord Sterling Place and following the outline of said cul-de-sac the following seven (7) bearing and distances
17. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance South $02^{\circ} 55' 03''$ East 19.69 feet to a point; thence
18. 44.74 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance South $03^{\circ} 16' 05''$ East 42.84 feet to a point; thence
19. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance South $40^{\circ} 51' 39''$ East 45.93 feet to a point on the northerly right of way line of Lords Landing Road and running with said right of way line
20. 85.10 feet along the arc of a curve to the left having a radius of 418.00 feet and a chord bearing and distance South $66^{\circ} 35' 05''$ West 84.95 feet to a point; thence leaving said Lords Landing Road right of way and following the outline of the said cul-de-sac of Lord Sterling Place the following two (2) courses and distances
21. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance North $05^{\circ} 58' 11''$ West 45.93 feet to a point; thence
22. 121.50 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance North $06^{\circ} 24' 57''$ East 86.41 feet to a point; thence
23. 20.58 feet along the arc of a curve to the left having a radius of 20.00

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HandWiseDocs

7178 916

feet and a chord bearing and distance North $56^{\circ} 02' 36''$ East 19.69 feet to a point; thence leaving said cul-de-sac and running with the outline of said Lord Loudon Court

24. North $26^{\circ} 33' 47''$ East 18.65 feet to a point; thence

25. 11.03 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North $10^{\circ} 45' 37''$ East 10.89 feet; thence

26. North $04^{\circ} 17' 19''$ West 106.50 feet to a point; thence

27. North $37^{\circ} 18' 14''$ West 19.00 feet to a point; thence

28. North $52^{\circ} 41' 46''$ East 193.00 feet to a point; thence leaving said outline of Lord Loudon Court

29. North $37^{\circ} 18' 14''$ West 96.02 feet to a point on the northerly outline of said Parcel F; thence running with said outline

30. North $52^{\circ} 30' 00''$ East 179.16 feet to the point of beginning.

Containing 52,111 square feet or 1.20 Acres of land more or less.

Order: GXZ4F39XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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HomeWiseDocs

Schedule of Percentage Interests and Votes
 Lords Landing Village Condominium
Phases I, II and III - 32 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
14-1	3.125	1
14-2	3.125	1
14-3	3.125	1
14-4	3.125	1
14-5	3.125	1
14-6	3.125	1
14-7	3.125	1
14-8	3.125	1
14-9	3.125	1
14-10	3.125	1
14-11	3.125	1
14-12	3.125	1
15-1	3.125	1
15-2	3.125	1
15-3	3.125	1
15-4	3.125	1
15-5	3.125	1
15-6	3.125	1
15-7	3.125	1
15-8	3.125	1
16-1	3.125	1
16-2	3.125	1
16-3	3.125	1
16-4	3.125	1
16-5	3.125	1
16-6	3.125	1
16-7	3.125	1
16-8	3.125	1
16-9	3.125	1
16-10	3.125	1
16-11	3.125	1
16-12	<u>3.125</u>	<u>1</u>
Totals	100.0%	32

Exhibit "C"

(Percentage Interests and Votes).

Order: 6XZ4F80XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II and III - 32 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
14-1	3.125	1
14-2	3.125	1
14-3	3.125	1
14-4	3.125	1
14-5	3.125	1
14-6	3.125	1
14-7	3.125	1
14-8	3.125	1
14-9	3.125	1
14-10	3.125	1
14-11	3.125	1
14-12	3.125	1
15-1	3.125	1
15-2	3.125	1
15-3	3.125	1
15-4	3.125	1
15-5	3.125	1
15-6	3.125	1
15-7	3.125	1
15-8	3.125	1
16-1	3.125	1
16-2	3.125	1
16-3	3.125	1
16-4	3.125	1
16-5	3.125	1
16-6	3.125	1
16-7	3.125	1
16-8	3.125	1
16-9	3.125	1
16-10	3.125	1
16-11	3.125	1
16-12	<u>3.125</u>	<u>1</u>
Totals	100.0%	32

Exhibit "C"

(Percentage Interests and Votes).

Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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HomeWiseDocs

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this 24th day of April, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP14 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of the Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6298 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

APR 21 3 06 PM '89

CLERK OF THE
CIRCUIT COURT
PRINCE GEORGE'S COUNTY
MARYLAND

Order BX24180XK
Address: 18638 Lord Sterling Pl
Order Date: 06-07-2021
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HomeWire.com

RECORDED
REC FEE
\$15.00

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase III of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. ND 146 at Plat 17449, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the

7292 593

expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.


Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

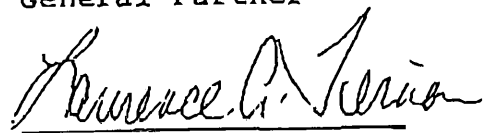
IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner


George B. Jones,
(Assistant) Secretary

By: 
Lawrence A. Tiernan,
(Vice) President

[CORPORATE SEAL]

7292 591

* * *

STATE OF VIRGINIA

*

FAIRFAX COUNTY

*

to wit:

*

On this 21st day of April, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susannah D. Swaby
Notary Public
Susannah D. Swaby

My Commission Expires: August 27, 1991

[NOTARIAL SEAL]

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: Lawrence A. Tiernan
Lawrence A. Tiernan

6717002
5041989PCM
SUPPDECL.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

729% 595

Exhibit "A"

(Legal Description - Phase IV),
Order: GC24F893K
Address: 18838 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
H:\m\W\o\Docs

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
 UPPER MARLBORO, MARYLAND 20772
 TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

April 13, 1989

C. Shakhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE IV LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-one, Parcel F, Block F, "Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the beginning of the first (1st) North $08^{\circ} 21' 16''$ West 261.28 feet line of said Parcel F, said point being on the easterly right of way line of Brown Station Road and running with the same

1. North $08^{\circ} 21' 16''$ West 261.28 feet to a point; thence leaving said right of way line and running through Parcel F the following eight (8) courses and distances:

2. North $73^{\circ} 00' 30''$ East 213.03 feet to a point; thence

3. South $12^{\circ} 48' 47''$ East 110.56 feet to a point on the outline of Lord Dunbore Place; thence running with said outline the following six (6) courses and distances

4. 151.71 feet along the arc of a curve to the right, having a radius of 119.50 feet and a chord bearing and distance South $77^{\circ} 39' 53''$ East 141.72 feet to a point; thence

5. South $41^{\circ} 17' 46''$ East 100.13 feet to a point; thence

6. South $48^{\circ} 42' 14''$ West 19.00 feet to a point; thence

7. 7.85 feet along the arc of a curve to the left, having a radius of 5.00 feet and a chord bearing and distance South $03^{\circ} 42' 14''$ West 7.07 feet to a point; thence

8. South $41^{\circ} 17' 46''$ East 10.86 feet to a point; thence

9. 16.47 feet along the arc of a curve to the left, having a radius of 30.00 feet and a chord bearing and distance South $57^{\circ} 01' 24''$ East 16.26 feet to a

Order Date: 09-07-2021

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7292 597

point on the northerly right of way line of Lords Landing Road; thence running with said right of way line the following five (5) courses and distances

10. 193.76 feet along the arc of a curve to the right, having a radius of 368.00 feet and a chord bearing and distance South $66^{\circ} 33' 43''$ West 191.53 feet to a point; thence

11. South $81^{\circ} 38' 44''$ West 116.53 feet to a point; thence

12. 35.91 feet along the arc of a curve to the right, having a radius of 170.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 35.84 feet to a point; thence

13. 40.13 feet along the arc of a curve to the left, having a radius of 190.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 40.06 feet to a point; thence

14. North $53^{\circ} 21' 16''$ West 42.43 feet to the point of beginning.

Containing 99,674 square feet or 2.2882 Acres of Land, more or less.

7292 598

EXHIBIT 'B'

(Condominium Plats - Phase IV)

Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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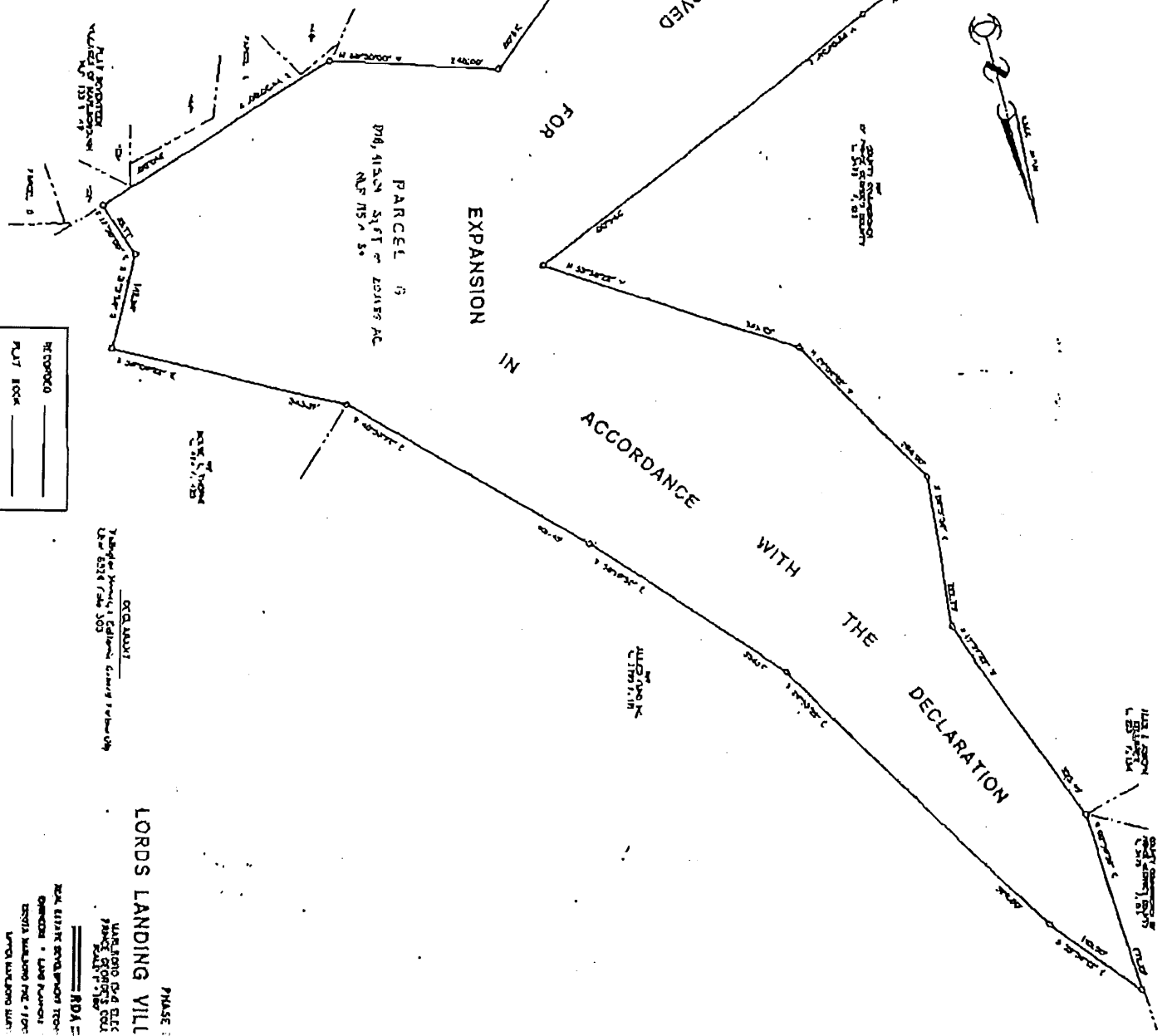
HomeWiseDocs

7292 500

RESERVED AREA

FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION

PARCEL 13
D78, 4152N S1/4T 7N R24W AC
N1/4 15.2 50



RECORDED	_____
PLAT BOOK	_____
PLAT No.	_____

OR CL. MAP
7/10/2021
LAW 5314 (Rev. 2003)

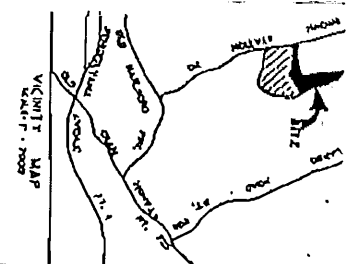
LORDS LANDING VILLAGE CONDOMINIUM

PHASE 3

WARRANTY DEED TO DISTRICT
PLAT 13 OF 13
LORDS LANDING VILLAGE
PHASE 3

RDV =

RDV UNIT DEVELOPMENT TRUST - SET ASSOCIATE LLC
DIRECTOR - LINDA BARNETT - LINDA BARNETT
SERIAL NUMBER REC - 1001 - 1001
LORDS LANDING VILLAGE - 10010111
POWER OF ATTORNEY - 10010111

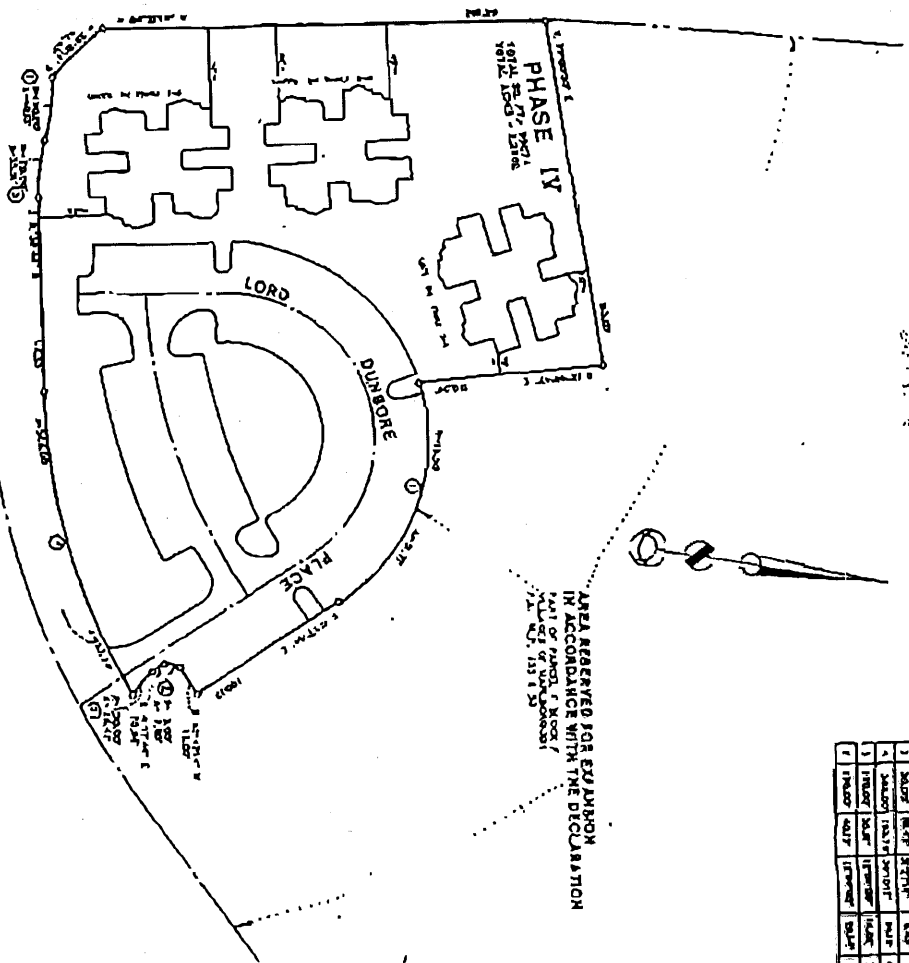


Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7292 601

BROWN STATION ROAD

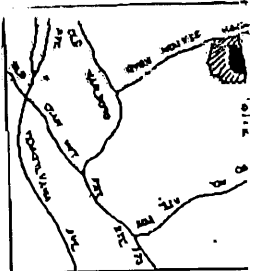
LORDS LANDING ROAD



AREA RESERVED FOR EXAMINATION
IN ACCORDANCE WITH THE DECLARATION
PART OF PLANS & BOOK 1
OF RECORD IN THE OFFICE OF THE CLERK OF COURTS
IN THE COUNTY OF MIDDLESEX
STATE OF NEW YORK
FILE NO. 153 E 23

CURVE DATA

NO.	STARTING POINT	END POINT	CHORD BEARING	CHORD DISTANCE
1	1	2	N 89° 15' 00" W	100.00
2	2	3	S 89° 15' 00" E	100.00
3	3	4	S 0° 00' 00" E	100.00
4	4	5	N 89° 15' 00" E	100.00
5	5	6	N 0° 00' 00" E	100.00
6	6	7	N 89° 15' 00" W	100.00



RECORDED
PLAT BOOK
AUT. NO.

LORDS LANDING VILLAGE CONDOMINIUM
PHASE IV
INCLUDING UNITS 14 THROUGH 24 INK. 15.134 TRACT 2-B
RECORDING NO. 153 E 23

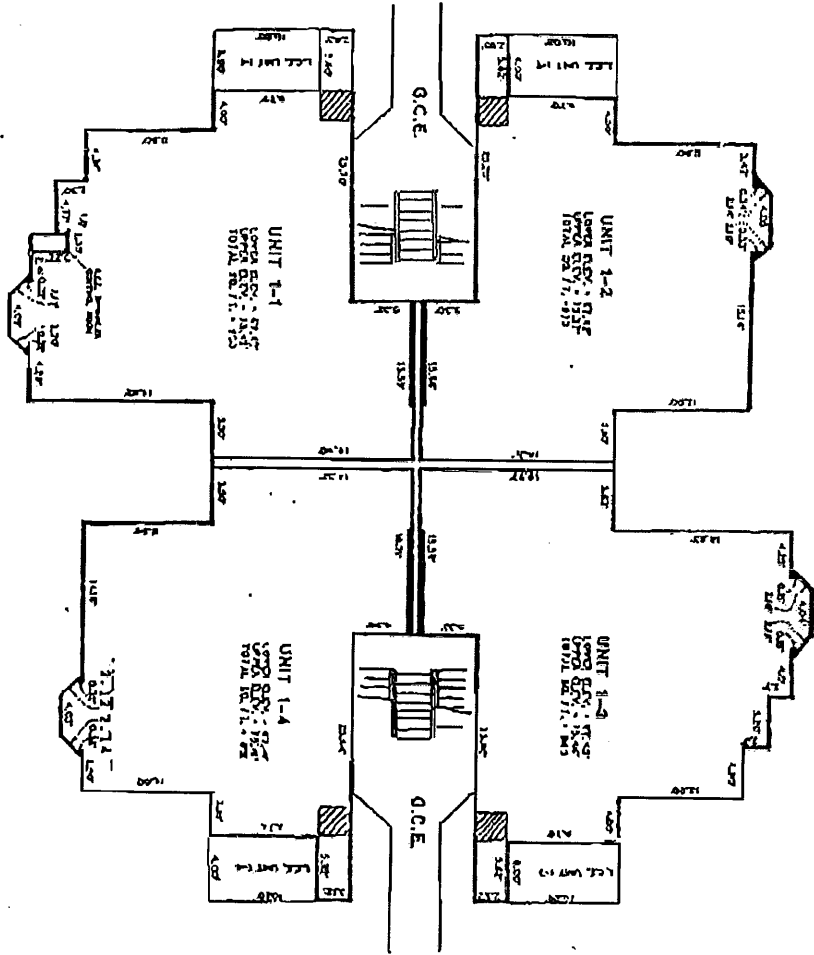
WALTON & ASSOCIATES, INC.
ARCHITECTS
110 WEST 42ND STREET
NEW YORK, N.Y. 10018
TEL: (212) 850-1234

NOTE
This drawing is intended to provide information only and is not to be used for construction purposes without the approval of the appropriate authorities.

Order: GXCZAP-WXIC
Address: 13538 Lord Sterling Pl
Order Date: 01/07/2021
Document not for resale

7292 602

FIRST FLOOR



RECORDED _____
 2021 100K _____
 PUT _____

LORDS LANDING VILLAS & CONDOMINIUM

PHASE IV
 FLOOR PLAN
 UNITS 1-1 THRU 1-4

DATE: 09/07/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]

RD# _____
 [Other details]

FOR INFORMATION ONLY
 [Additional notes]

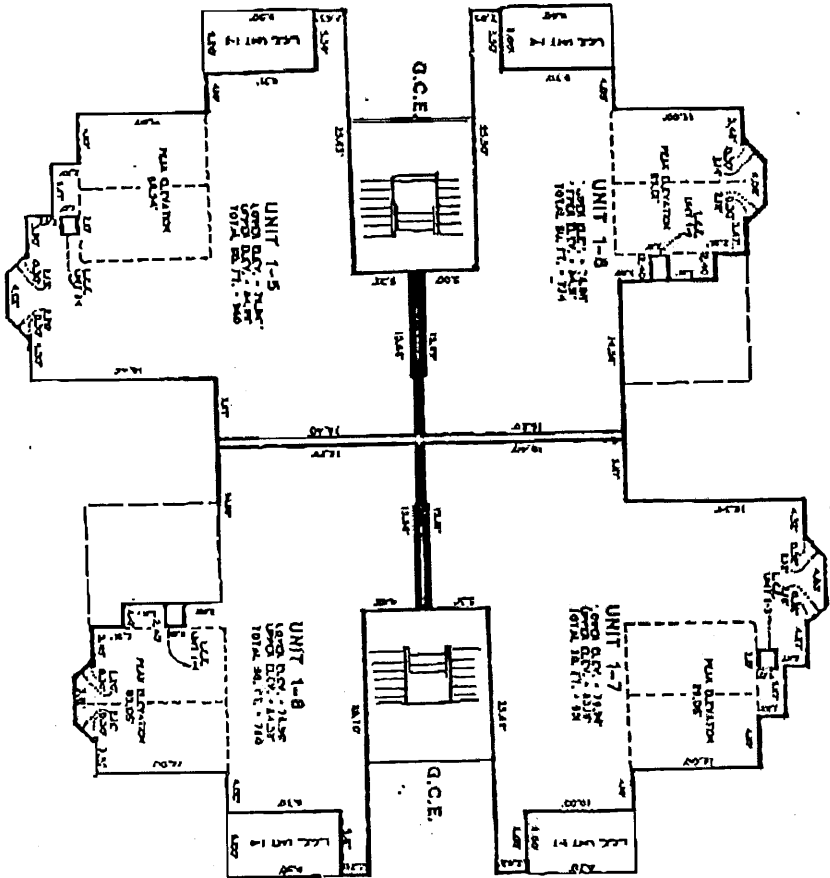
NOTES

- The lot lines of this plot shown on this plan are assumed to be correct. The purchaser is advised to verify the lot lines with the local authorities.
- The purchaser is advised to verify the area of the plot with the local authorities.
- The purchaser is advised to verify the boundaries of the plot with the local authorities.
- The purchaser is advised to verify the easements and rights of way with the local authorities.
- The purchaser is advised to verify the zoning and use restrictions with the local authorities.
- The purchaser is advised to verify the title and ownership of the plot with the local authorities.
- The purchaser is advised to verify the survey and measurements with the local authorities.
- The purchaser is advised to verify the construction and materials with the local authorities.
- The purchaser is advised to verify the completion and handover of the plot with the local authorities.
- The purchaser is advised to verify the final inspection and sign-off with the local authorities.

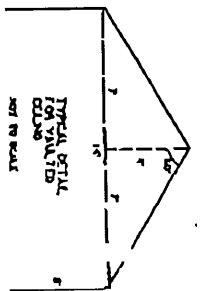
Order: GXZ4FS9XK
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7292 603

SECOND FLOOR



1/10/2021 12



NOTES

1. Refer to the attached general notes for the project.
2. The floor plan is for the second floor of the building.
3. The floor plan is for the second floor of the building.
4. The floor plan is for the second floor of the building.

LEGEND

- - Common Area (includes restrooms, staff area, etc.)
- - Unit (includes living area, kitchen, etc.)

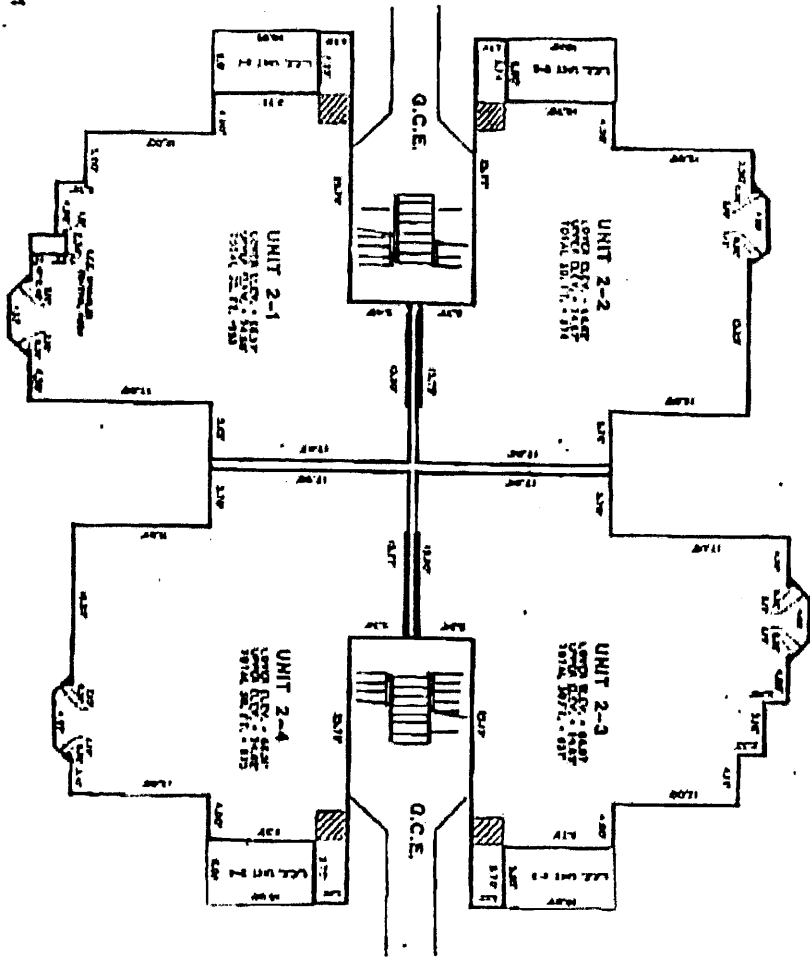
LORDS LANDING VILLAGE CONDOMINIUM

PHASE IV
 FLOOR PLAN
 UNITS 1-5 THROUGH 1-8
 WASHINGTON COUNTY, MARYLAND
 PROJECT NO. 19-00000000000000000000
 DATE: 01/10/2021

accommodate
 unit room
 sq. ft.

Order: 02/21/2021
 Address: 18500 Lord Sterling
 Order Date: 09/07-2021
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 HomeWise LLC

7292 604



FIRST FLOOR

LORDS LANDING VILLAGE CONDOMINIUM

PHASE 1
FLOOR PLAN
UNITS 2-1 THRU 2-4

NOTE:

- The finished floor of the units shown on this plan is to be finished with carpeting. The carpeting to be installed is to be specified by the owner.
- The finished floor of the units shown on this plan is to be finished with carpeting. The carpeting to be installed is to be specified by the owner.
- The finished floor of the units shown on this plan is to be finished with carpeting. The carpeting to be installed is to be specified by the owner.
- The finished floor of the units shown on this plan is to be finished with carpeting. The carpeting to be installed is to be specified by the owner.

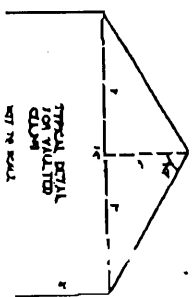
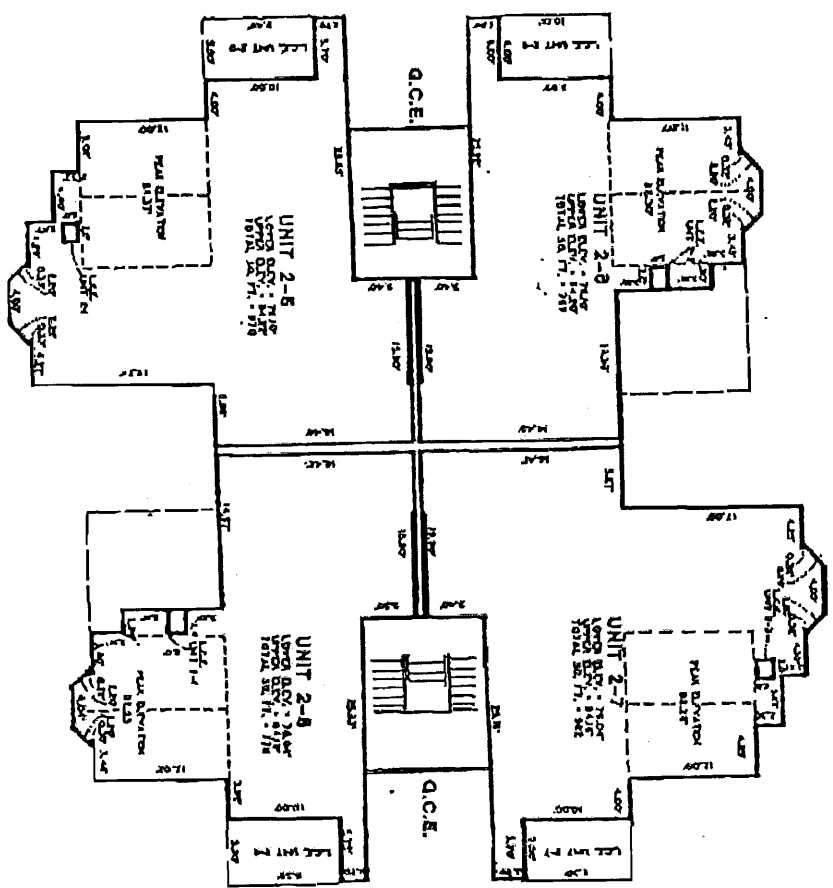
RECORDS	_____
PLAT 5000	_____
PL	_____

MANAGE D.O. DIST. '02/07/17
 PROJECT ENGINEER: [Signature]
 DATE: 09/07/2021
 SHEET NO. 11 OF 11

Order: GXZZ4F59XK
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
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 FlomewiseDocs

7292 605

SECOND FLOOR



NOTES

1. These units have been designed to meet the requirements of the International Building Code, 2003 Edition, and the applicable provisions of the Virginia Building Code, 2003 Edition.
2. The floor area of each unit is shown in square feet. The floor area of each unit is shown in square feet.
3. The floor area of each unit is shown in square feet. The floor area of each unit is shown in square feet.
4. The floor area of each unit is shown in square feet. The floor area of each unit is shown in square feet.

LEGEND

- Common Area (shown in red)
- Unit Area (shown in blue)
- Unit Area (shown in green)

LORDS LANDING VILLAGE CONDOMINIUM

PHASE IV
FLOOR PLAN
UNITS 2-0 THROUGH 2-8

LANDING ONE ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND
HEAD OFFICE: LANE 1700

RDA

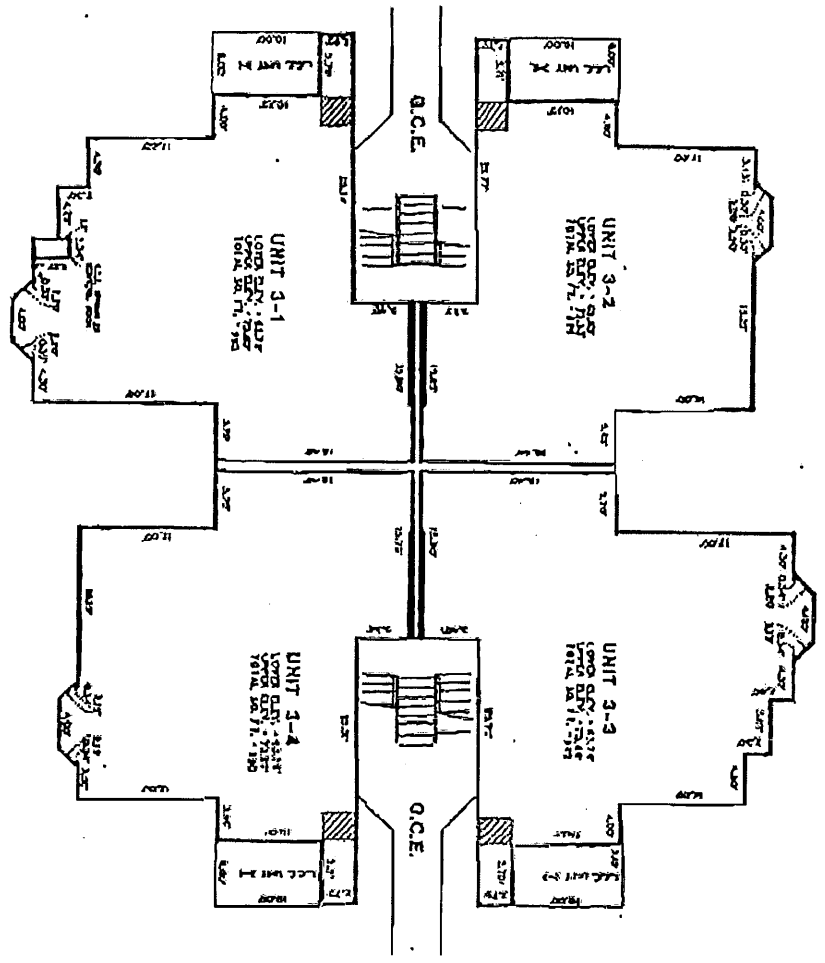
FOR OFFICIAL USE ONLY
FOR OFFICIAL USE ONLY
FOR OFFICIAL USE ONLY
FOR OFFICIAL USE ONLY

RECORDS
P.L.I. BOOK

Order: GXC741789XK
Address: 13538 Lord Sterling
Order Date: 09-07-2011
Document not for resale
HomeWisdom.com

7292 606

FIRST FLOOR



RECORDED
PLAT BOOK _____
PAGE _____

LORDS LANDING VILL GE CONDOMINIUM

PHASE IV
FLOOR PLANS
UNITS 3-1 THROUGH 3-4

WILSONS & DICKERSON ARCHITECTS
PLANNING ARCHITECTS LANDSCAPE ARCHITECTS
1001 11th St. N. #100
MINNEAPOLIS, MN 55403

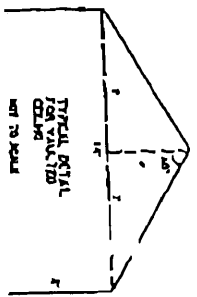
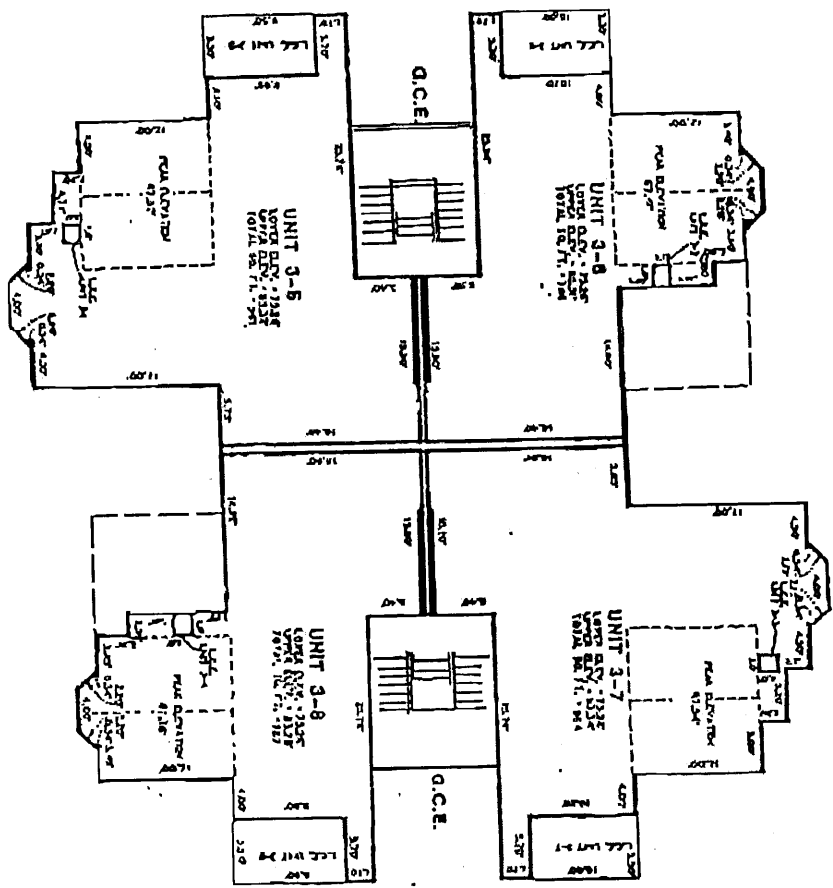
ROA ASSOCIATES INC.
GENERAL CONTRACTORS
19072 WILSONS BLVD #100
MINNEAPOLIS, MN 55425

- NOTES**
1. The portions of the site shown on this plan are shown in accordance with the approved site plan for the project. Any other portions of the site shown on this plan are shown in accordance with the approved site plan for the project.
 2. All dimensions are in feet and inches. Dimensions are shown to the nearest 1/4 inch.
 3. All areas are to be finished in accordance with the approved site plan for the project.
 4. The floor area of each unit is shown in square feet.
 5. The floor area of each unit is shown in square feet.
 6. The floor area of each unit is shown in square feet.
 7. The floor area of each unit is shown in square feet.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7292 607

SECOND FLOOR



NOTES

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the member unless otherwise noted.
3. All dimensions are to the center of the member unless otherwise noted.
4. The floor level is indicated by a number.

LEGEND

- - General Area (shaded) - indicates floor above.
- - Structural (L.C.E. only) - indicates floor above.

LORDS LANDING VILLAGE CONDOMINIUM

PHASE IV
 R-008 PLAN
 UNITS 3-5 THRU 3-8
 WASHINGTON DISTRICT OF COLUMBIA
 PRINCE GEORGE'S COUNTY, MARYLAND
 APRIL 15, 1981
 RDA
 CIVIL ENGINEER
 1800 WASHINGTON PIKE, SUITE 100
 WASHINGTON, D.C. 20006
 PHONE: (202) 462-1100

Order: GXZ4F59XK
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7292 608

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III and IV - 56 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	1.7857	1
1-2	1.7857	1
1-3	1.7857	1
1-4	1.7857	1
1-5	1.7857	1
1-6	1.7857	1
1-7	1.7857	1
1-8	1.7857	1
2-1	1.7857	1
2-2	1.7857	1
2-3	1.7857	1
2-4	1.7857	1
2-5	1.7857	1
2-6	1.7857	1
2-7	1.7857	1
2-8	1.7857	1
3-1	1.7857	1
3-2	1.7857	1
3-3	1.7857	1
3-4	1.7857	1
3-5	1.7857	1
3-6	1.7857	1
3-7	1.7857	1
3-8	1.7857	1
14-1	1.7857	1
14-2	1.7857	1
14-3	1.7857	1
14-4	1.7857	1
14-5	1.7857	1
14-6	1.7857	1
14-7	1.7857	1
14-8	1.7857	1
14-9	1.7857	1
14-10	1.7857	1
14-11	1.7857	1
14-12	1.7857	1
15-1	1.7857	1
15-2	1.7857	1
15-3	1.7857	1
15-4	1.7857	1
15-5	1.7857	1

Order: GY34FS0YK
Address: 13538 Lord Sterling Pl
(Percentage Interests and Votes)

Document not for resale
HomeWiseDocs

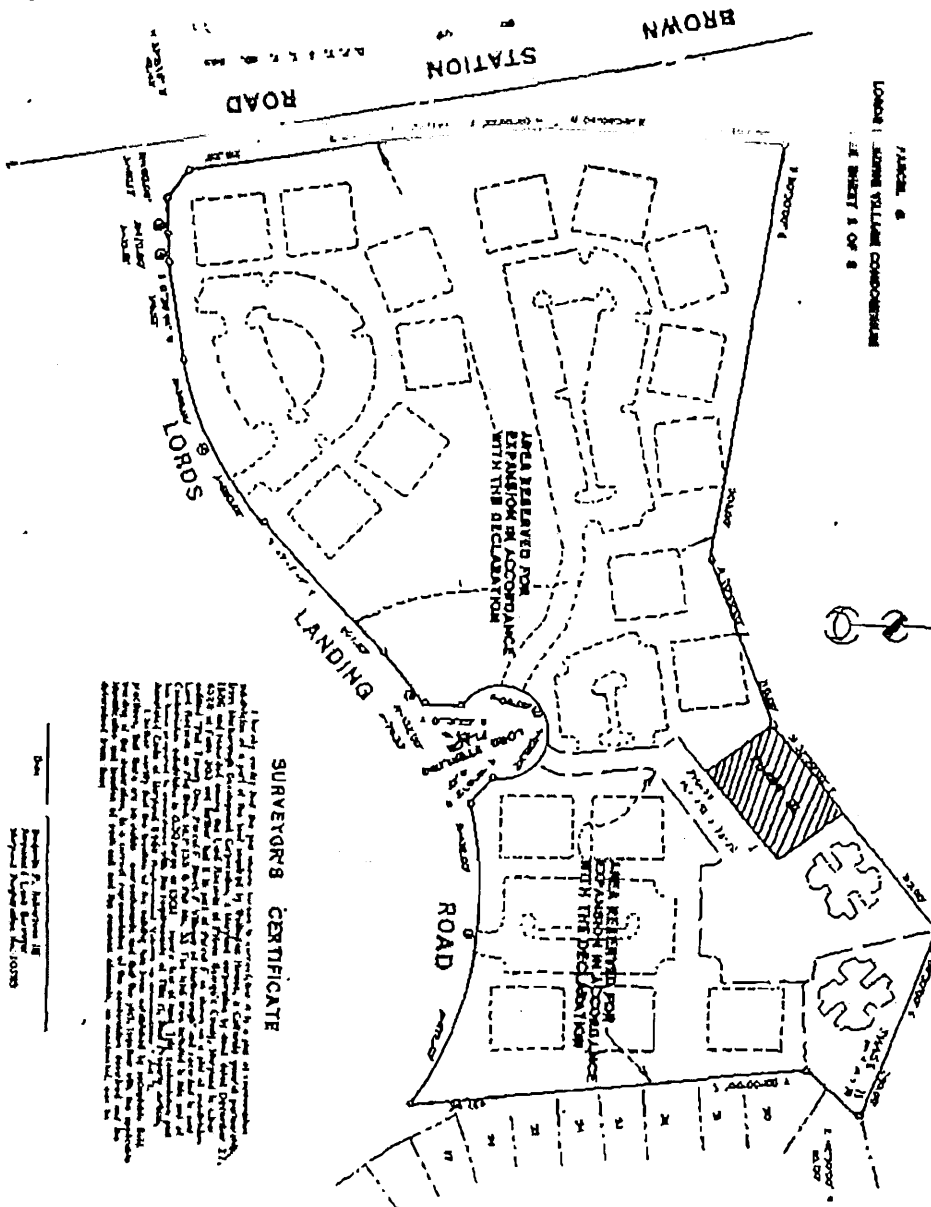
7292 609

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III and IV - 56 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
15-6	1.7857	1
15-7	1.7857	1
15-8	1.7857	1
16-1	1.7857	1
16-2	1.7857	1
16-3	1.7857	1
16-4	1.7857	1
16-5	1.7857	1
16-6	1.7857	1
16-7	1.7857	1
16-8	1.7857	1
16-9	1.7857	1
16-10	1.7857	1
16-11	1.7857	1
16-12	<u>1.7865</u>	<u>1</u>
Totals	100.0000%	56



PLAN 8
 LORDS LANDING VILLAGE CONDOMINIUM
 SHEET 3 OF 8

SURVEYOR'S CERTIFICATE

I hereby certify that the foregoing plan, together with the accompanying declaration of covenants, conditions and restrictions, and the declaration of trust, were prepared by me or under my supervision, and that I am a duly licensed and qualified surveyor in the State of Florida. I further certify that the same were prepared in accordance with the provisions of the Statutes of the State of Florida, and that the same are true and correct copies of the original as the same were prepared by me or under my supervision.

 Surveyor

UNITS DATA

NO.	BLDG.	AREA	UNIT	NO.	BLDG.	AREA	UNIT	NO.	BLDG.	AREA	UNIT
1	1100	1,100	1100	1	1100	1,100	1100	1	1100	1,100	1100
2	1100	1,100	1100	2	1100	1,100	1100	2	1100	1,100	1100
3	1100	1,100	1100	3	1100	1,100	1100	3	1100	1,100	1100
4	1100	1,100	1100	4	1100	1,100	1100	4	1100	1,100	1100
5	1100	1,100	1100	5	1100	1,100	1100	5	1100	1,100	1100
6	1100	1,100	1100	6	1100	1,100	1100	6	1100	1,100	1100
7	1100	1,100	1100	7	1100	1,100	1100	7	1100	1,100	1100
8	1100	1,100	1100	8	1100	1,100	1100	8	1100	1,100	1100
9	1100	1,100	1100	9	1100	1,100	1100	9	1100	1,100	1100
10	1100	1,100	1100	10	1100	1,100	1100	10	1100	1,100	1100

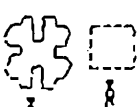
RECORDED
 4-11-88
 11:11 AM

LORDS LANDING VILLAGE CONDOMINIUM

PHASE 2B
 MARLBORO 04 SECTION DISTRICT
 TRINITY SQUARE SOUTH
 SOUTH PALM BEACH

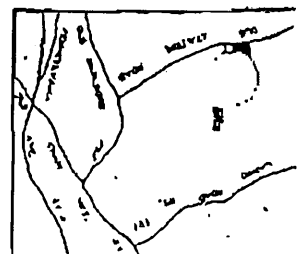
MDA STATE ARCHITECTURAL CONSULTANTS INC.
 12015 WINDYBUSH RD. FORT WORTH, TEXAS 76134
 PHONE: (817) 338-1100

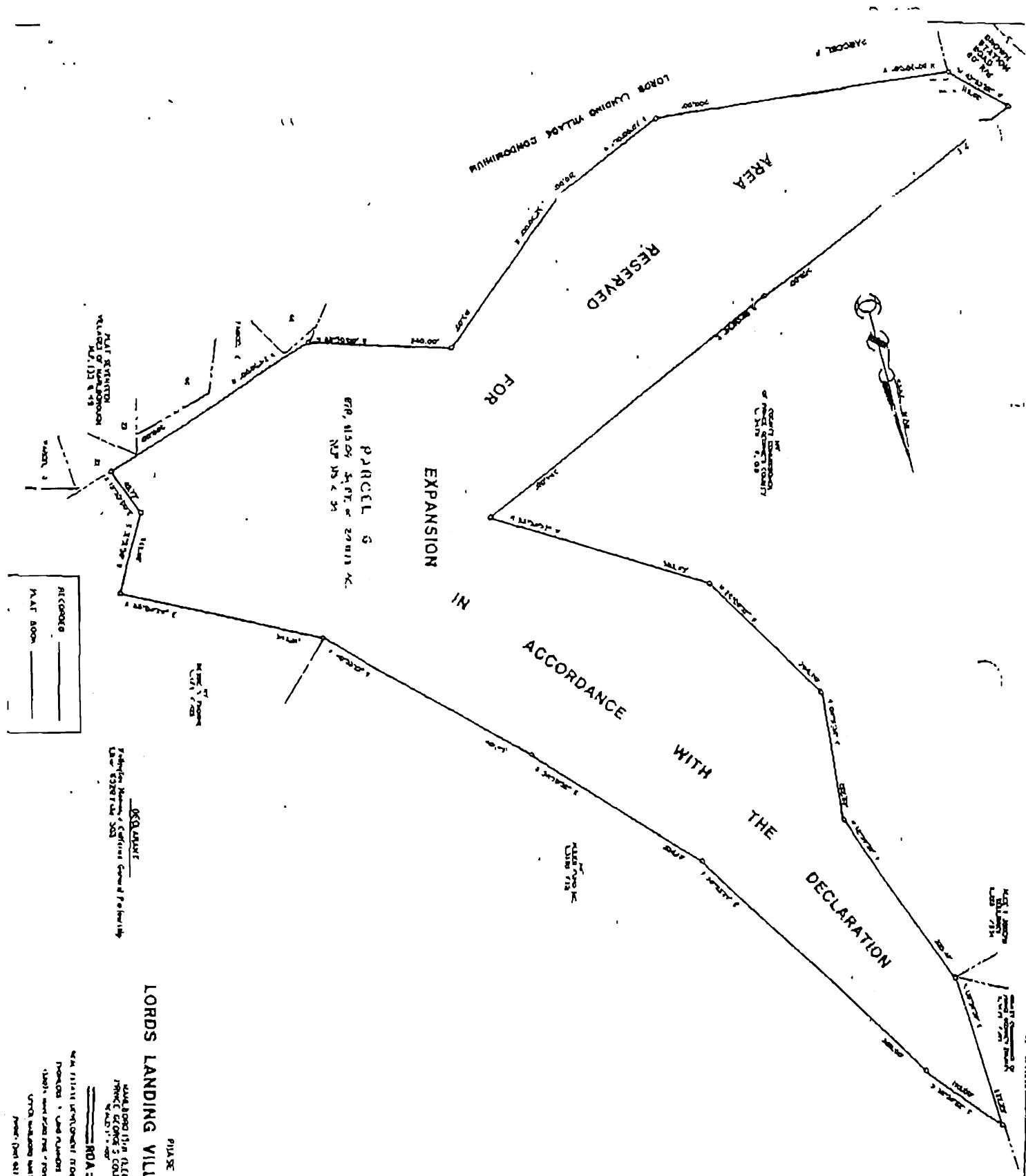
ORDER GXZ4F89XK
 Address: 13538 Lords Landing Pkwy
 Order Date: 09-07-20
 Document not for resale
 HomeWiseDocs



NOTE

This plan is intended to show the location of the property and the location of the units. It is not intended to show the location of the units. It is not intended to show the location of the units. It is not intended to show the location of the units.





LORDS LANDING VILLAGE CONDOMINIUM

PLAT 8, 1987

RECORDED
PLAT 8000

PLAT 8, 1987
RECORD OF MORTGAGES
NO. 123 & 78

PARCEL 3
679, 1530, 34 FT. x 20,813 AC.
N.P. 55 & 56

EXPANSION

FOR

RESERVED

AREA

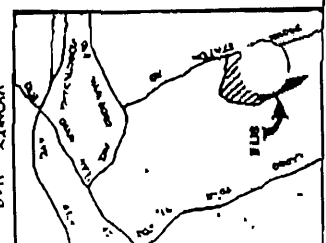
IN

ACCORDANCE

WITH

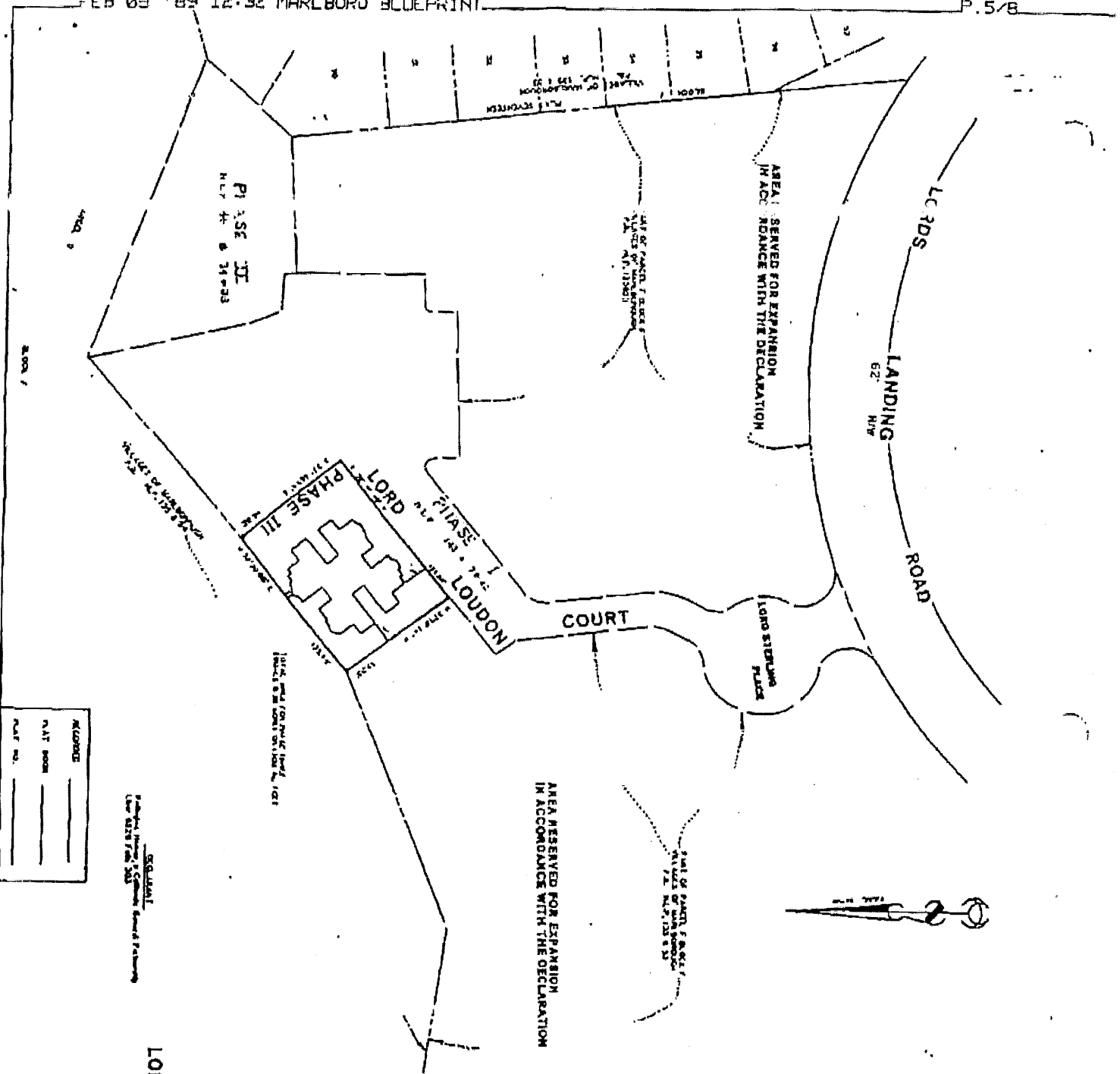
THE

DECLARATION



Order: G024FS0AK
Address: 13538 Lord Sterling Pl
Order Date: 07/20/11
7227
HomeWiseDocs

FOR INFORMATION OF THE PUBLIC:
THIS DOCUMENT IS A PRELIMINARY
DRAWING AND IS NOT TO BE USED
FOR CONSTRUCTION OR RECORDING
PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.
DATE: 07/20/11
PROJECT: LORDS LANDING VILLAGE
CONDOMINIUM
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO. 1 OF 1



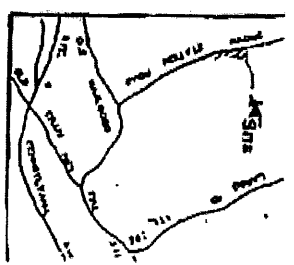
ACCOMMODATIONS
NAT. ROOM
PLAT NO.

SEAL
 State of Massachusetts
 Notary Public
 Commission Expires 12/31/2012

LORDS LANDING VILLAGE CONDOMINIUM
 PHASE III

DATE: 02/09/89
 DRAWN BY: J. J. GILBERT
 CHECKED BY: J. J. GILBERT
 SCALE: AS SHOWN
 PROJECT NO.: 88-001
 CITY: MARLBOROUGH, MASSACHUSETTS

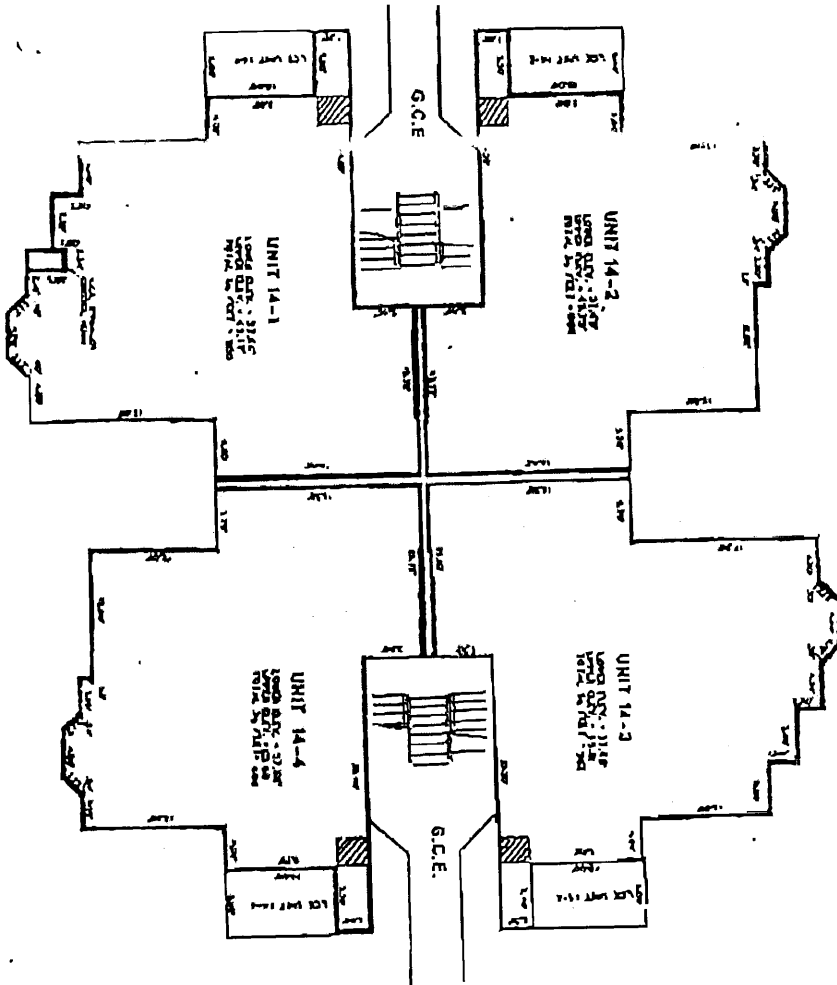
NOTES
 1. The property shown on this plan is the same as shown on the plan of the Lords Landing Village Condominium, Phase I, dated 02/09/89.



Order: GXZ4F39X
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Doc# 7227 not for resale
 HomeWiseDocs

77

FIRST FLOOR



RECORDED
FLAT BOOK

LORDS LANDING VILLAGE CONDOMINIUM

Phase III
LORDS PLAN
UNITS 1401-1414

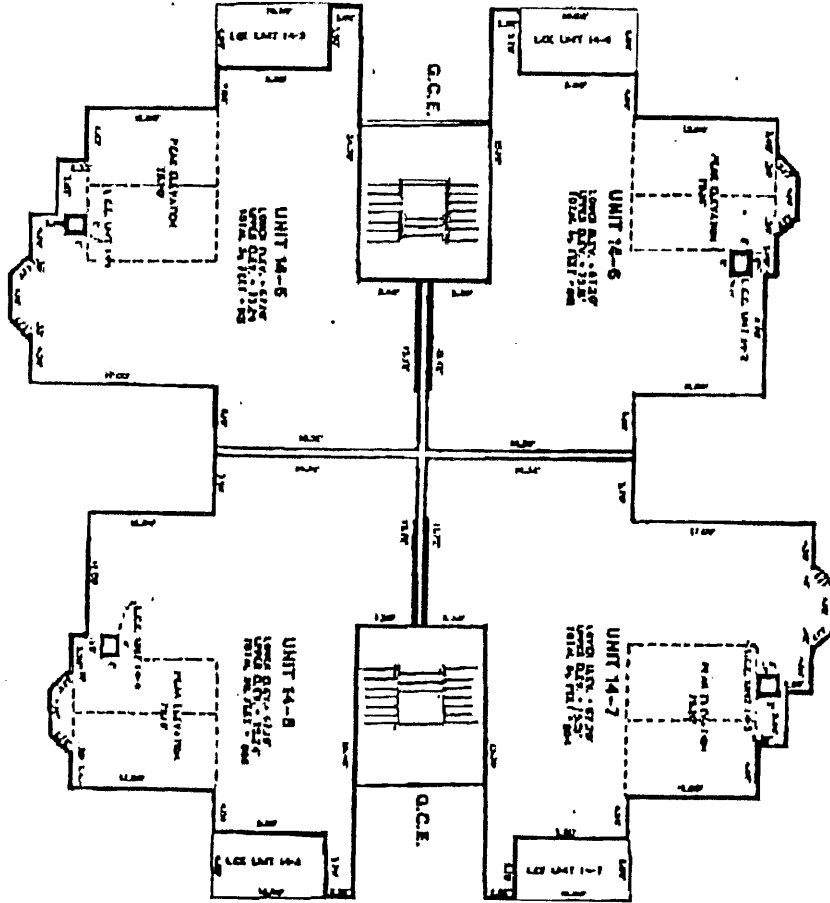
REDA
PLANNING ARCHITECTURAL ENGINEERING INC.
1000 17th Street, N.W.
Washington, D.C. 20036
1988 1401-1414 UNIT 1401-1414
UNIT 1401-1414 UNIT 1401-1414

NOTES

1. See notes on other sheets of this set for general notes and specifications.
2. All work shall be in accordance with the latest editions of the following codes and standards:
 - a. International Building Code (IBC)
 - b. International Residential Code (IRC)
 - c. National Fire Protection Association (NFPA) Code 101
 - d. American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings
 - e. American Concrete Institute (ACI) Code 318
 - f. American Society of Civil Engineers (ASCE) Code of Practice for Structural Steel Design
 - g. American Institute of Architects (AIA) Code of Ethics
 - h. American Institute of Architects (AIA) Code of Professional Conduct
 - i. American Institute of Architects (AIA) Code of Professional Responsibility
 - j. American Institute of Architects (AIA) Code of Professional Ethics
 - k. American Institute of Architects (AIA) Code of Professional Standards
 - l. American Institute of Architects (AIA) Code of Professional Practice
 - m. American Institute of Architects (AIA) Code of Professional Conduct
 - n. American Institute of Architects (AIA) Code of Professional Responsibility
 - o. American Institute of Architects (AIA) Code of Professional Ethics
 - p. American Institute of Architects (AIA) Code of Professional Standards
 - q. American Institute of Architects (AIA) Code of Professional Practice
3. All work shall be in accordance with the latest editions of the following codes and standards:
 - a. International Building Code (IBC)
 - b. International Residential Code (IRC)
 - c. National Fire Protection Association (NFPA) Code 101
 - d. American Institute of Steel Construction, Inc. (AISC) Specification for Structural Steel Buildings
 - e. American Concrete Institute (ACI) Code 318
 - f. American Society of Civil Engineers (ASCE) Code of Practice for Structural Steel Design
 - g. American Institute of Architects (AIA) Code of Ethics
 - h. American Institute of Architects (AIA) Code of Professional Conduct
 - i. American Institute of Architects (AIA) Code of Professional Responsibility
 - j. American Institute of Architects (AIA) Code of Professional Ethics
 - k. American Institute of Architects (AIA) Code of Professional Standards
 - l. American Institute of Architects (AIA) Code of Professional Practice
 - m. American Institute of Architects (AIA) Code of Professional Conduct
 - n. American Institute of Architects (AIA) Code of Professional Responsibility
 - o. American Institute of Architects (AIA) Code of Professional Ethics
 - p. American Institute of Architects (AIA) Code of Professional Standards
 - q. American Institute of Architects (AIA) Code of Professional Practice

Order: GX241-S0XX
Address: 13530 Lord Sterling
787227 2021
Document not for resale
HomeWiseflow

SECOND FLOOR

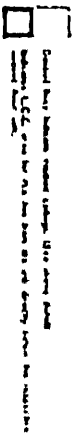


RECORDED
PLAT BOOK

LORDS LANDING VILLAGE CONDOMINIUM

PHASE III
FLOOR PLAN
UNITS 14-5 THROUGH 14-8

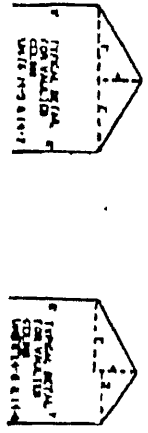
DATE: 02/08/89
PROJECT: LORDS LANDING VILLAGE
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"



LEGEND

1. The floor area of each unit is shown in square feet. A square symbol indicates the area of the unit.
2. The floor area of each unit is shown in square feet. A square symbol indicates the area of the unit.
3. The floor area of each unit is shown in square feet. A square symbol indicates the area of the unit.
4. The floor area of each unit is shown in square feet. A square symbol indicates the area of the unit.
5. The floor area of each unit is shown in square feet. A square symbol indicates the area of the unit.

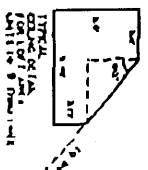
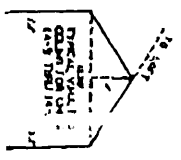
NOTES



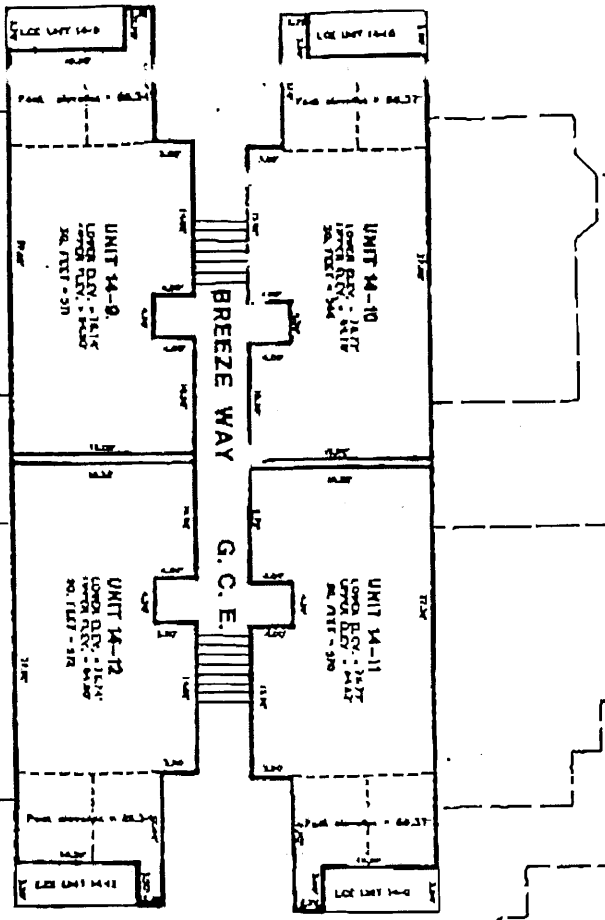
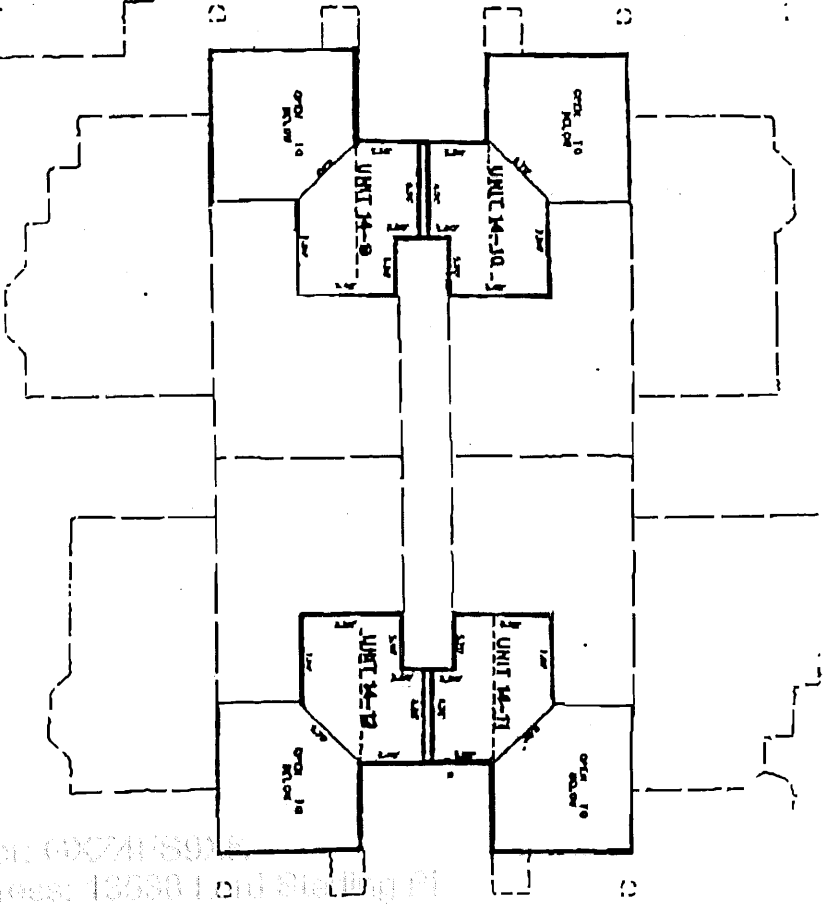
Order: 1358 Lord's Landing Pl
Address: 1358 Lord's Landing Pl
Order Date: 09/17/2021
B2Lumen 2772 for resale
HomeWise locs

1. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
2. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
3. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
4. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
5. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
6. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
7. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
8. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
9. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".
10. The floor plan of each unit is shown in a typical example to 1/8" = 1'-0".

LEGEND



LOFT AREA



UNIT	LOFT AREA	UNIT AREA	TOTAL AREA
14-9	100	100	200
14-10	100	100	200
14-11	100	100	200
14-12	100	100	200
14-13	100	100	200
14-14	100	100	200
14-15	100	100	200
14-16	100	100	200
14-17	100	100	200
14-18	100	100	200
14-19	100	100	200
14-20	100	100	200
14-21	100	100	200
14-22	100	100	200
14-23	100	100	200
14-24	100	100	200
14-25	100	100	200
14-26	100	100	200
14-27	100	100	200
14-28	100	100	200
14-29	100	100	200
14-30	100	100	200
14-31	100	100	200
14-32	100	100	200
14-33	100	100	200
14-34	100	100	200
14-35	100	100	200
14-36	100	100	200
14-37	100	100	200
14-38	100	100	200
14-39	100	100	200
14-40	100	100	200
14-41	100	100	200
14-42	100	100	200
14-43	100	100	200
14-44	100	100	200
14-45	100	100	200
14-46	100	100	200
14-47	100	100	200
14-48	100	100	200
14-49	100	100	200
14-50	100	100	200
14-51	100	100	200
14-52	100	100	200
14-53	100	100	200
14-54	100	100	200
14-55	100	100	200
14-56	100	100	200
14-57	100	100	200
14-58	100	100	200
14-59	100	100	200
14-60	100	100	200
14-61	100	100	200
14-62	100	100	200
14-63	100	100	200
14-64	100	100	200
14-65	100	100	200
14-66	100	100	200
14-67	100	100	200
14-68	100	100	200
14-69	100	100	200
14-70	100	100	200
14-71	100	100	200
14-72	100	100	200
14-73	100	100	200
14-74	100	100	200
14-75	100	100	200
14-76	100	100	200
14-77	100	100	200
14-78	100	100	200
14-79	100	100	200
14-80	100	100	200
14-81	100	100	200
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14-83	100	100	200
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14-91	100	100	200
14-92	100	100	200
14-93	100	100	200
14-94	100	100	200
14-95	100	100	200
14-96	100	100	200
14-97	100	100	200
14-98	100	100	200
14-99	100	100	200
14-100	100	100	200

THIRD FLOOR

PHASE III
FLOOR PLAN
UNITS 14-9 THROUGH 14-12

LORDS LANDING VILLAGE CONDOMINIUM

RECORDED
PLAT BOOK
PLAT NO.

MADE UNDER SUPERVISION OF ARCHITECT
CONSTRUCTION - USE PLUMBING - USE SANITATION
FLOOR FINISHING PER 1706 OTHER SECTIONS
UNITS 14-9 THROUGH 14-12

SHEET 8 OF 8

Order: 00741890
Address: 18586 Lind Street, Big Pt
Order Date: 09-07-2001
Order: 1226 for resale
Map: WoodDocs

7178 917

Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Exhibit "B" to Declaration

Document not for resale

(Bylaws)WiseDocs

7238 0.3

Exhibit "C" to Declaration
(Condominium Plats - Phase I)

Order: G024F80XK
Address: 13638 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7178 955

Exhibit "D" to Declaration

(Percentage Interests and Votes - Phase I)

Order: GXZ4F59AK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

7178 956

4122288PCM
L-8

:

Exhibit "D" to Declaration
Lords Landing Village Condominium
Phase I - 8 Units

SCHEDULE OF PERCENTAGE INTERESTS AND VOTES

<u>Unit Number</u>	<u>Percentage Interests</u>	<u>Votes</u>
15-1	12.5	1
15-2	12.5	1
15-3	12.5	1
15-4	12.5	1
15-5	12.5	1
15-6	12.5	1
15-7	12.5	1
15-8	12.5	1
Total	100.0	8

*In Article VII, Section 1, of this Declaration, the Declarant has reserved the right to expand the Condominium in accordance with § 11-120 of the Act. If the Condominium is expanded to include additional units, then the Percentage Interests appurtenant to the units previously subjected to the condominium regime, as well as the Percentage Interests for the additional units which are being added to the condominium regime, will be computed as follows:

Determine the total number of units in the Condominium, including those already in the condominium regime, as well as those which are being added. Since all units presently have the same Percentage Interest, and after each expansion all units will have the same Percentage Interests (subject to one unit having a slightly different Percentage Interest for rounding purposes), by taking a total of 100 and dividing this by the number of units in the condominium, the new Percentage Interest for each unit can be determined.

As an example, the total number of units in Phase I is 8. 100 divided by 8 equals 12.5. Thus, each unit in Phase I has a Percentage Interest of 12.5. If 12 additional units are added in Phase II, the total number of units in the condominium would be 20 and dividing 100 by this number equals 5.0, which would be the new Percentage Interest for all units. The maximum percentage interest of the units shall be the percentage interest of the units in Phase I and the minimum percentage interest which may be appurtenant to each unit will be .5, based upon the Condominium containing 200 units upon full expansion. The Declarant reserves the right to include less than the maximum number of units within the Condominium and reserves the right to include any additional units to the Condominium.

Order: GDC/PPH/XX
Address: 10-D-18 Lord Sterling Dr
Order Date: 09-07-2021
Document not for resale
HomeAdvisor.com

7178 937

The practical effect of adding additional phases is that each unit's Percentage Interest is reduced, but the Condominium is getting proportionately larger. The Percentage Interest of one (1) Unit may be slightly higher or lower than the others for rounding purposes.

Each unit, whether presently within the Condominium or subsequently added by expansion, will always have one (1) vote in the Council of Unit Owners.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7178 953

Exhibit "E" to Declaration

(Legal Description for Remaining Phases)

Address: 13038 Lord Sterling Ct

Order Date: 09-07-2021

Document not for resale

HomeWoodDoc

7178 950

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

December 22, 1988

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION
FOR
THE AREA RESERVED FOR EXPANSION

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel lying easterly of Brown Station Road and northerly of Lords Landing Road and more particularly known as Parcel F as shown on a plat of subdivision entitled "Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of said Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being further described as follows:

Beginning for the said parcel at a point on the easterly right of way line of said Brown Station Road, said point being forty (40) feet from the centerline thereof and shown as centerline station 43 + 04.70 on said record plat; thence running with said right of way line

1. North 08° 21' 16" West 261.23 feet to a point; thence leaving said right of way line
2. North 03° 08' 22" West 157.40 feet to a point; thence
3. North 04° 06' 38" East 264.00 feet to the northwesterly corner of said Parcel F; thence
4. South 90° 30' 00" East 500.00 feet to a point; thence
5. North 70° 00' 00" East 210.00 feet to a point; thence
6. North 52° 30' 00" East 315.00 feet to a point; thence
7. South 68° 30' 00" East 240.00 feet to the northeasterly corner of said parcel; thence running with the division line of Plat 17, Block F "Villages of Marlborough"
8. South 42° 30' 00" West 85.00 feet to a point; thence
9. South 05° 00' 00" East 457.95 feet to a point on the northerly right of way line of Lords Landing Road; thence running with said right of way line
10. 376.45 feet along the arc of a curve to the left having a radius of 432.00 feet and a chord bearing and distance North 79° 53' 09" West 366.45 feet to a point;

Order: 0024ES0YK
Address: 13638 Lord Starling Pl
Order Date: 09-07-2021

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HomeWiseDocs

thence running around the cul-de-sac of Lord Sterling Place the following three (3) bearing and distances

11. North $48^{\circ} 41' 15''$ West 41.43 feet to a point; thence
 12. 235.92 feet along the arc of a curve to the left having a radius of 56.00 feet and a chord bearing and distance South $66^{\circ} 35' 05''$ West 96.32 feet; thence
 13. South $01^{\circ} 51' 25''$ West 41.43 feet to a point on the northerly right of way line of said Lords Landing Road; thence running with the same the following six (6) courses and distances
 14. 79.33 feet along the arc of a curve to the left having a radius of 432.00 feet and a chord bearing and distance South $52^{\circ} 33' 25''$ West 79.21 feet to a point; thence
 15. South $47^{\circ} 17' 48''$ West 207.63 feet to a point; thence
 16. 220.62 feet along the arc of a curve to the right having a radius of 368.00 feet and a chord bearing and distance South $64^{\circ} 28' 16''$ West 217.33 feet to a point; thence
 17. South $81^{\circ} 38' 44''$ West 116.53 feet to a point; thence
 18. 35.91 feet along the arc of a curve to the right having a radius of 170.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 35.84 feet to a point; thence
 19. 40.13 feet along the arc of a curve to the left having a radius of 190.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 40.06 feet to a point; thence
 20. North $53^{\circ} 21' 16''$ West 42.43 feet to the point of beginning.
- Containing 595.126 square feet or 13.6622 Acres of land more or less.

SAVING AND EXCEPTING therefrom the following parcel described to be known as Phase One Lords Landing Village Condominium.

Beginning for the said parcel at the end of the sixth (6th) line of the above-described Parcel F; thence running through said parcel

1. South $09^{\circ} 53' 35''$ East 122.37 feet to a point on the outline of Lord Loudon Court; thence following said outline the following fifteen (15) courses and distances
2. South $20^{\circ} 37' 04''$ East 21.54 feet to a point; thence
3. 6.00 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $00^{\circ} 01' 00''$ East 5.50 feet to a point; thence
4. South $89^{\circ} 25' 06''$ East 25.76 feet to a point; thence
5. South $00^{\circ} 34' 54''$ West 107.00 feet to a point; thence

6. North $89^{\circ} 25' 23''$ West 23.21 feet to a point; thence
7. 7.85 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $45^{\circ} 34' 54''$ West 7.07 feet to a point; thence
8. South $00^{\circ} 34' 54''$ West 19.00 feet to a point; thence
9. North $89^{\circ} 25' 06''$ West 114.00 feet to a point; thence
10. North $00^{\circ} 34' 54''$ East 18.01 feet to a point; thence
11. 13.38 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord bearing and distance North $63^{\circ} 22' 45''$ West 10.78 feet to a point; thence
12. South $52^{\circ} 41' 46''$ West 118.39 feet to a point; thence
13. 27.21 feet along the arc of a curve to the left having a radius of 27.00 feet and a chord bearing and distance South $23^{\circ} 49' 37''$ West 26.07 feet to a point; thence
14. South $05^{\circ} 02' 33''$ East 75.20 feet to a point; thence
15. 25.37 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance South $10^{\circ} 45' 37''$ West 25.05 feet to a point; thence
16. South $26^{\circ} 33' 46''$ West 18.65 feet to a point on the cul-de-sac of Lord Sterling Place and following the outline of said cul-de-sac the following seven (7) bearing and distances
17. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance South $02^{\circ} 55' 03''$ East 19.69 feet to a point; thence
18. 44.74 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance South $03^{\circ} 16' 05''$ East 42.84 feet to a point; thence
19. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance South $40^{\circ} 51' 39''$ East 45.93 feet to a point on the northerly right of way line of Lords Landing Road and running with said right of way line
20. 85.10 feet along the arc of a curve to the left having a radius of 418.00 feet and a chord bearing and distance South $66^{\circ} 35' 05''$ West 84.95 feet to a point; thence leaving said Lords Landing Road right of way and following the outline of the said cul-de-sac of Lord Sterling Place the following two (2) courses and distances
21. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance North $05^{\circ} 58' 11''$ West 45.93 feet to a point;

Order: GXZ4FS9XK

Address: 13538 Leola, Bowling, OH

Order Date: 09-07-2021

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HomeWiseDocs

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thence

22. 121.50 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance North 06° 24' 57" East 86.41 feet to a point; thence

23. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North 56° 02' 36" East 19.69 feet to a point; thence leaving said cul-de-sac and running with the outline of said Lord Loudon Court

24. North 26° 33' 47" East 18.65 feet to a point; thence

25. 11.03 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North 10° 45' 37" East 10.89 feet; thence

26. North 04° 17' 19" West 106.50 feet to a point; thence

27. North 37° 18' 14" West 19.00 feet to a point; thence

28. North 52° 41' 46" East 193.00 feet to a point; thence leaving said outline of Lord Loudon Court

29. North 37° 18' 14" West 96.02 feet to a point on the northerly outline of said Parcel F; thence running with said outline

30. North 52° 30' 00" East 179.16 feet to the point of beginning.

Containing 52,111 square feet or 1.20 Acres of land more or less.

Also including all of Parcel G as shown on a plat of subdivision entitled Plat Twenty-Two, Parcel G, Block F "Villages of Marlborough" and recorded in said Land Records at Plat No. NLP 135 at Plat No. 54.

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
 UPPER MARLBORO, MARYLAND 20772
 TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

December 22, 1988

C. Shikhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE I LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the North $52^{\circ} 30' 00''$ East 315.00 feet line of the abovementioned Parcel F; thence running through part of the said parcel

1. South $09^{\circ} 53' 35''$ East 122.37 feet to a point on the outline of Lord Loudon Court; thence following said outline the following fifteen (15) courses and distances
2. South $20^{\circ} 37' 04''$ East 21.54 feet to a point; thence
3. 6.00 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $55^{\circ} 01' 05''$ East 5.64 feet to a point; thence
4. South $89^{\circ} 25' 06''$ East 25.76 feet to a point; thence
5. South $00^{\circ} 34' 54''$ West 107.00 feet to a point; thence
6. North $89^{\circ} 25' 23''$ West 23.21 feet to a point; thence
7. 7.85 feet along the arc of a curve to the left having a radius of 3.00 feet and a chord bearing and distance South $45^{\circ} 34' 54''$ West 7.07 feet to a point; thence
8. South $00^{\circ} 34' 54''$ West 19.00 feet to a point; thence
9. North $89^{\circ} 25' 06''$ West 114.00 feet to a point; thence
10. North $00^{\circ} 34' 54''$ East 18.01 feet to a point; thence

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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11. 13.38 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord bearing and distance North 63° 22' 45" West 10.78 feet to a point; thence
12. South 52° 41' 46" West 118.39 feet to a point; thence
13. 27.21 feet along the arc of a curve to the left having a radius of 27.00 feet and a chord bearing and distance South 23° 49' 37" West 26.07 feet to a point; thence
14. South 05° 02' 33" East 75.20 feet to a point; thence
15. 25.37 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance South 10° 45' 37" West 25.05 feet to a point; thence
16. South 26° 33' 46" West 18.65 feet to a point on the cul-de-sac of Lord Sterling Place and following the outline of said cul-de-sac the following seven (7) bearing and distances
17. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance South 02° 55' 03" East 19.69 feet to a point; thence
18. 44.74 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance South 03° 16' 05" East 42.84 feet to a point; thence
19. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance South 40° 51' 39" East 45.93 feet to a point on the northerly right of way line of Lords Landing Road and running with said right of way line
20. 85.10 feet along the arc of a curve to the left having a radius of 416.00 feet and a chord bearing and distance South 66° 35' 05" West 84.95 feet to a point; thence leaving said Lords Landing Road right of way and following the outline of the said cul-de-sac of Lord Sterling Place the following two (2) courses and distances
21. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance North 05° 58' 11" West 45.93 feet to a point; thence
22. 121.50 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance North 06° 24' 57" East 86.41 feet to a point; thence
23. 20.58 feet along the arc of a curve to the left having a radius of 20.00

Order: GAZAR SURK
 Address: 12125 Lord Sterling Pl
 Order Date: 09-07-2013
 Document not for resale
 District 295

7184 295

feet and a chord bearing and distance North $56^{\circ} 02' 36''$ East 19.69 feet to a point; thence leaving said cul-de-sac and running with the outline of said Lord Loudon Court

24. North $26^{\circ} 33' 47''$ East 18.65 feet to a point; thence
25. 11.03 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North $10^{\circ} 45' 37''$ East 10.89 feet; thence
26. North $04^{\circ} 17' 19''$ West 106.50 feet to a point; thence
27. North $37^{\circ} 18' 14''$ West 19.00 feet to a point; thence
28. North $52^{\circ} 41' 46''$ East 193.00 feet to a point; thence leaving said outline of Lord Loudon Court
29. North $37^{\circ} 18' 14''$ West 96.02 feet to a point on the northerly outline of said Parcel F; thence running with said outline
30. North $52^{\circ} 30' 00''$ East 179.16 feet to the point of beginning.
Containing 52,111 square feet or 1.20 Acres of land more or less.

7198 620

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

10th THIS SUPPLEMENTARY DECLARATION, made and entered into this day of January, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the

Address: 12300 Lord Landing Pl

Order Date: 09-17-2021

Document not for records

1/19/89



4330

Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land; and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase II of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. PLP 144 at Plats 34, 35, 36, 37, 38 and 39.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner

George B. Jones
George B. Jones (Assistant) Secretary

By: Lawrence A. Tiernan
Lawrence A. Tiernan (Vice) President

{CORPORATE SEAL}

* * *

VIRGINIA
STATE OF ~~MARYLAND~~
~~FAIRFAX~~
~~PRINCE GEORGE'S~~ COUNTY, \

*
* to wit:
*

On this 10th day of JANUARY, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Diane B. Gito
Notary Public

My Commission Expires: 4-2-90

{NOTARIAL SEAL}



7198 623

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: Lawrence A. Veira

6717/002
1010989PCM

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7198 624

EXHIBIT 111

(Legal Description - Phase II)

Order: GXZ4F89KX
Address: 15638 Lord Sterling Pl
Order Date: 09-07-2011
Document not for resale
Home/Walgreens

RDA**REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS**15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

January 9, 1989

C. Shekhar Dhalwala, P

LEGAL DESCRIPTION

FOR

PHASE II LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being a part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLSOROUGH" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the seventh (7th) South 68° 30' 00" East 240.00 feet line of said Parcel F and running with the outline of said parcel

1. South 42° 30' 00" West 85.00 feet to a point; thence leaving the outline of said parcel F and running through part of said parcel the following six (5) courses and distances

2. South 88° 05' 08" West 107.04 feet to a point on the outline of Lord Loudon Court; thence running with said outline the following four (4) courses and distances:

3. North 90° 34' 54" East 10.00 feet to a point; thence

4. North 89° 25' 06" West 25.76 feet to a point; thence

5. 6.00 feet along the arc of a curve to the right having a radius of 5.00 feet and a chord bearing and distance North 55° 01' 05" West 5.64 feet to a point; thence

6. North 20° 37' 04" West 21.54 feet to a point; thence leaving said outline of Lord Loudon Court and continuing through part of said parcel F

7. North 09° 53' 35" West 122.37 feet to a point on the northerly outline of Parcel F and running with the same

8. South 68° 30' 00" East 240.00 feet to the point of beginning.

Containing 19,952 square feet or 0.46 acres or land more or less.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7198 626

Exhibit "B"

(Condominium Plats - Phase II)

Order: 000747-0000

Address: 13126 Lind Sterling Pl

Order Date: 09-07-2024

Document not for resale

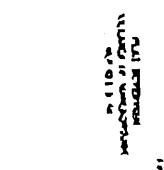
13126 Lind Sterling Pl

7198 628

PARCEL 7

LORDS LANDING VILLAGE CONDOMINIUM

RESERVED AREA FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION



PARCEL C

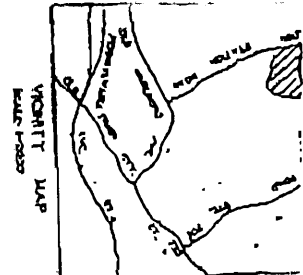
STANDARD
PLAT BOOK ALP 114
PLAT NO. 1

DEVELOPER
LORDS LANDING VILLAGE CONDOMINIUM

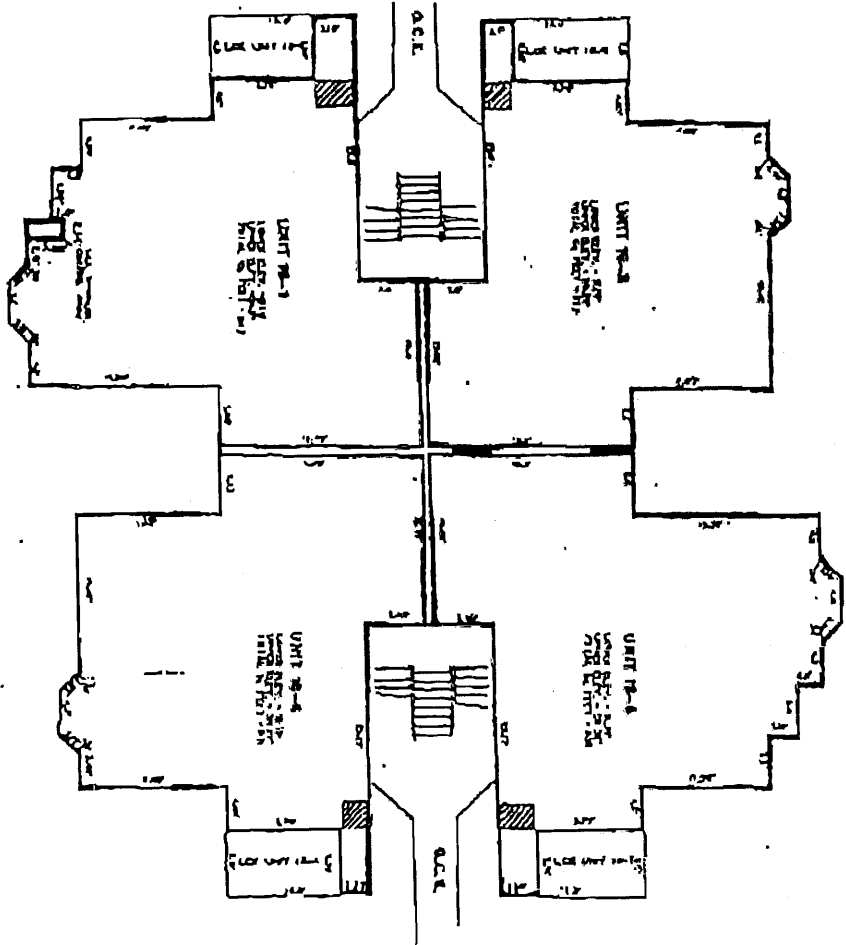
PLU E II
LORDS LANDING VILLAGE CONDOMINIUM

FOR THE RECORD
RECORD BOOK NO. 1
PAGE NO. 1
DATE OF RECORDING 11/11/00

Order: GN7419-00XK
Address: 13508 Lone Starling Pl
Order Date: 08/07/2001
Document not for resale
City of West Plains



7198 630



FIRST FLOOR

LORDS LANDING VILLAGE CONDOMINIUM

11th St. SE
FLOOR PLAN
UNIT 101-1 THROUGH 101-4

RECORDED
 CITY BOOK MLP 114
 PAGE 37

MANUFACTURED BY ELECTRIC BELL
 FROM ST. LOUIS, MISSOURI, U.S.A.
 EXACTLY AS SHOWN
 NOT TO BE USED FOR ANY OTHER PURPOSE
 WITHOUT THE WRITTEN PERMISSION OF THE MANUFACTURER
 UNIT 101-1 THROUGH 101-4

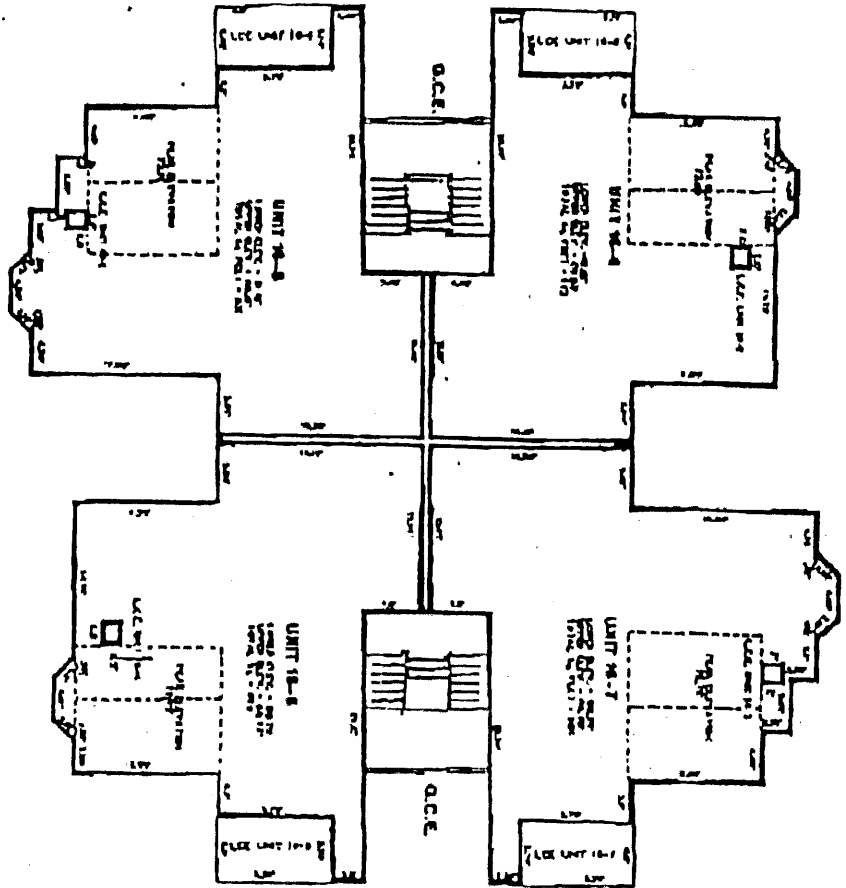
1. The floor plan is a true and correct copy of the original floor plan as shown on the attached drawings and specifications, and it is intended to be used as a guide only. It is not to be used as a legal document. The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose without the written permission of the manufacturer.

2. The floor plan is a true and correct copy of the original floor plan as shown on the attached drawings and specifications, and it is intended to be used as a guide only. It is not to be used as a legal document. The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose without the written permission of the manufacturer.

3. The floor plan is a true and correct copy of the original floor plan as shown on the attached drawings and specifications, and it is intended to be used as a guide only. It is not to be used as a legal document. The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose without the written permission of the manufacturer.

Order: GX/4F602K
 Address: 101-11th St. SE, Washington, DC
 Order Date: 09-07-2003
 Document not for resale
 HomeWinDoc

7198 631

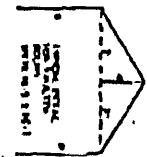


SECOND FLOOR

RECORDED
 N. 16-1904
 NLP 194
 38

LORDS LANDING VILLAGE CONDOMINIUM

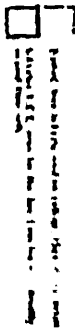
PLANNED BY
 FORT BEND COUNTY, TEXAS
 2001
 1000
 1000
 1000
 1000
 1000



NOTES

1. All dimensions are in feet and inches. All dimensions are to the centerline of walls and columns.
2. All dimensions are to the centerline of walls and columns.
3. All dimensions are to the centerline of walls and columns.
4. All dimensions are to the centerline of walls and columns.
5. All dimensions are to the centerline of walls and columns.
6. All dimensions are to the centerline of walls and columns.
7. All dimensions are to the centerline of walls and columns.
8. All dimensions are to the centerline of walls and columns.
9. All dimensions are to the centerline of walls and columns.
10. All dimensions are to the centerline of walls and columns.

LEGEND

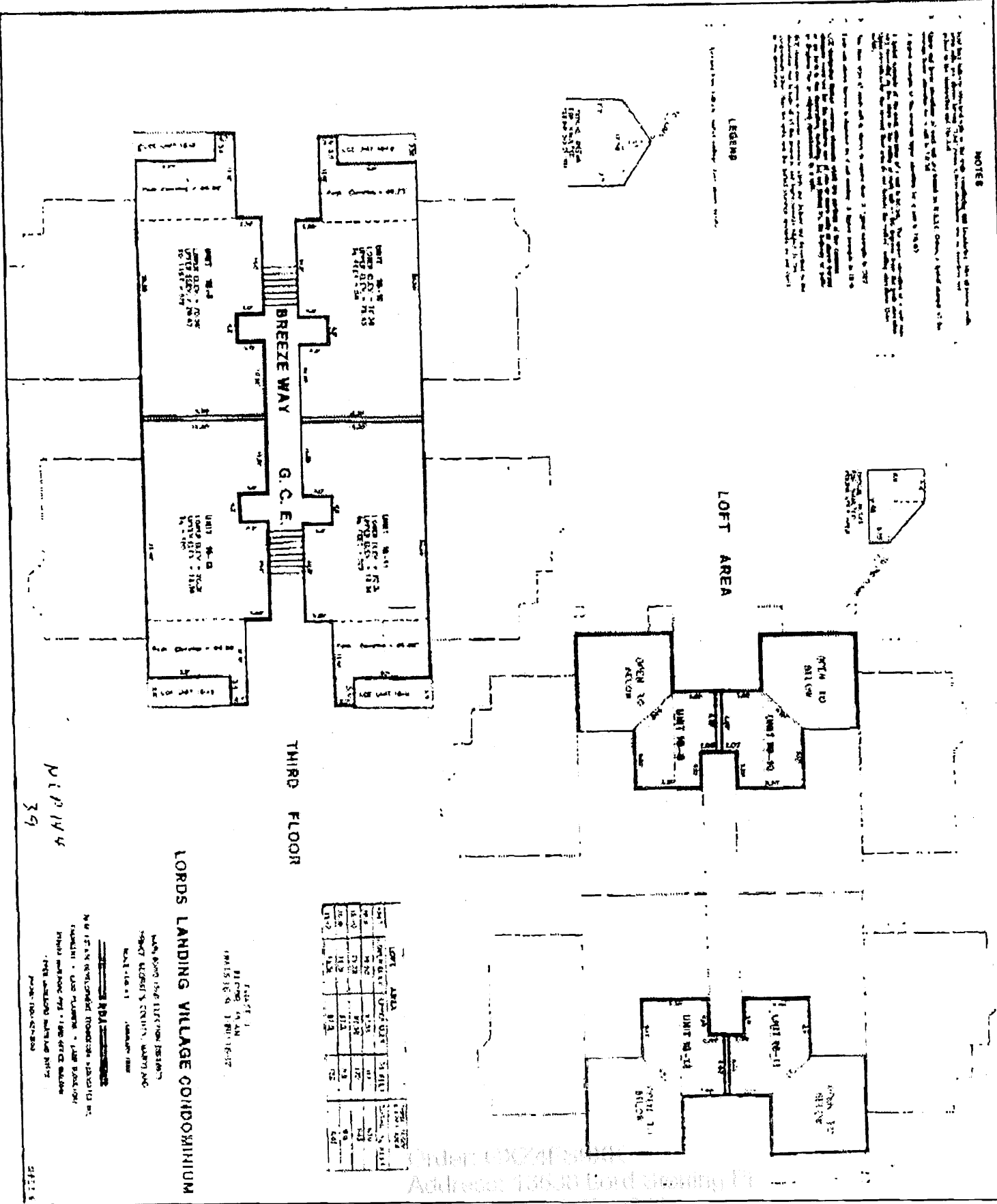


Order: GX741592
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
 Document not for resale
 www.WiredCore

NOTES

1. This floor plan is prepared for the use of the HomeBuyer and is not to be used for any other purpose.
2. The HomeBuyer should refer to the floor plan for the location of the units and the common areas.
3. The HomeBuyer should refer to the floor plan for the location of the units and the common areas.
4. The HomeBuyer should refer to the floor plan for the location of the units and the common areas.
5. The HomeBuyer should refer to the floor plan for the location of the units and the common areas.

LEGEND



UNIT	AREA	COMMON AREA	TOTAL AREA
10-15	1,120	100	1,220
10-16	1,120	100	1,220
10-17	1,120	100	1,220
10-18	1,120	100	1,220
10-19	1,120	100	1,220
10-20	1,120	100	1,220
10-21	1,120	100	1,220
10-22	1,120	100	1,220

LORDS LANDING VILLAGE CONDOMINIUM

WALK DOWN FROM ELEVATOR ENTRANCE
 VISIT UNIT'S COMMON AREA AND
 UNIT 10-11

UNIT 10-11

UNIT 10-11

UNIT 10-11

UNIT 10-11

PLP 144
 39

7198 6.13

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I and II - 20 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
15-1	5.0	1
15-2	5.0	1
15-3	5.0	1
15-4	5.0	1
15-5	5.0	1
15-6	5.0	1
15-7	5.0	1
15-8	5.0	1
16-1	5.0	1
16-2	5.0	1
16-3	5.0	1
16-4	5.0	1
16-5	5.0	1
16-6	5.0	1
16-7	5.0	1
16-8	5.0	1
16-9	5.0	1
16-10	5.0	1
16-11	5.0	1
16-12	5.0	1
	<u>5.0</u>	<u>1</u>
Totals	100.0%	20

Exhibit "C"

(Percentage Interests and Votes).

Order: 672759AK
Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

FILE
1989
- BENNETT

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

9th THIS SUPPLEMENTARY DECLARATION, made and entered into this day of February, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

Order: CN 7413026
Address: 1300P Land Building M
Order Date: 06/07/2021
Document not for record
Title/Words/Docs

1989
0001 002 110:2
FEE
53.50

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase III of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. NLP 145 at Plat 001, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

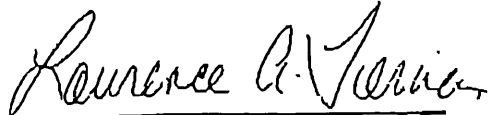
IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner


George B. Jones,
(Assistant) Secretary

By: 
Lawrence A. Tiernan,
(Vice) President

[CORPORATE SEAL]

7227 .J

* * *

STATE OF VIRGINIA
FAIRFAX COUNTY

*
* to wit:
*

On this 9th day of February, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susannah D. Swaby
Notary Public
Susannah D. Swaby

My Commission Expires: August 27, 1991

[NOTARIAL SEAL]

6717002
4020989PCM
SUPPDECL.

7227 71 CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: *Lawrence A. Tiernan*
Lawrence A. Tiernan

7227 72

Exhibit "A"

(Legal Description - Phase III),
Order: GXZ4FS0XK
Address: 13533 Lord Sterling Pl
Order Date: 09-07-2021
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REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

January 23, 1989

C. Shekhar Dhi

LEGAL DESCRIPTION

FOR

PHASE III LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled "Plat Twenty-One, Parcel F, Block F Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the sixth (6th) North 52° 30' East 315.00 feet line of said Parcel F and running through part of the same the following three (3) courses and distances, and furthermore running with the outline of Phase I Lords Landing Village Condominium

1. South 37° 18' 14" East 96.02 feet to a point on the outline of Lord Landing Court and running with the same
 2. South 52° 41' 46" West 135.84 feet to a point; thence leaving Lord Landing Court.
 3. North 37° 18' 14" West 95.55 feet to a point on the northerly outline of said Parcel F and running with the same
 4. North 52° 30' 00" East 135.84 feet to the point of beginning.
- Containing 13,011 square feet or 0.30 Acres of Land more or less.

Order: GX24169XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
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EXHIBIT B

(Condominium Plats - Phase III)

Order: GX24FG9MK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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Exhibit "C" to Declaration
(Condominium Plats - Phase I)

Order: GX24FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
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Exhibit "D" to Declaration

(Percentage Interests and Votes - Phase I)

Order: GX/4FS0XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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Exhibit "D" to Declaration
Lords Landing Village Condominium
Phase I - 8 Units

SCHEDULE OF PERCENTAGE INTERESTS AND VOTES

<u>Unit Number</u>	<u>Percentage Interests</u>	<u>Votes</u>
15-1	12.5	1
15-2	12.5	1
15-3	12.5	1
15-4	12.5	1
15-5	12.5	1
15-6	12.5	1
15-7	12.5	1
15-8	12.5	1
Total	100.0	8

*In Article VII, Section 1, of this Declaration, the Declarant has reserved the right to expand the Condominium in accordance with § 11-120 of the Act. If the Condominium is expanded to include additional units, then the Percentage Interests appurtenant to the units previously subjected to the condominium regime, as well as the Percentage Interests for the additional units which are being added to the condominium regime, will be computed as follows:

Determine the total number of units in the Condominium, including those already in the condominium regime, as well as those which are being added. Since all units presently have the same Percentage Interest, and after each expansion all units will have the same Percentage Interests (subject to one unit having a slightly different Percentage Interest for rounding purposes), by taking a total of 100 and dividing this by the number of units in the condominium, the new Percentage Interest for each unit can be determined.

As an example, the total number of units in Phase I is 8. 100 divided by 8 equals 12.5. Thus, each unit in Phase I has a Percentage Interest of 12.5. If 12 additional units are added in Phase II, the total number of units in the condominium would be 20 and dividing 100 by this number equals 5.0, which would be the new Percentage Interest for all units. The maximum percentage interest of the units shall be the percentage interest of the units in Phase I and the minimum percentage interest which may be appurtenant to each unit will be .5, based upon the Condominium containing 200 units upon full expansion. The Declarant reserves the right to include less than the maximum number of units within the Condominium and reserves the right to include any additional units added to the Condominium.

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The practical effect of adding additional phases is that each unit's Percentage Interest is reduced, but the Condominium is getting proportionately larger. The Percentage Interest of one (1) Unit may be slightly higher or lower than the others for rounding purposes.

Each unit, whether presently within the Condominium or subsequently added by expansion, will always have one (1) vote in the Council of Unit Owners.

Order: GXZ4F59XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
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Exhibit "E" to Declaration

(Legal Description for Remaining Phases)

Order: 0924759XK
Address: 15000 Lord Sterling Pl
Order Date: 09-07-2021
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RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ban Robertson, R.L.S.

December 22, 1988

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION
FOR
THE AREA RESERVED FOR EXPANSION

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel lying easterly of Brown Station Road and northerly of Lords Landing Road and more particularly known as Parcel F as shown on a plat of subdivision entitled "Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of said Prince George's County, Maryland in Plat Book MLP 135 at Plat No. 53, being further described as follows:

Beginning for the said parcel at a point on the easterly right of way line of said Brown Station Road, said point being forty (40) feet from the centerline thereof and shown as centerline station 43 + 04.70 on said record plat; thence running with said right of way line

1. North 08° 21' 16" West 251.23 feet to a point; thence leaving said right of way line
2. North 03° 08' 22" West 167.40 feet to a point; thence
3. North 04° 06' 36" East 264.00 feet to the northwesterly corner of said Parcel F; thence
4. South 90° 30' 00" East 500.00 feet to a point; thence
5. North 70° 00' 00" East 210.00 feet to a point; thence
6. North 52° 30' 00" East 315.00 feet to a point; thence
7. South 68° 30' 00" East 240.00 feet to the northeasterly corner of said parcel; thence running with the division line of Plat 17, Block F "Villages of Marlborough"
8. South 42° 30' 00" West 85.00 feet to a point; thence
9. South 05° 00' 00" East 457.96 feet to a point on the northerly right of way line of Lords Landing Road; thence running with said right of way line
10. 378.43 feet along the arc of a curve to the left having a radius of 432.00 feet and a chord bearing and distance North 79° 23' 09" West 366.45 feet to a point;

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Order Date: 06-07-2003

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thence running around the cul-de-sac of Lord Sterling Place the following three (3) bearing and distances

11. North $48^{\circ} 41' 15''$ West 41.43 feet to a point; thence
12. 235.92 feet along the arc of a curve to the left having a radius of 56.00 feet and a chord bearing and distance South $66^{\circ} 35' 05''$ West 96.32 feet; thence
13. South $01^{\circ} 51' 25''$ West 41.43 feet to a point on the northerly right of way line of said Lords Landing Road; thence running with the same the following six (6) courses and distances
14. 79.33 feet along the arc of a curve to the left having a radius of 432.00 feet and a chord bearing and distance South $52^{\circ} 33' 25''$ West 79.21 feet to a point; thence
15. South $47^{\circ} 17' 48''$ West 207.63 feet to a point; thence
16. 220.62 feet along the arc of a curve to the right having a radius of 368.00 feet and a chord bearing and distance South $64^{\circ} 28' 16''$ West 217.33 feet to a point; thence
17. South $81^{\circ} 38' 44''$ West 116.53 feet to a point; thence
18. 35.91 feet along the arc of a curve to the right having a radius of 170.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 35.84 feet to a point; thence
19. 40.13 feet along the arc of a curve to the left having a radius of 190.00 feet and a chord bearing and distance South $87^{\circ} 41' 47''$ West 40.06 feet to a point; thence
20. North $53^{\circ} 21' 16''$ West 42.43 feet to the point of beginning.

Containing 595,126 square feet or 13.6622 Acres of land more or less.

SAVING AND EXCEPTING therefrom the following parcel described to be known as Phase One Lords Landing Village Condominium.

Beginning for the said parcel at the end of the sixth (6th) line of the above-described Parcel F; thence running through said parcel

1. South $09^{\circ} 53' 35''$ East 122.37 feet to a point on the outline of Lord Loudon Court; thence following said outline the following fifteen (15) courses and distances
2. South $20^{\circ} 37' 04''$ East 21.54 feet to a point; thence
3. 6.00 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $00^{\circ} 34' 54''$ East 107.00 feet to a point; thence
4. South $89^{\circ} 25' 06''$ East 25.76 feet to a point; thence
5. South $00^{\circ} 34' 54''$ West 107.00 feet to a point; thence

6. North $89^{\circ} 25' 23''$ West 23.21 feet to a point; thence
7. 7.65 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $45^{\circ} 34' 54''$ West 7.07 feet to a point; thence
8. South $00^{\circ} 34' 54''$ West 19.00 feet to a point; thence
9. North $89^{\circ} 25' 06''$ West 114.00 feet to a point; thence
10. North $00^{\circ} 34' 54''$ East 18.01 feet to a point; thence
11. 13.38 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord bearing and distance North $63^{\circ} 22' 45''$ West 10.78 feet to a point; thence
12. South $52^{\circ} 41' 46''$ West 118.39 feet to a point; thence
13. 27.21 feet along the arc of a curve to the left having a radius of 27.00 feet and a chord bearing and distance South $23^{\circ} 49' 37''$ West 26.07 feet to a point; thence
14. South $05^{\circ} 02' 33''$ East 75.20 feet to a point; thence
15. 25.37 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance South $10^{\circ} 45' 37''$ West 25.05 feet to a point; thence
16. South $25^{\circ} 33' 46''$ West 18.65 feet to a point on the cul-de-sac of Lord Sterling Place and following the outline of said cul-de-sac the following seven (7) bearing and distances
 17. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance South $02^{\circ} 55' 03''$ East 19.69 feet to a point; thence
 18. 44.74 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance South $03^{\circ} 16' 05''$ East 42.84 feet to a point; thence
 19. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance South $40^{\circ} 51' 39''$ East 45.93 feet to a point on the northerly right of way line of Lords Landing Road and running with said right of way line
 20. 65.10 feet along the arc of a curve to the left having a radius of 418.00 feet and a chord bearing and distance South $66^{\circ} 35' 05''$ West 84.95 feet to a point; thence leaving said Lords Landing Road right of way and following the outline of the said cul-de-sac of Lord Sterling Place the following two (2) courses and distances
 21. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance North $05^{\circ} 58' 11''$ West 45.93 feet to a point;

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thence

22. 121.50 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance North 06° 24' 57" East 86.41 feet to a point; thence

23. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North 56° 02' 36" East 19.69 feet to a point; thence leaving said cul-de-sac and running with the outline of said Lord Loudon Court

24. North 26° 33' 47" East 18.65 feet to a point; thence

25. 11.03 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North 10° 45' 37" East 10.89 feet; thence

26. North 04° 17' 19" West 106.50 feet to a point; thence

27. North 37° 18' 14" West 19.00 feet to a point; thence

28. North 52° 41' 46" East 193.00 feet to a point; thence leaving said outline of Lord Loudon Court

29. North 37° 18' 14" West 96.02 feet to a point on the northerly outline of said Parcel F; thence running with said outline

30. North 52° 30' 00" East 179.16 feet to the point of beginning.

Containing 52,111 square feet or 1.20 Acres of land more or less.

Also including all of Parcel G as shown on a plat of subdivision entitled Plat Twenty-Two, Parcel G, Block F "Villages of Marlborough" and recorded in said Land Records at Plat No. NLP 135 at Plat No. 54.

- 4 -

Order: GCZ4F39XK
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RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
 UPPER MARLBORO, MARYLAND 20772
 TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

December 22, 1988

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE I LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the North $52^{\circ} 30' 00''$ East 315.00 feet line of the abovementioned Parcel F; thence running through part of the said parcel

1. South $09^{\circ} 53' 35''$ East 122.37 feet to a point on the outline of Lord Loudon Court; thence following said outline the following fifteen (15) courses and distances
 2. South $20^{\circ} 37' 04''$ East 21.54 feet to a point; thence
 3. 6.00 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $55^{\circ} 01' 05''$ East 5.64 feet to a point; thence
 4. South $89^{\circ} 25' 06''$ East 25.76 feet to a point; thence
 5. South $00^{\circ} 34' 54''$ West 107.00 feet to a point; thence
 6. North $89^{\circ} 25' 23''$ West 23.21 feet to a point; thence
 7. 7.85 feet along the arc of a curve to the left having a radius of 5.00 feet and a chord bearing and distance South $45^{\circ} 34' 54''$ West 7.07 feet to a point; thence
 8. South $00^{\circ} 34' 54''$ West 19.00 feet to a point; thence
 9. North $89^{\circ} 25' 06''$ West 114.00 feet to a point; thence
 10. North $00^{\circ} 34' 54''$ East 18.01 feet to a point; thence

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Order Date: 09-07-2021

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11. 13.38 feet along the arc of a curve to the left having a radius of 6.00 feet and a chord bearing and distance North 63° 22' 45" West 10.78 feet to a point; thence
12. South 52° 41' 46" West 118.39 feet to a point; thence
13. 27.21 feet along the, arc of a curve to the left having a radius of 27.00 feet and a chord bearing and distance South 23° 49' 37" West 26.07 feet to a point; thence
14. South 05° 02' 33" East 75.20 feet to a point; thence
15. 25.37 feet along the arc of a curve to the right having a radius of 46.00 feet and a chord bearing and distance South 10° 45' 37" West 25.05 feet to a point; thence
16. South 26° 33' 46" West 18.65 feet to a point on the cul-de-sac of Lord Sterling Place and following the outline of said cul-de-sac the following seven (7) bearing and distances
17. 20.58 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance South 02° 55' 03" East 19.69 feet to a point; thence
18. 44.74 feet along the arc of a curve to the right having a radius of 44.00 feet and a chord bearing and distance South 03° 16' 05" East 42.84 feet to a point; thence
19. 58.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance South 40° 51' 39" East 45.93 feet to a point on the northerly right of way line of Lords Landing Road and running with said right of way line
20. 85.10 feet along the arc of a curve to the left having a radius of 418.00 feet and a chord bearing and distance South 66° 35' 05" West 84.95 feet to a point; thence leaving said Lords Landing Road right of way and following the outline of the said cul-de-sac of Lord Sterling Place the following two (2) courses and distances
21. 53.23 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance North 05° 58' 11" West 45.93 feet to a point; thence
22. 121.50 feet along the arc of a curve to the right having a radius of 41.00 feet and a chord bearing and distance North 06° 24' 57" East 86.41 feet to a point; thence
23. 20.58 feet along the arc of a curve to the left having a radius of 20.00

Order: 8824189XK

Address: 1524 Lord Sterling Pl

Order Date: 00-07-2021

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feet and a chord bearing and distance North 55° 02' 36" East 19.69 feet to a point; thence leaving said cul-de-sac and running with the outline of said Lord Loudon Court

24. North 26° 33' 47" East 18.65 feet to a point; thence
25. 11.03 feet along the arc of a curve to the left having a radius of 20.00 feet and a chord bearing and distance North 10° 45' 37" East 10.89 feet; thence
26. North 04° 17' 19" West 106.50 feet to a point; thence
27. North 37° 18' 14" West 19.00 feet to a point; thence
28. North 52° 41' 46" East 193.00 feet to a point; thence leaving said outline of Lord Loudon Court
29. North 37° 18' 14" West 96.02 feet to a point on the northerly outline of said Parcel F; thence running with said outline
30. North 52° 30' 00" East 179.16 feet to the point of beginning.
Containing 52,111 square feet or 1.20 Acres of land more or less.

7198 620

SUPPLEMENTARY DECLARATION
LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this 10th day of January, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the

Address: 15000 Lord Landing Pl
Order Date: 01-01-1989
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Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land; and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase II of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. PLP 144 at Plats 34, 35, 36, 37, 38 AND 39.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Section 3. Definitions. Unless specified herein to the contrary, the terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner

George B. Jones
George B. Jones (Assistant) Secretary

By: Lawrence A. Tiernan
Lawrence A. Tiernan (Vice) President

[CORPORATE SEAL]

* * *

VIRGINIA
STATE OF ~~MARYLAND~~
FAIRFAX
~~PRINCE GEORGES~~ COUNTY, \

*
* to wit:
*

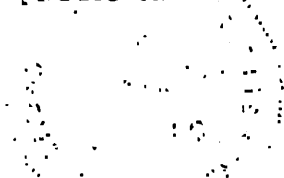
On this 10th day of JANUARY, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Diane B. Gito
Notary Public

My Commission Expires: 4-2-90

[NOTARIAL SEAL]



7198 623

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared o
behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: Lawrence A. Vein

6717/002
1010989PCM

Order: GX74FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7198 624

CONFIDENTIAL

(Legal Description - Phase II)

Order: GDC 7198024

Address: 13008 Lord Sterling Rd

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

1130 043

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC. ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

January 9, 1989

C. Shekhar Dhalwala, P.

LEGAL DESCRIPTION

FOR

PHASE II LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being a part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F "VILLAGES OF MARLBOROUGH" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the seventh (7th) South 68° 30' 00" East 240.00 feet line of said Parcel F and running with the outline of said parcel

1. South 42° 30' 00" West 85.00 feet to a point; thence leaving the outline of said parcel F and running through part of said parcel the following six (6) courses and distances

2. South 88° 05' 08" West 107.04 feet to a point on the outline of Lord Loudon Court; thence running with said outline the following four (4) courses and distance

3. North 00° 34' 54" East 10.05 feet to a point; thence

4. North 89° 25' 06" West 25.76 feet to a point; thence

5. 6.00 feet along the arc of a curve to the right having a radius of 5.00 feet and a chord bearing and distance North 55° 01' 05" West 5.64 feet to a point; thence

6. North 20° 37' 04" West 21.54 feet to a point; thence leaving said outline of Lord Loudon Court and continuing through part of said parcel F

7. North 09° 53' 35" West 122.37 feet to a point on the northerly outline of Parcel F and running with the same

8. South 68° 30' 00" East 240.00 feet to the point of beginning.

Containing 19,952 square feet or 0.46 acres or 1/10 more or less.

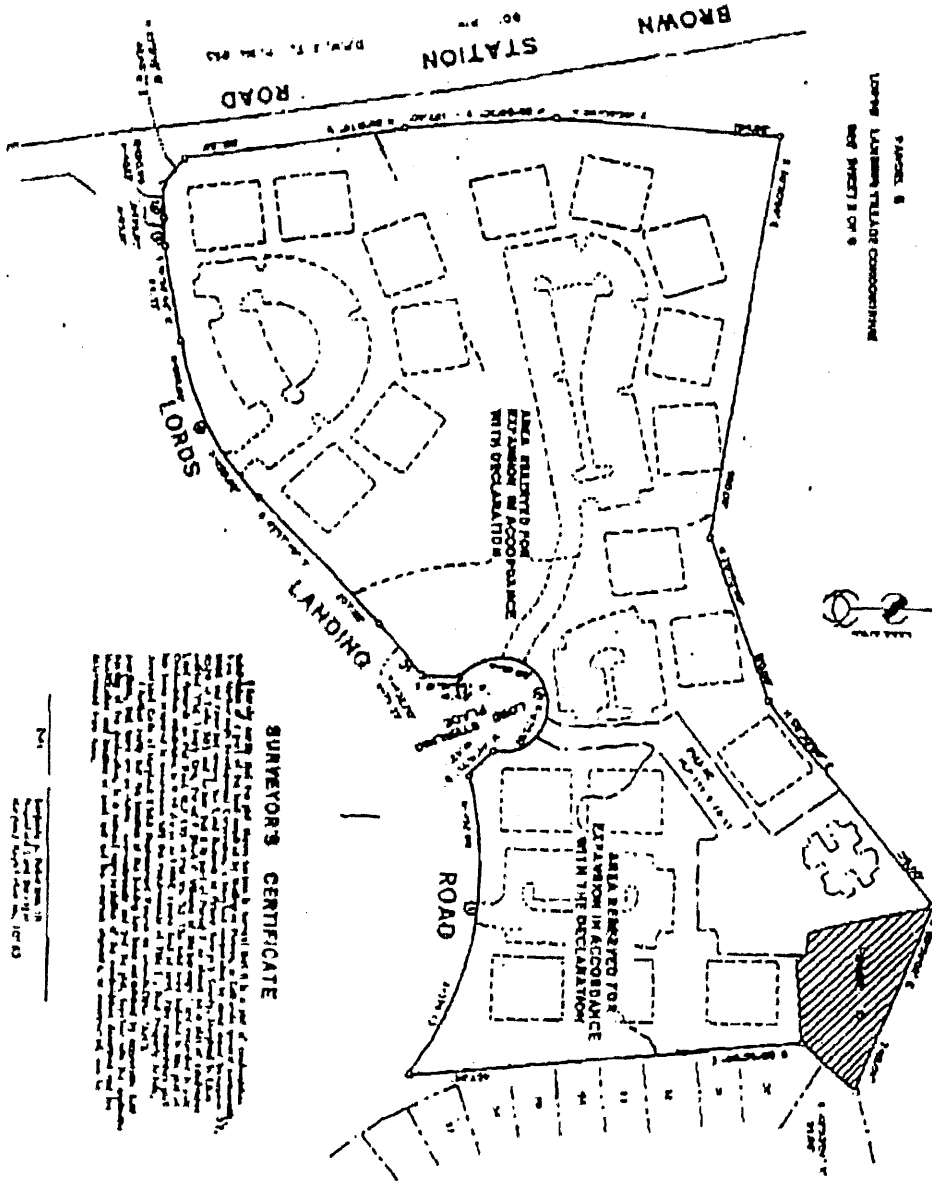
Order: GX24FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7198 626

Exhibit "B"

(Condominium Plats - Phase II)
Order: GA24-0000
Address: 13500 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
Home Window.com

7198 627



PLANNING
 LORDS LANDING GE CONDOMINIUM
 SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

This is to certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor in the State of North Carolina. I have examined the original records and the field notes and find that the same are correct and true to the original survey and that the same conform to the provisions of the laws of the State of North Carolina relating to the surveying profession.

Dated this 15th day of July, 2021.

 Surveyor

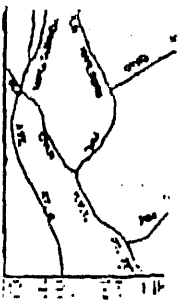
RECORDED
 BY
 DATE

NO.	DESCRIPTION	DATE	BY	REMARKS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

LORDS LANDING VILL GE CONDOMINIUM

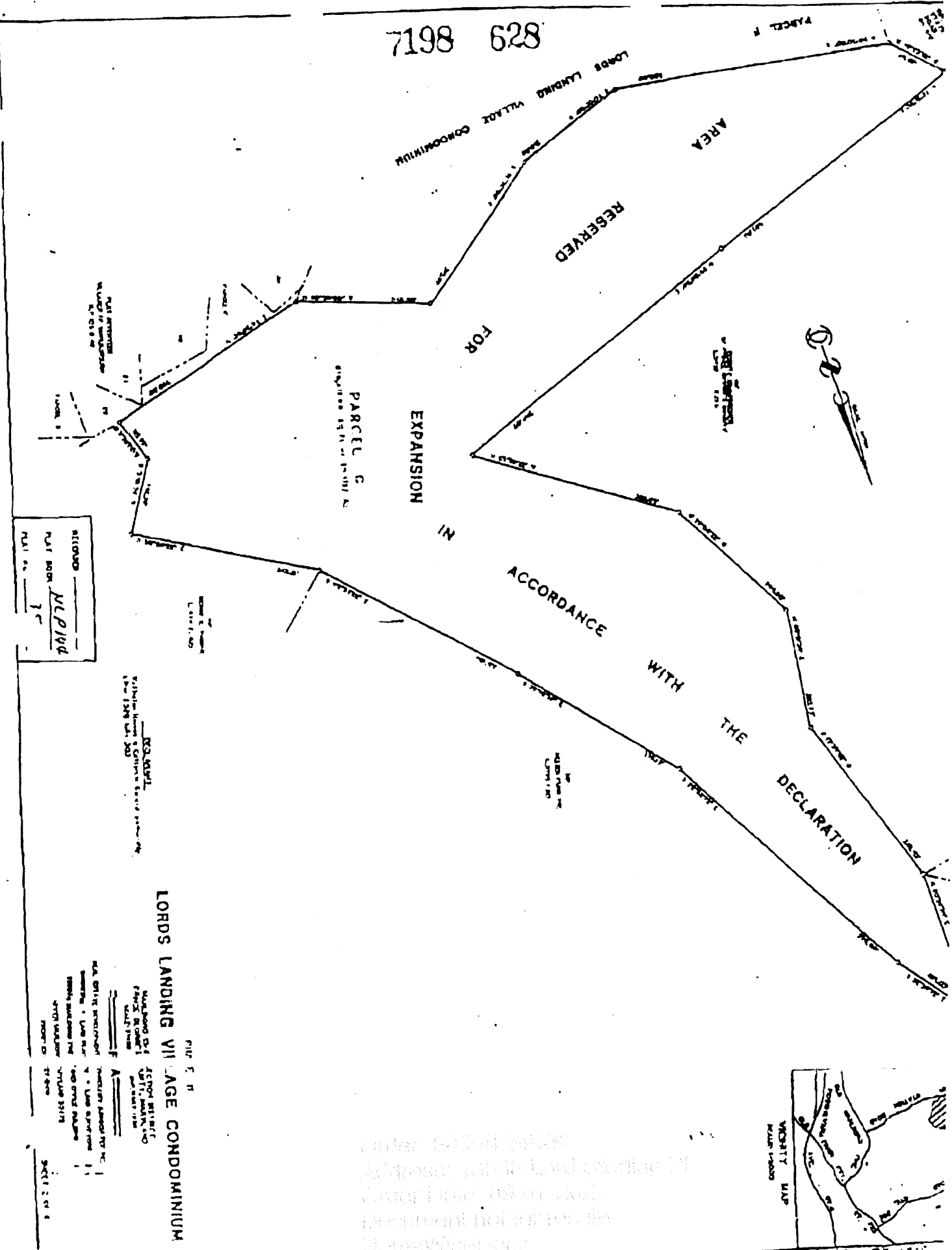
PLANNING
 LORDS LANDING VILL GE CONDOMINIUM
 SHEET 2 OF 3

RECORDING INFORMATION:
 COUNTY: WAKE COUNTY, NC
 OFFICE: 1000 W. GARRISON STREET, RALEIGH, NC 27601
 PHONE: 919.977.7000
 FAX: 919.977.7001



Order: 0X24F891K
 Address: 13458 Lord Sterling
 Order Date: 2021-07-20
 Document not for resale
 HomeWiseDocs

7198 628



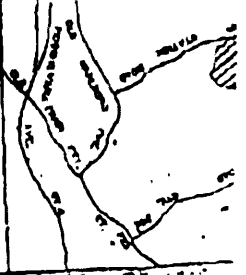
RECORDS
PLAT BOOK ALP114
PLAT NO. 7

RECORDED
WITHIN THE PUBLIC RECORDS OF THE
COUNTY OF ALBERTA

LORDS LANDING VILLAGE CONDOMINIUM

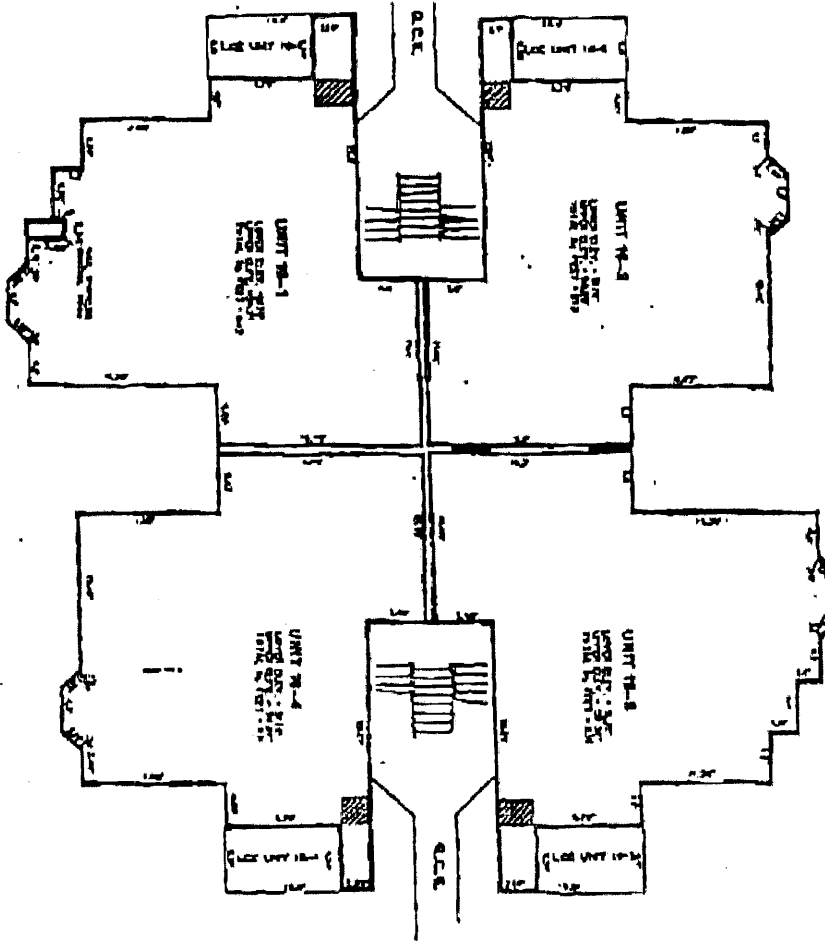
PLAT NO. 7
SECTION 11
TOWNSHIP 14N
RANGE 20W
ALBERTA

Center 000 ALP114
Address: 10000 Lords Landing
Center Drive, Edmonton, Alberta
Document No. 7198 628
Date: 11/11/11



7198 660

FIRST FLOOR



PERSONS
 UNIT BOOK NLP 17K
 NO. IN UNIT 37

LORDS LANDING VILLAGE CONDOMINIUM

PLATE II
 FLOOR PLAN
 UNITS 101 THROUGH 104

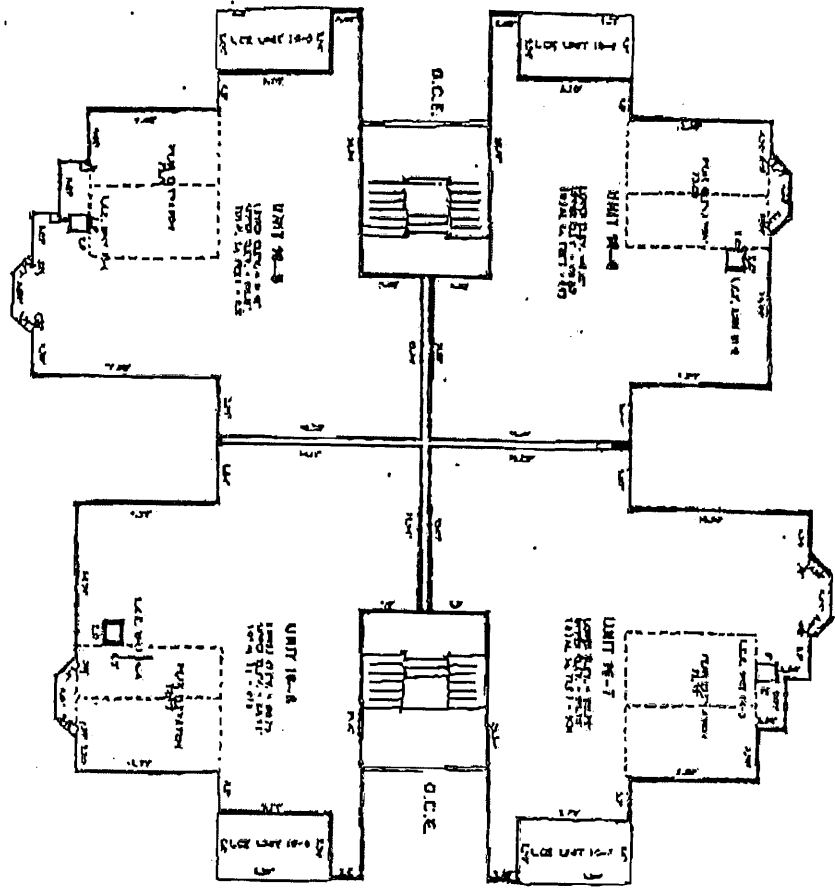
SCALE: AS SHOWN ON THE ELECTRIC OR MECHANICAL DRAWINGS
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 DATE: 05-07-2004

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
 DATE: 05-07-2004

Order: 682747382K
 Address: 14563 Lord Landing Pl
 Capitol Drive, 09-07-2004
 Document not for resale
 HomeAdvisor.com

7198 631

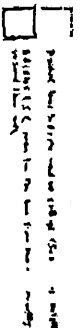
SECOND FLOOR



RECORD # _____
 UNIT # 16-8
 38

LORDS LANDING VILLAGE CONDOMINIUM

PLANS FOR
 UNIT 16-8
 SECOND FLOOR
 PROJECT NO. 16-8
 DATE: 09-07-2021



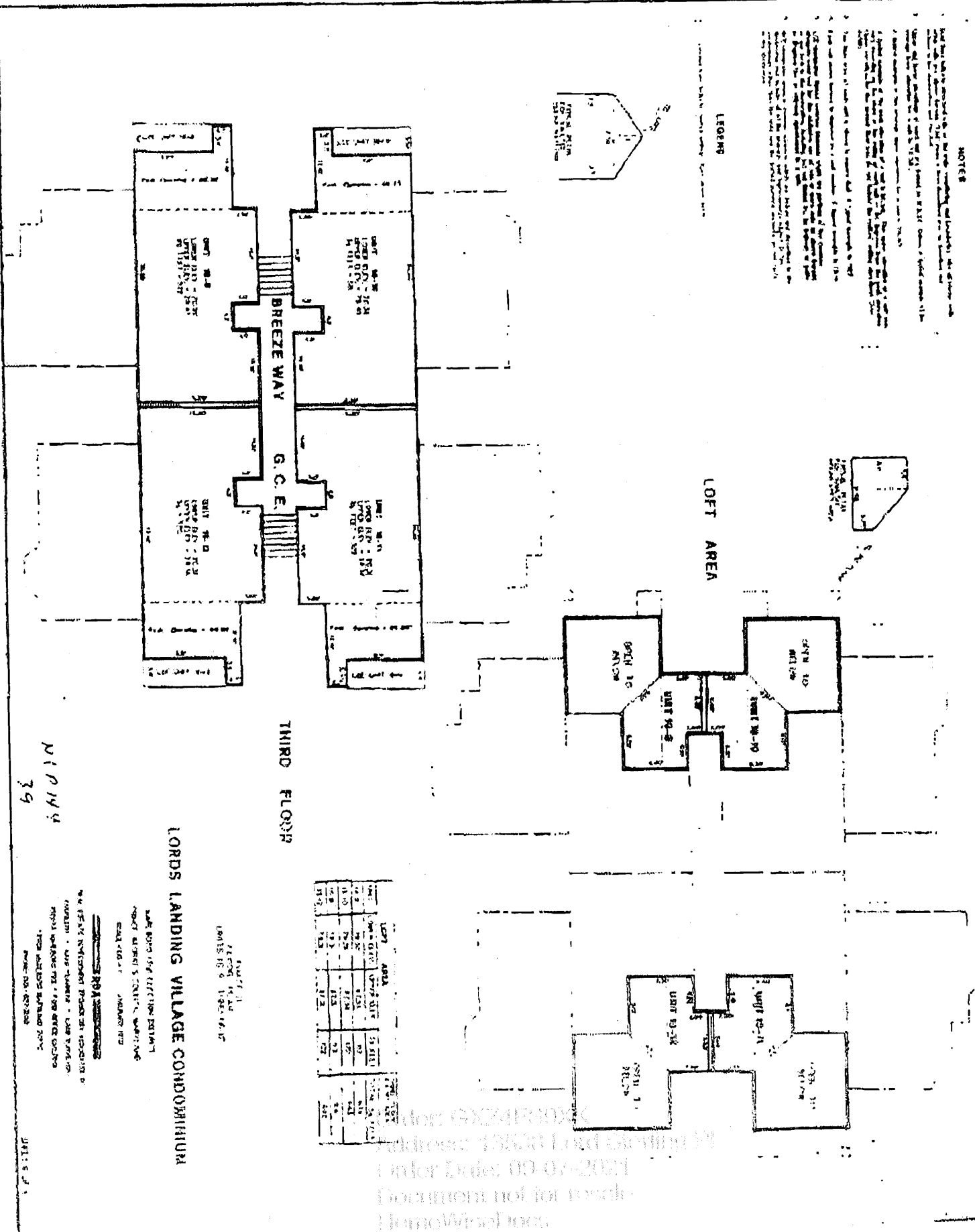
- NOTE**
1. All work shall be completed within the time frame specified in the contract documents.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. The contractor shall be responsible for protecting all existing work.
 4. The contractor shall be responsible for maintaining access to all areas.
 5. The contractor shall be responsible for cleaning up after the work is completed.
 6. The contractor shall be responsible for obtaining all necessary approvals.
 7. The contractor shall be responsible for obtaining all necessary insurance.
 8. The contractor shall be responsible for obtaining all necessary licenses.
 9. The contractor shall be responsible for obtaining all necessary permits.
 10. The contractor shall be responsible for obtaining all necessary approvals.
 11. The contractor shall be responsible for obtaining all necessary insurance.
 12. The contractor shall be responsible for obtaining all necessary licenses.
 13. The contractor shall be responsible for obtaining all necessary permits.
 14. The contractor shall be responsible for obtaining all necessary approvals.
 15. The contractor shall be responsible for obtaining all necessary insurance.
 16. The contractor shall be responsible for obtaining all necessary licenses.
 17. The contractor shall be responsible for obtaining all necessary permits.
 18. The contractor shall be responsible for obtaining all necessary approvals.
 19. The contractor shall be responsible for obtaining all necessary insurance.
 20. The contractor shall be responsible for obtaining all necessary licenses.



Order: GXZ4FS9AK
 Address: 13538 Lord Stepping Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

NOTES

1. This floor plan is prepared for the purpose of illustrating the general layout of the building and is not intended to be used for construction purposes.
2. All dimensions are in feet and inches.
3. The area shown is subject to change without notice.
4. The owner reserves the right to alter the design of the building at any time without notice.
5. The owner is not responsible for any errors or omissions in this plan.



UNIT	UNIT AREA	UNIT PRICE	UNIT TYPE
UNIT 303-10	1,200	\$120,000	1 BR
UNIT 303-11	1,200	\$120,000	1 BR
UNIT 303-12	1,200	\$120,000	1 BR
UNIT 303-13	1,200	\$120,000	1 BR
UNIT 303-14	1,200	\$120,000	1 BR
UNIT 303-15	1,200	\$120,000	1 BR
UNIT 303-16	1,200	\$120,000	1 BR
UNIT 303-17	1,200	\$120,000	1 BR
UNIT 303-18	1,200	\$120,000	1 BR
UNIT 303-19	1,200	\$120,000	1 BR
UNIT 303-20	1,200	\$120,000	1 BR
UNIT 303-21	1,200	\$120,000	1 BR
UNIT 303-22	1,200	\$120,000	1 BR
UNIT 303-23	1,200	\$120,000	1 BR
UNIT 303-24	1,200	\$120,000	1 BR
UNIT 303-25	1,200	\$120,000	1 BR
UNIT 303-26	1,200	\$120,000	1 BR
UNIT 303-27	1,200	\$120,000	1 BR
UNIT 303-28	1,200	\$120,000	1 BR
UNIT 303-29	1,200	\$120,000	1 BR
UNIT 303-30	1,200	\$120,000	1 BR
UNIT 303-31	1,200	\$120,000	1 BR
UNIT 303-32	1,200	\$120,000	1 BR
UNIT 303-33	1,200	\$120,000	1 BR
UNIT 303-34	1,200	\$120,000	1 BR
UNIT 303-35	1,200	\$120,000	1 BR
UNIT 303-36	1,200	\$120,000	1 BR
UNIT 303-37	1,200	\$120,000	1 BR
UNIT 303-38	1,200	\$120,000	1 BR
UNIT 303-39	1,200	\$120,000	1 BR
UNIT 303-40	1,200	\$120,000	1 BR
UNIT 303-41	1,200	\$120,000	1 BR
UNIT 303-42	1,200	\$120,000	1 BR
UNIT 303-43	1,200	\$120,000	1 BR
UNIT 303-44	1,200	\$120,000	1 BR
UNIT 303-45	1,200	\$120,000	1 BR
UNIT 303-46	1,200	\$120,000	1 BR
UNIT 303-47	1,200	\$120,000	1 BR
UNIT 303-48	1,200	\$120,000	1 BR
UNIT 303-49	1,200	\$120,000	1 BR
UNIT 303-50	1,200	\$120,000	1 BR
UNIT 303-51	1,200	\$120,000	1 BR
UNIT 303-52	1,200	\$120,000	1 BR
UNIT 303-53	1,200	\$120,000	1 BR
UNIT 303-54	1,200	\$120,000	1 BR
UNIT 303-55	1,200	\$120,000	1 BR
UNIT 303-56	1,200	\$120,000	1 BR
UNIT 303-57	1,200	\$120,000	1 BR
UNIT 303-58	1,200	\$120,000	1 BR
UNIT 303-59	1,200	\$120,000	1 BR
UNIT 303-60	1,200	\$120,000	1 BR
UNIT 303-61	1,200	\$120,000	1 BR
UNIT 303-62	1,200	\$120,000	1 BR
UNIT 303-63	1,200	\$120,000	1 BR
UNIT 303-64	1,200	\$120,000	1 BR
UNIT 303-65	1,200	\$120,000	1 BR
UNIT 303-66	1,200	\$120,000	1 BR
UNIT 303-67	1,200	\$120,000	1 BR
UNIT 303-68	1,200	\$120,000	1 BR
UNIT 303-69	1,200	\$120,000	1 BR
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UNIT 303-73	1,200	\$120,000	1 BR
UNIT 303-74	1,200	\$120,000	1 BR
UNIT 303-75	1,200	\$120,000	1 BR
UNIT 303-76	1,200	\$120,000	1 BR
UNIT 303-77	1,200	\$120,000	1 BR
UNIT 303-78	1,200	\$120,000	1 BR
UNIT 303-79	1,200	\$120,000	1 BR
UNIT 303-80	1,200	\$120,000	1 BR
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UNIT 303-82	1,200	\$120,000	1 BR
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UNIT 303-92	1,200	\$120,000	1 BR
UNIT 303-93	1,200	\$120,000	1 BR
UNIT 303-94	1,200	\$120,000	1 BR
UNIT 303-95	1,200	\$120,000	1 BR
UNIT 303-96	1,200	\$120,000	1 BR
UNIT 303-97	1,200	\$120,000	1 BR
UNIT 303-98	1,200	\$120,000	1 BR
UNIT 303-99	1,200	\$120,000	1 BR
UNIT 303-100	1,200	\$120,000	1 BR

LORDS LANDING VILLAGE CONDOMINIUM

FOR SALE INVESTMENT PROPERTY
 CONTACT: [Name]
 PHONE: [Number]

39

for 6024F800C
 Address: 15521 Lord Landing
 Order Date: 09-07-2021
 Document not for resale
 HomeWinSoft.com

7198 6.3

Schedule of Percentage Interests and Votes
Lords Landing Village Condominium
Phases I and II - 20 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
15-1	5.0	1
15-2	5.0	1
15-3	5.0	1
15-4	5.0	1
15-5	5.0	1
15-6	5.0	1
15-7	5.0	1
15-8	5.0	1
16-1	5.0	1
16-2	5.0	1
16-3	5.0	1
16-4	5.0	1
16-5	5.0	1
16-6	5.0	1
16-7	5.0	1
16-8	5.0	1
16-9	5.0	1
16-10	5.0	1
16-11	5.0	1
16-12	5.0	1
	<u>5.0</u>	<u>1</u>
Totals	100.0%	20

Exhibit "C"

(Percentage Interests and Votes)
Order: GAZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

FILE
1989
FEB 17

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

9th THIS SUPPLEMENTARY DECLARATION, made and entered into this day of February, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

Order 07241-89XK
Address: 13500 Lord Shilling Pl
Order Date: 09-17-2021
Declaration not for recording
Home/Wed/2021

1989
FEB 17
66.50
1989
0901 R02 11:22

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase III of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. 410/145 at Plat 001, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

7227 69

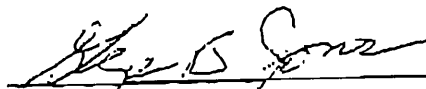
Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

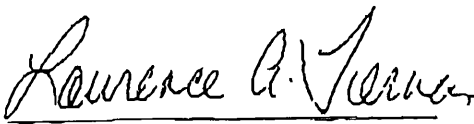
ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner



George B. Jones,
(Assistant) Secretary

By: 

Lawrence A. Tiernan,
(Vice) President

{CORPORATE SEAL}

7227

* * *

STATE OF VIRGINIA
FAIRFAX COUNTY

*
* to wit:
*

On this 9th day of February, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Susannah D. Swaby
Notary Public
Susannah D. Swaby

My Commission Expires: August 27, 1991


{NOTARIAL SEAL}

6717002
4020989PCK
SUPPDECL.

7227 71 CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: 
Lawrence A. Tierman

7227 72

Exhibit "A"

(Legal Description - Phase III).

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

7227 13
RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, P.L.S.

January 23, 1989

C. Shekhar Dh

LEGAL DESCRIPTION

FOR

PHASE III LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled "Plat Twenty-One, Parcel F, Block F Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly describe as follows:

Beginning for the said parcel at the end of the sixth (6th) North 52° 30' East 315.00 feet line of said Parcel F and running through part of the same the following three (3) courses and distances, and furthermore running with the ou line of Phase I Lords Landing Village Condominium

1. South 37° 18' 14" East 96.02 feet to a point on the outline of Lord L Court and running with the same

2. South 52° 41' 46" West 135.84 feet to a point; thence leaving Lord Lo Court.

3. North 37° 18' 14" West 95.55 feet to a point on the northerly outline said Parcel F and running with the same

4. North 52° 30' 00" East 135.84 feet to the point of beginning.
Containing 13,011 square feet or 0.30 Acres of Land more or less.

Order: GXC74FS9XK
Address: 13508 Lord Landing Pl
Order Print: 01-07-2001
Document not for resale
Printed With Date

7227 74

EXHIBIT B

(Condominium Plats - Phase III)

Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

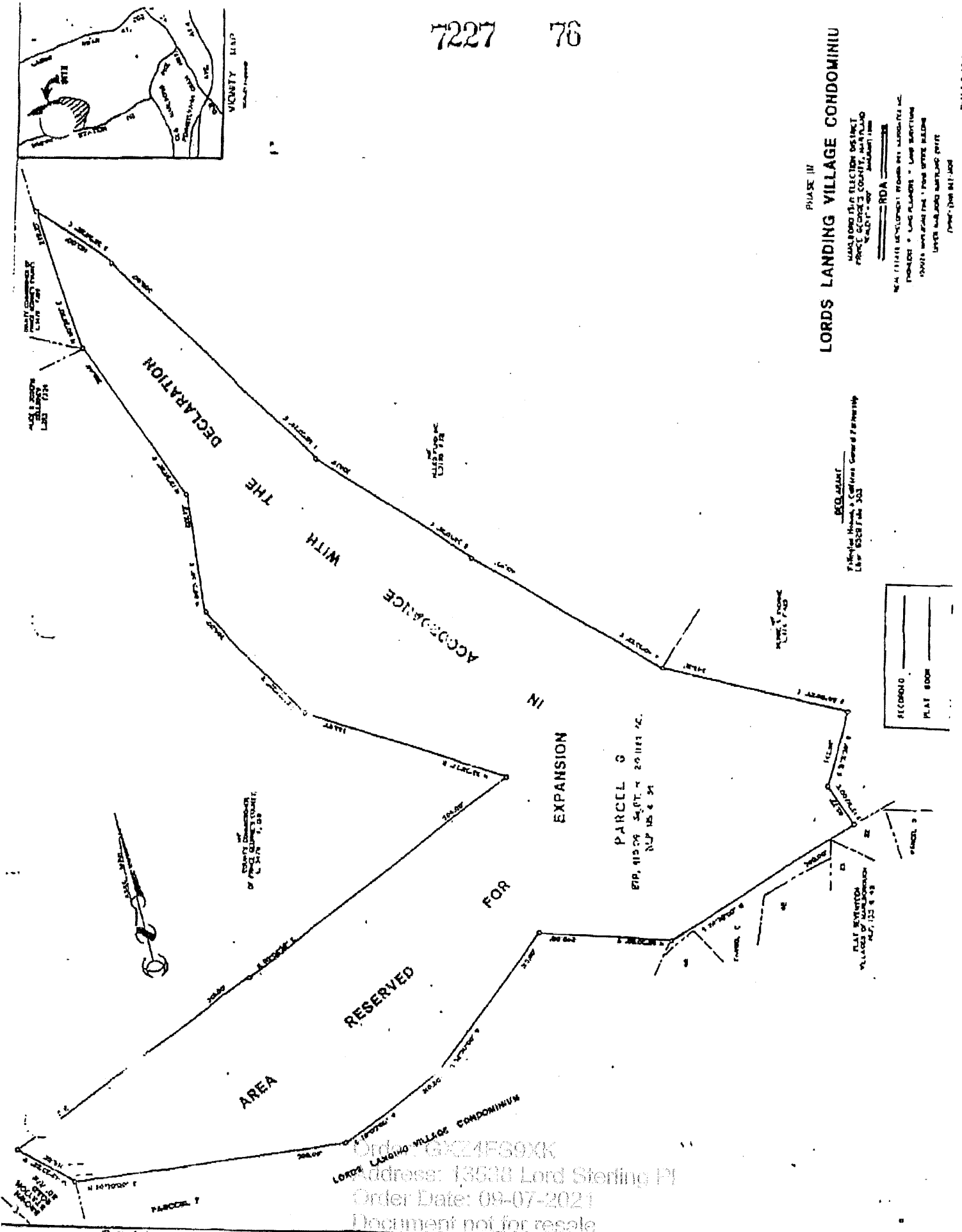
7227 76

PHASE III
LORDS LANDING VILLAGE CONDOMINIUM

MADE AND FILED IN CLERK OF SUPERIOR COURT
COUNTY OF GEORGIA, ATLANTA
FILE NO. 2021-000000000

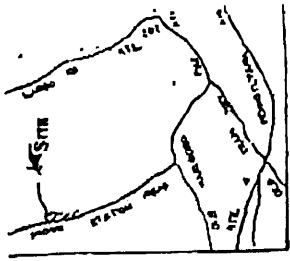
RECORD NO. _____
PLAT BOOK _____
RD A

PAGE 2 OF 4



Order: 6X24FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7227 77



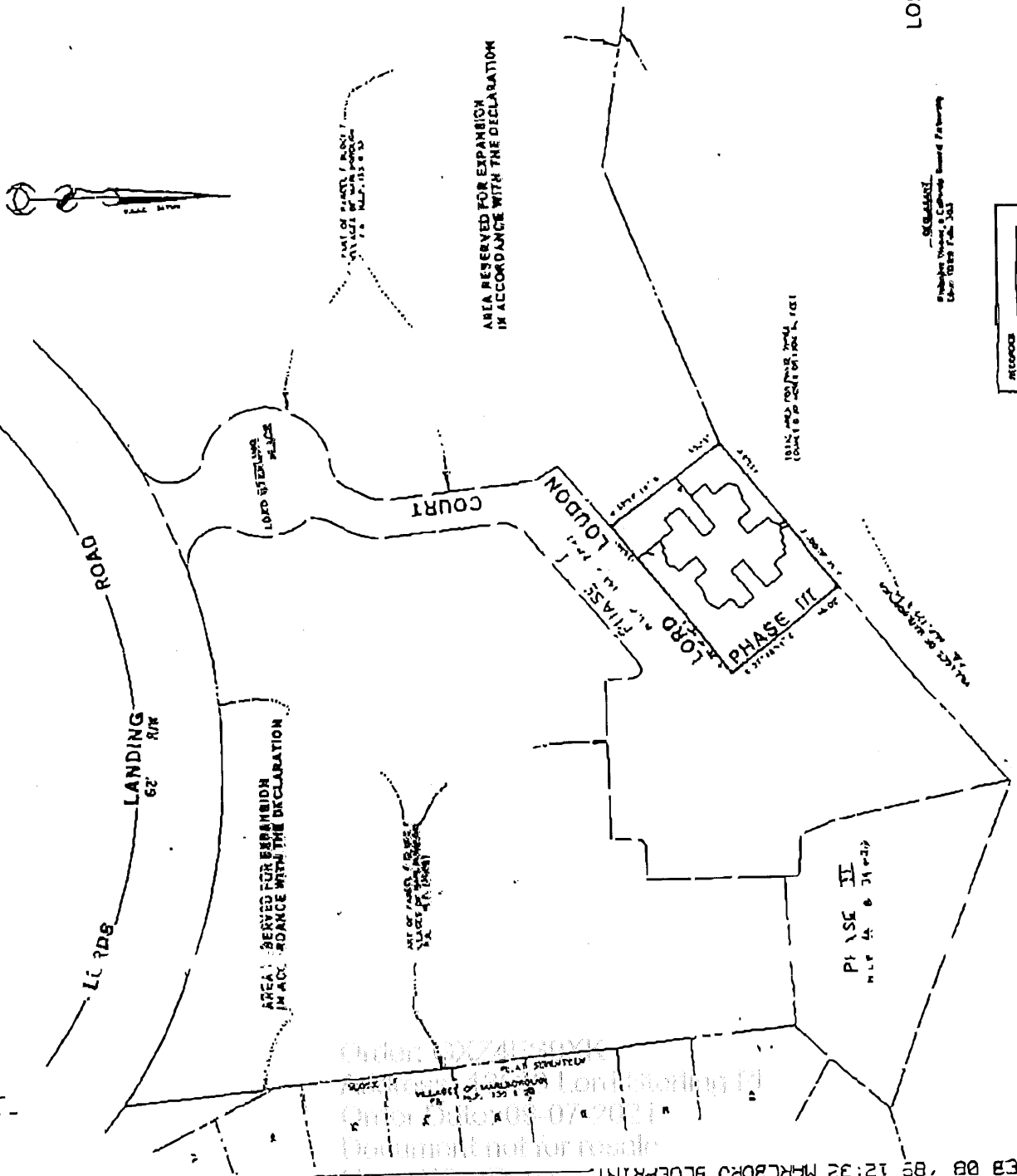
VICINITY MAP
Scale 1" = 100'

NOTES
1. The area shown on this plan is subject to all existing and future easements, covenants, conditions and restrictions affecting the same.
2. The area shown on this plan is subject to all existing and future zoning ordinances affecting the same.

LORDS LANDING VILLAGE CONDOMINIUM

PHASE III
INCLUDES: UNIT 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLANNED BY: LORDS LANDING VILLAGE CONDOMINIUM ASSOCIATES, INC.
REGISTERED PROFESSIONAL ARCHITECTS
11800A WASHINGTON AVENUE, SUITE 100, WASHINGTON, DC 20004
PHONE: (703) 437-1100



RECORDED	
PLANNED BY	
SCALE	

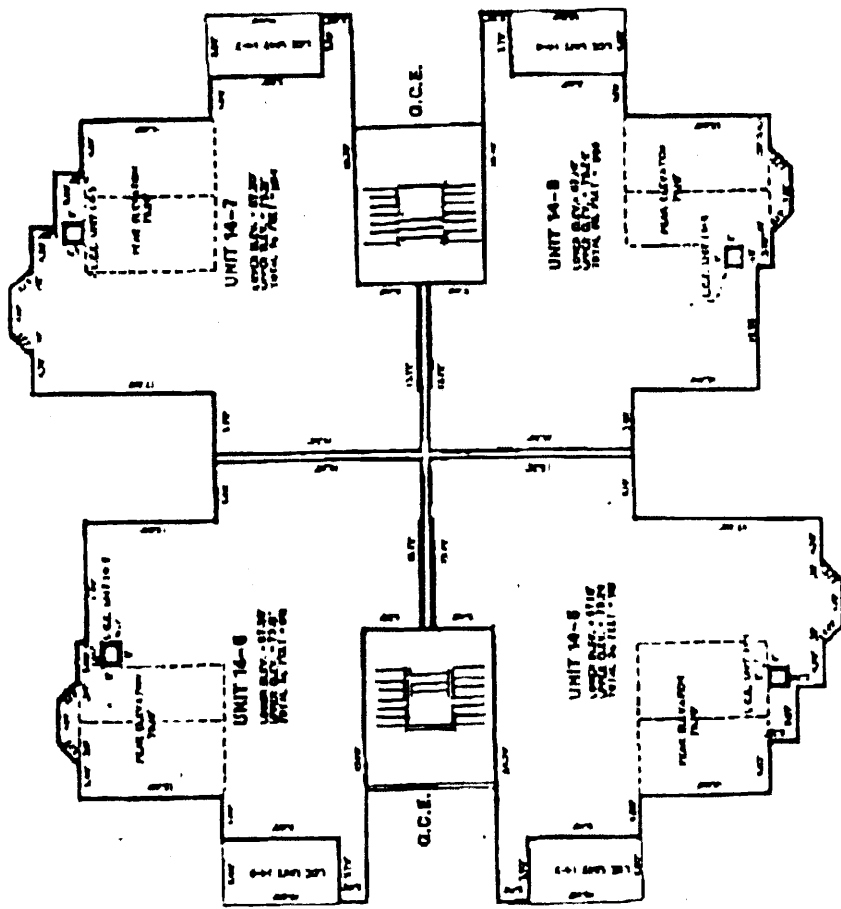
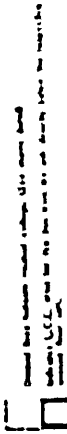
Order: 7227410001
Lords Landing II
11800A WASHINGTON AVENUE, SUITE 100, WASHINGTON, DC 20004
Document not for resale



NOTES

1. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.
2. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.
3. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.
4. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.
5. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.
6. Unit 14-7 and 14-8 are to be furnished with 11'0" x 11'0" furnishing area.

LEGEND

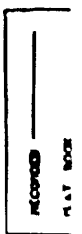


SECOND FLOOR

LORDS LANDING VILLAGE CONDOMINIUM

PHASE III
FLOOR PLAN
UNITS 14-5 THRU 14-8

WALTON 1348 ELECTION DISTRICT
FRANK GEORGE COUNTY, MARYLAND
PLANS 14-5, 14-7, 14-8
RD 1
RD 2
RD 3
RD 4
RD 5
RD 6
RD 7
RD 8
RD 9
RD 10
RD 11
RD 12
RD 13
RD 14
RD 15
RD 16
RD 17
RD 18
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RD 20
RD 21
RD 22
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RD 96
RD 97
RD 98
RD 99
RD 100

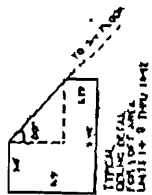
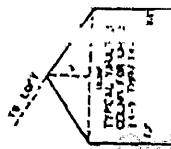


Order: 11/24/2018
Address: 11600 Lord Landing Pl
1000 7000 0000 0000
11/24/2018 11:23:33 AM
11/24/2018 11:23:33 AM

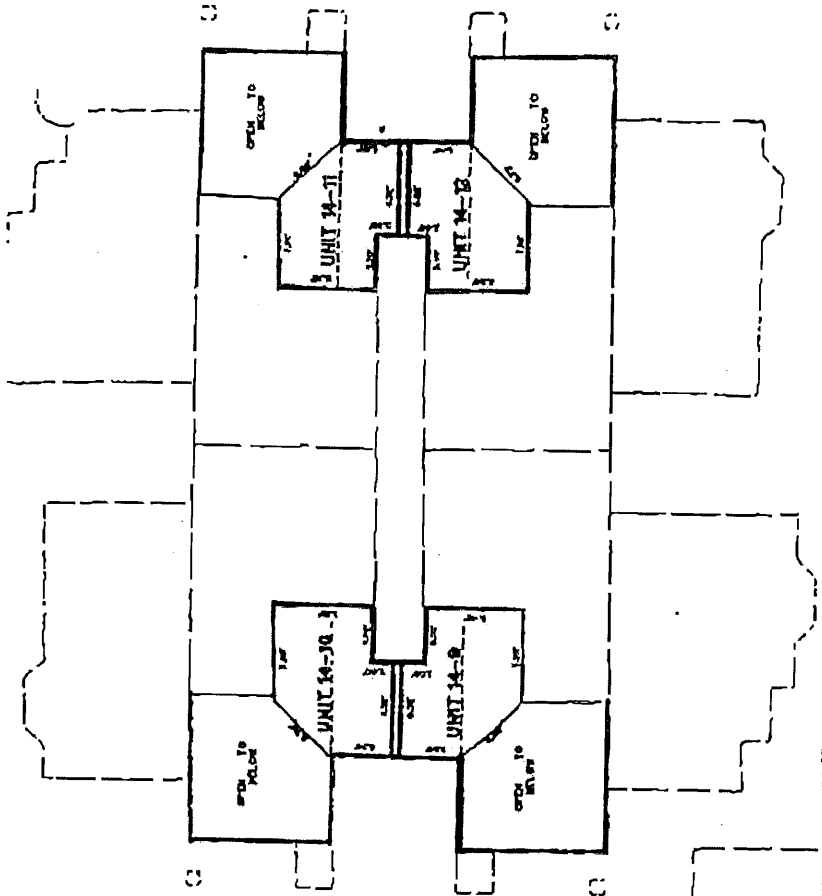
1. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.
2. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.
3. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.
4. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.
5. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.
6. The floor plan shall be prepared in accordance with the requirements of the International Building Code, 2003 Edition, and the applicable local codes.

LEGEND

Dimensions shown between symbols are in feet and inches (e.g., 12'-0" equals 12'-0").

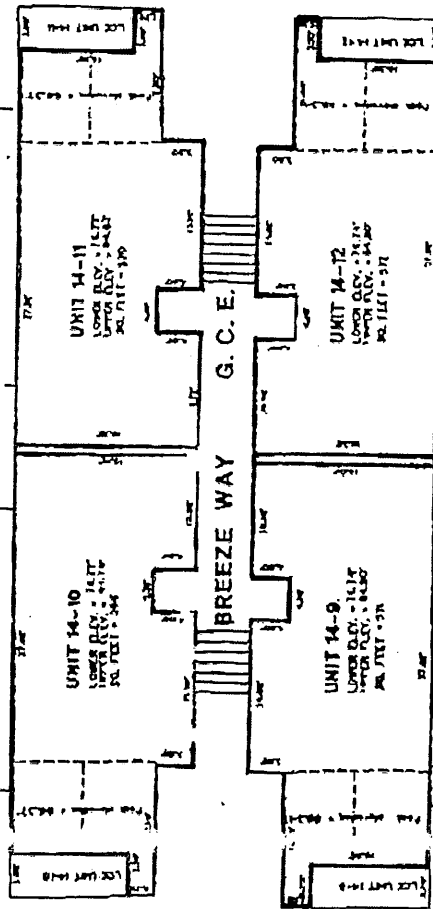


LOFT AREA



UNIT	AREA	AREA	AREA	AREA	AREA	AREA
14-30	1,100	1,100	1,100	1,100	1,100	1,100
14-31	1,100	1,100	1,100	1,100	1,100	1,100
14-32	1,100	1,100	1,100	1,100	1,100	1,100
14-33	1,100	1,100	1,100	1,100	1,100	1,100

THIRD FLOOR



LORDS LANDING VILLAGE CONDOMINIUM

PHASE III
FLOOR PLAN
UNITS 14-9 THROUGH 14-12

MANLORO IS A SELECTOR DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1/8" = 1'-0"

FOR THE ARCHITECT: [Redacted]
FOR THE DEVELOPER: [Redacted]
FOR THE CONTRACTOR: [Redacted]
FOR THE OWNER: [Redacted]

REVISION: [Redacted]
PLAT BOOK: [Redacted]
PLAT NO.: [Redacted]

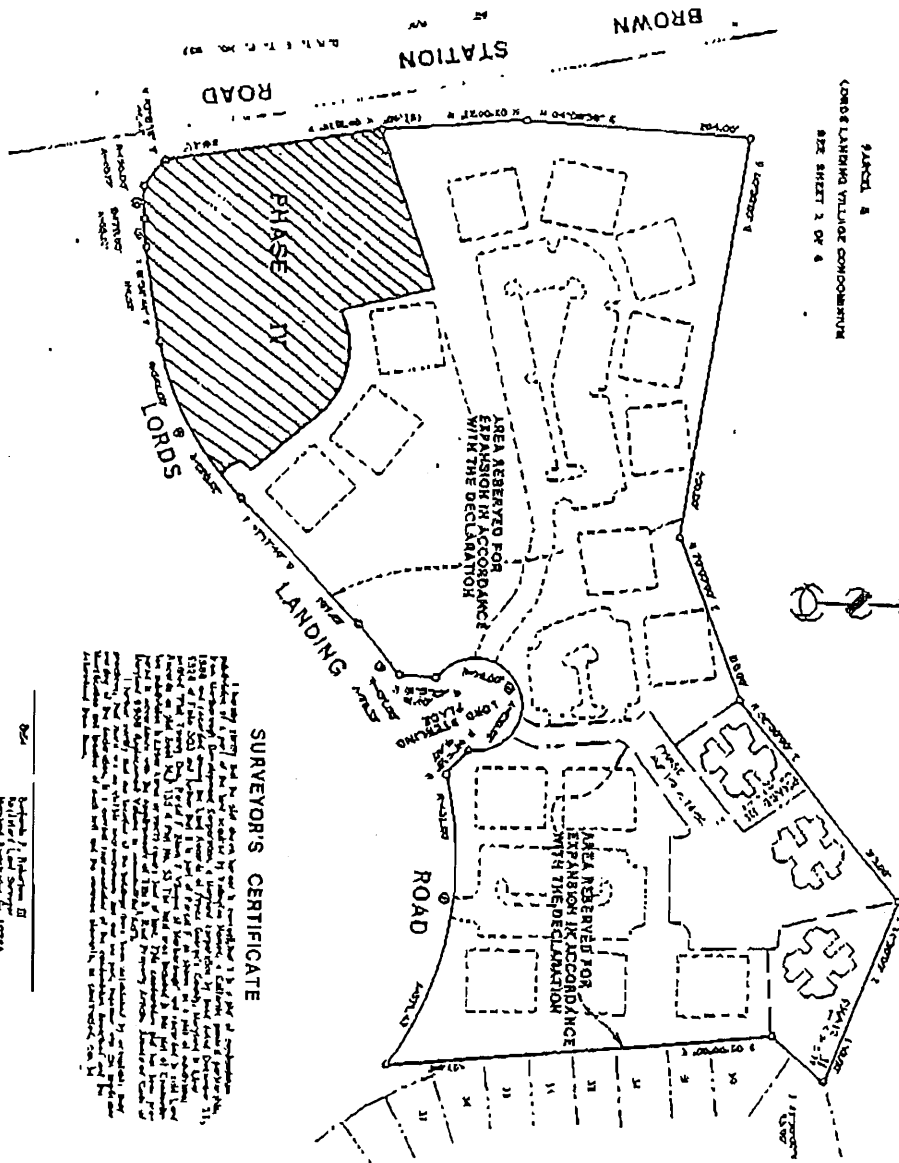
Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale

7292 598

EXHIBIT 101

(Condominium Plats - Phase IV)
Order: 0XZ4PS9XK
Address: 13638 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWindows

7292 599



PHASE I
LORDS LANDING VILLAGE CONDOMINIUM
SITE SHEET 2 OF 4

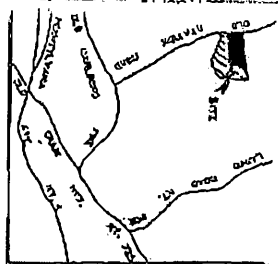
SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office on this 15th day of July, 2021, and that the same conform to the requirements of the Florida Statutes, Chapter 409, Part 1, and the rules and regulations of the Board of Professional Engineers, Florida, Chapter 61, Part 1, and that the same have been approved by me as the Surveyor of the same.

Professional Engineer
No. 12345
State of Florida

CURVE DATA

No.	Radius	ΔAC	DELTA	TANGENT	CHORD	BEARING
1	100.00	17.36	17.36	17.36	17.36	90.00
2	100.00	17.36	17.36	17.36	17.36	90.00
3	100.00	17.36	17.36	17.36	17.36	90.00
4	100.00	17.36	17.36	17.36	17.36	90.00
5	100.00	17.36	17.36	17.36	17.36	90.00
6	100.00	17.36	17.36	17.36	17.36	90.00
7	100.00	17.36	17.36	17.36	17.36	90.00
8	100.00	17.36	17.36	17.36	17.36	90.00
9	100.00	17.36	17.36	17.36	17.36	90.00
10	100.00	17.36	17.36	17.36	17.36	90.00
11	100.00	17.36	17.36	17.36	17.36	90.00
12	100.00	17.36	17.36	17.36	17.36	90.00
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14	100.00	17.36	17.36	17.36	17.36	90.00
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75	100.00	17.36	17.36	17.36	17.36	90.00
76	100.00	17.36	17.36	17.36	17.36	90.00
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93	100.00	17.36	17.36	17.36	17.36	90.00
94	100.00	17.36	17.36	17.36	17.36	90.00
95	100.00	17.36	17.36	17.36	17.36	90.00
96	100.00	17.36	17.36	17.36	17.36	90.00
97	100.00	17.36	17.36	17.36	17.36	90.00
98	100.00	17.36	17.36	17.36	17.36	90.00
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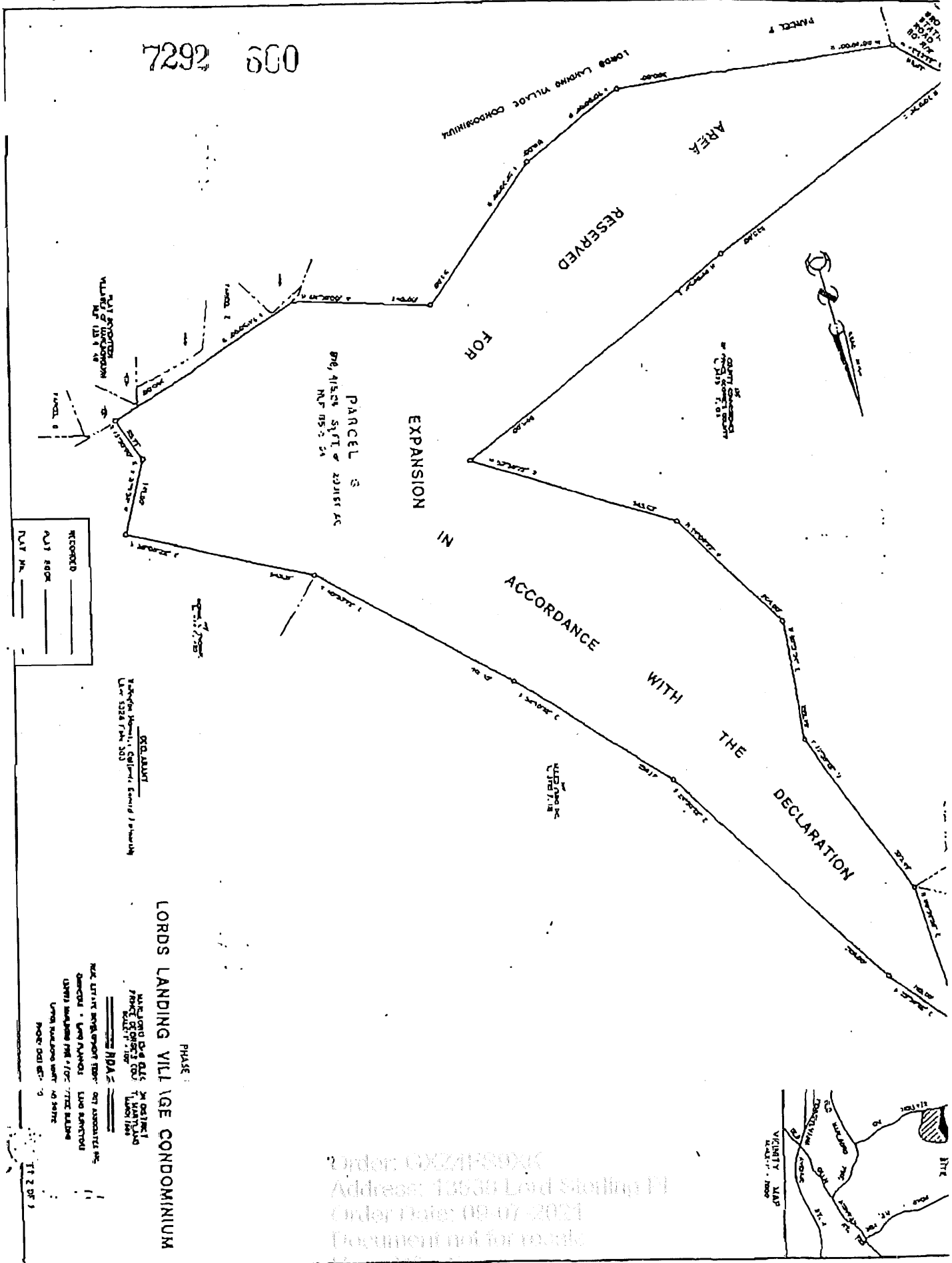
RECORDED
AUG 10 2021

PHASE I
LORDS LANDING VILLAGE CONDOMINIUM

DATE: 09-07-2021
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

Order: GZ4FS9XK
Address: 13538 Lord St
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7292 600

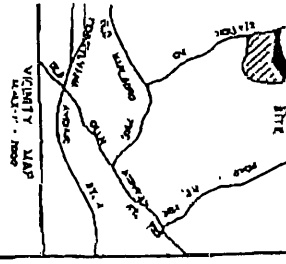


RECORDED _____
 DATE _____
 DATE _____

REGULATORY
 LONDON, MONTANA, CALIFORNIA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, MISSISSIPPI, MISSOURI, NEBRASKA, NEVADA, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, SOUTH CAROLINA, TEXAS, VIRGINIA, WISCONSIN, WYOMING

PHASE 1
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 PREPARED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET NO. [Number]

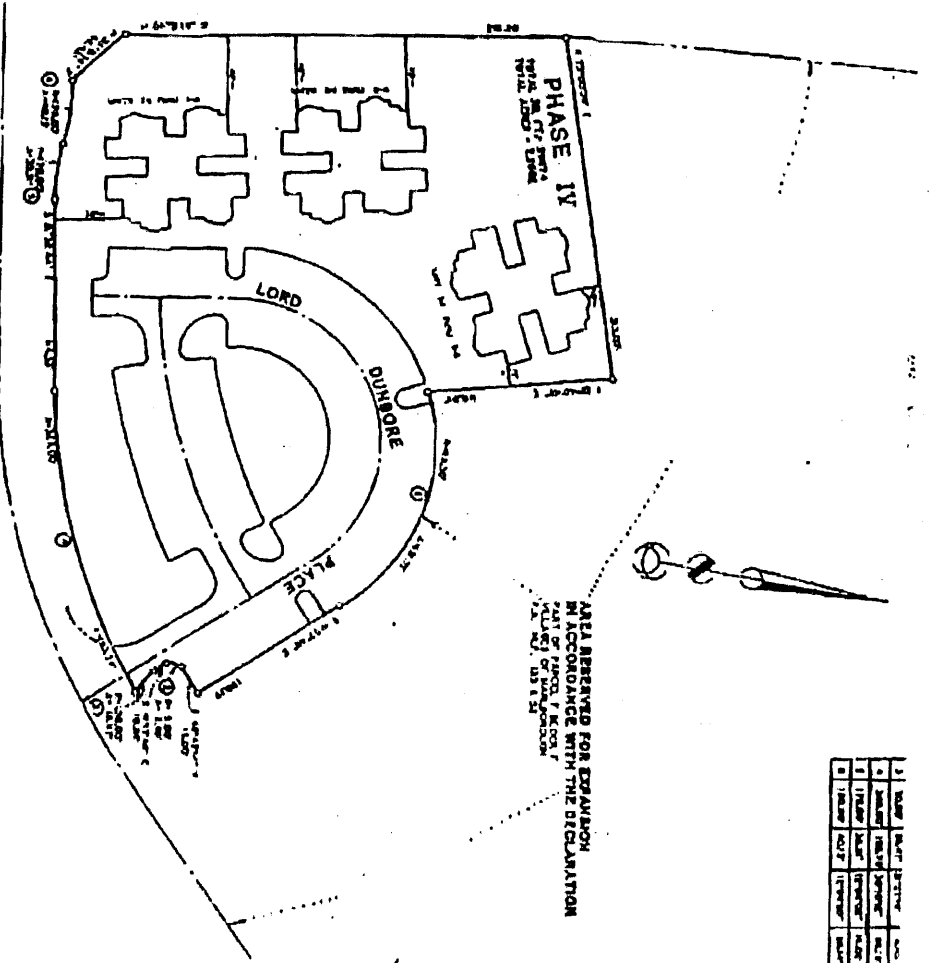
Order: OX241889XK
 Address: 13638 Lord Sterling Pl
 Order Date: 09-07-2024
 Document not for resale



7292 601

BROWN STATION ROAD

LORDS LANDING ROAD



NOT PREPARED FOR EXAMINATION
IN ACCORDANCE WITH THE REGULATION
PART OF 1990, 1991, 1992, 1993
AND 1994 OF THE REGULATION

1	PLAN	DATE	BY	NO.	REV.
2	PLAN	DATE	BY	NO.	REV.
3	PLAN	DATE	BY	NO.	REV.
4	PLAN	DATE	BY	NO.	REV.

VICINITY MAP
SCALE: 1" = 100'



NOTE

The information shown on this plan is for informational purposes only and is not intended to be used for any other purpose.

RECORDED
PLAN NO. _____
DATE _____

RECORDED
PLAN NO. _____
DATE _____

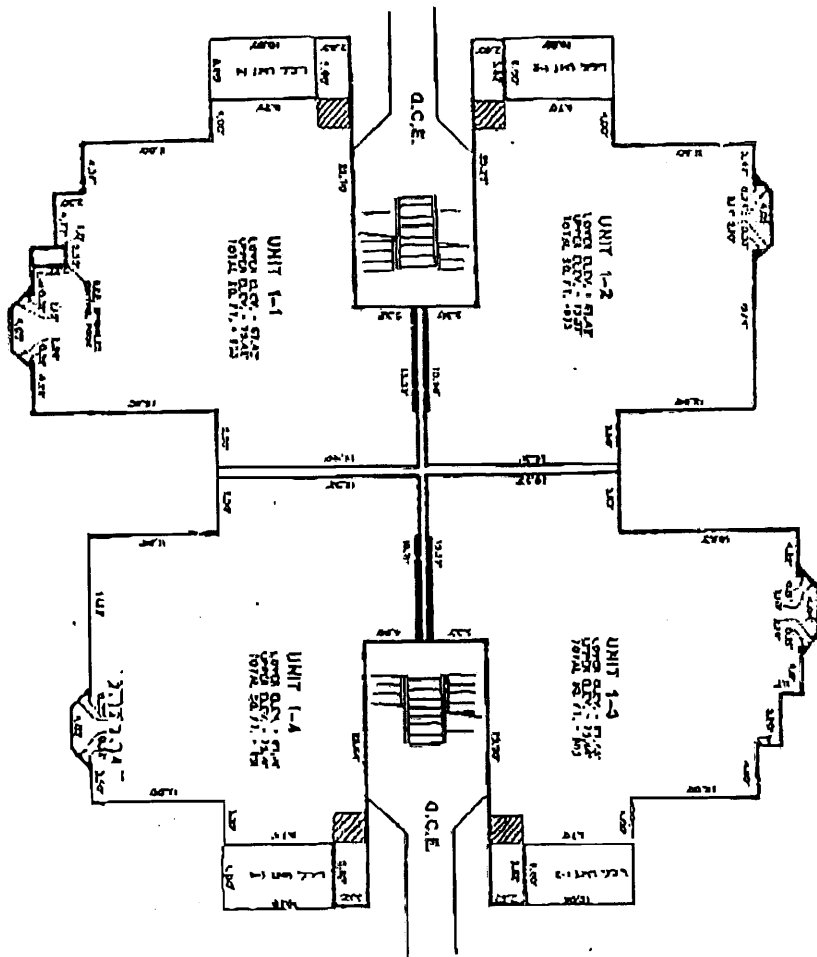
PHASE IV
LORDS LANDING VILLAGE CONDOMINIUM

PLANNING AND DESIGN: [Faded]
ARCHITECT: [Faded]
ENGINEER: [Faded]
DATE: [Faded]

Order: GXZ4FS9XK
Address: 13598 Lord Sterling Pk
Order Date: 09-07-2021
Document not for resale
HomeVibeDocs

7292 602

FIRST FLOOR



NOTES

1. The building of the unit shown is to be constructed in accordance with the provisions of the Condominium Act, R.S. 40:91, et seq., and the provisions of the Condominium Declaration, bylaws and rules and regulations of the Condominium Association.
2. The building of the unit shown is to be constructed in accordance with the provisions of the Condominium Act, R.S. 40:91, et seq., and the provisions of the Condominium Declaration, bylaws and rules and regulations of the Condominium Association.
3. The building of the unit shown is to be constructed in accordance with the provisions of the Condominium Act, R.S. 40:91, et seq., and the provisions of the Condominium Declaration, bylaws and rules and regulations of the Condominium Association.
4. The building of the unit shown is to be constructed in accordance with the provisions of the Condominium Act, R.S. 40:91, et seq., and the provisions of the Condominium Declaration, bylaws and rules and regulations of the Condominium Association.
5. The building of the unit shown is to be constructed in accordance with the provisions of the Condominium Act, R.S. 40:91, et seq., and the provisions of the Condominium Declaration, bylaws and rules and regulations of the Condominium Association.

RECEIVED _____
 AUT BOOK _____
 10/7

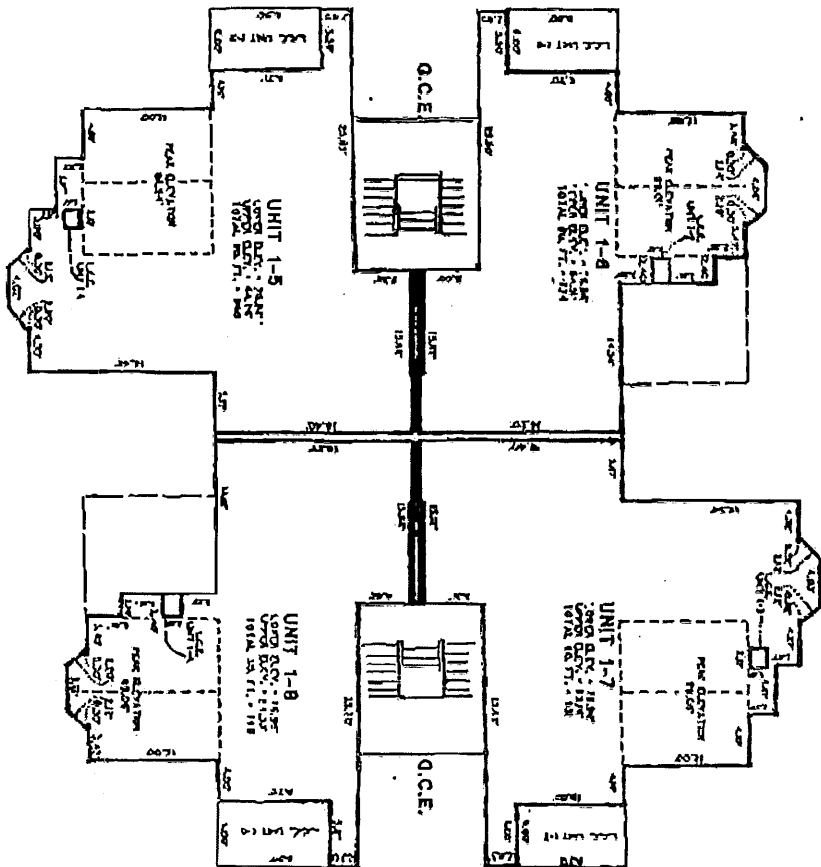
LORDS LANDING VILLAGE CONDOMINIUM

UNIT 1-1
 FIRST FLOOR PLAN
 ARCHITECT: RDA
 PROJECT: LORDS LANDING VILLAGE CONDOMINIUM
 10/7/2021

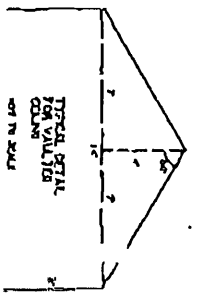
Order: 0000459XK
 Address: 13600 Lord Sterling Pkwy
 Order Date: 09-07-2021
 Project: Lords Landing
 Unit: 1-1

7292 603

SECOND FLOOR



DATE: 09-07-2021



NOTES

1. All work shall be in accordance with the approved drawings and specifications.
2. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall maintain access to all areas at all times.
4. The contractor shall be responsible for protecting all existing work.
5. The contractor shall be responsible for the removal and disposal of all debris.
6. The contractor shall be responsible for the cleanup of all work areas.
7. The contractor shall be responsible for the final inspection and sign-off.

LEGEND

- Common Area (Q.C.E.)
- Restroom
- Elevator
- Stair
- Storage Area

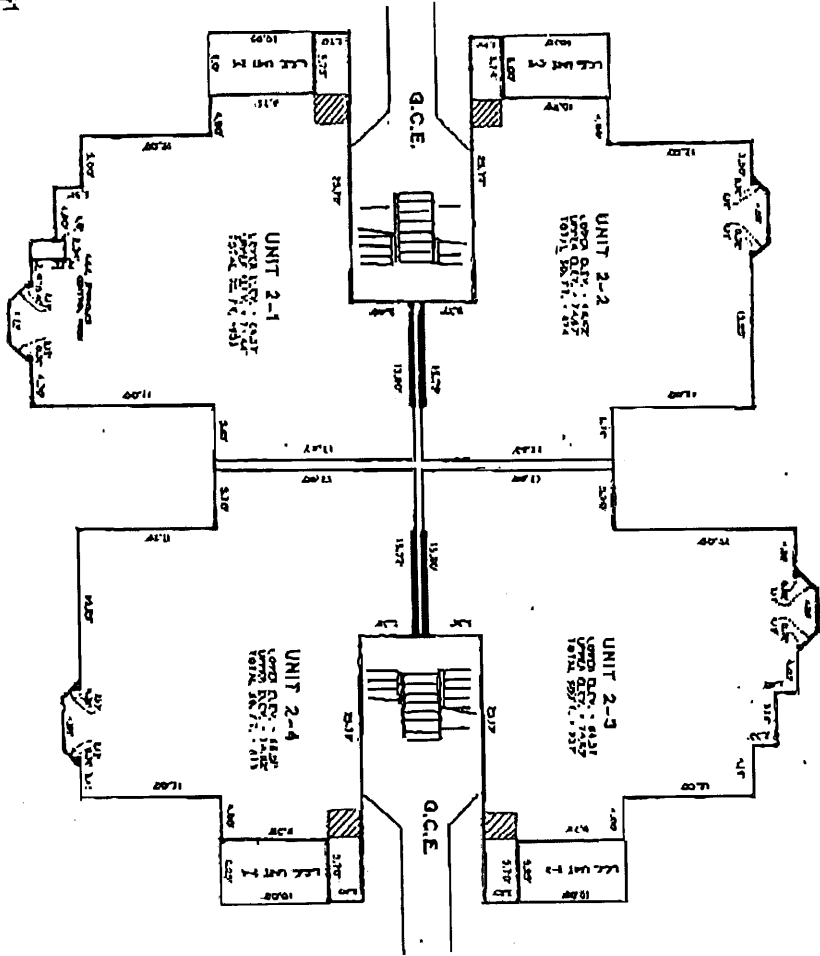
LORDS LANDING VILLAGE CONDOMINIUM

PHASE IV
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 UNIT 103 (103)
 UNIT 104 (104)
 UNIT 105 (105)
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 UNIT 196 (196)
 UNIT 197 (197)
 UNIT 198 (198)
 UNIT 199 (199)
 UNIT 200 (200)

RECORDED
 UNIT BOOK
 NO.

Order: GXZ4FS9XK
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7292 604



FIRST FLOOR

LOROS LANDING VILLAGE CONDOMINIUM

UNIT 2-1

UNIT 2-2

UNIT 2-3

UNIT 2-4

UNIT 2-5

UNIT 2-6

UNIT 2-7

UNIT 2-8

UNIT 2-9

UNIT 2-10

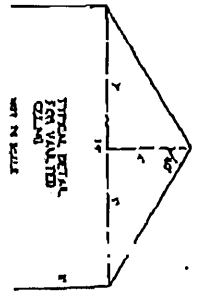
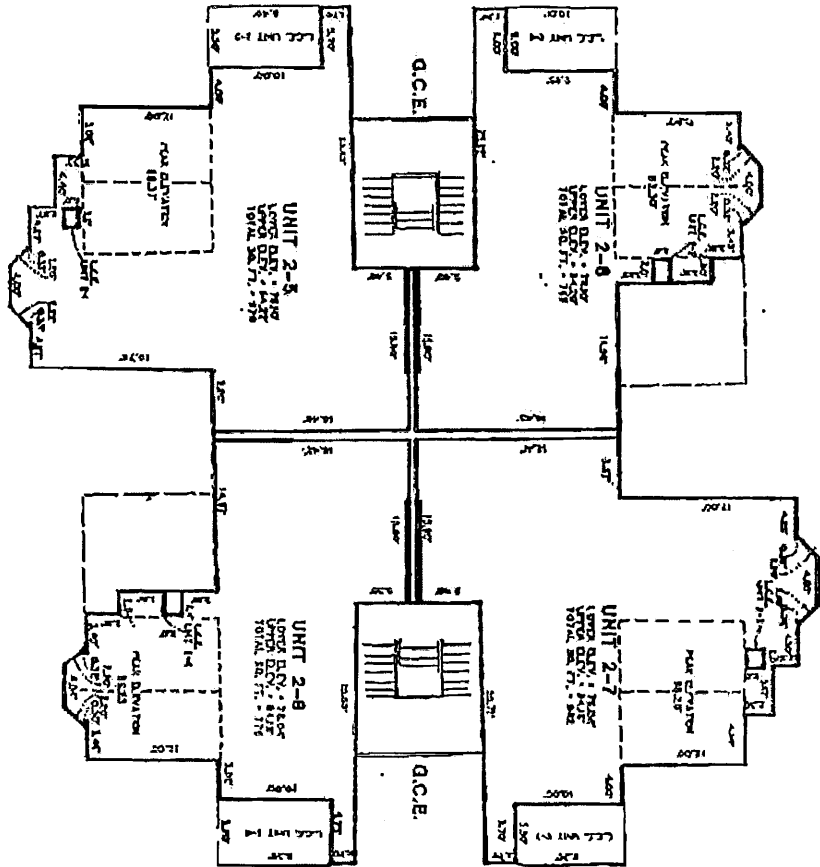
NOTE: 1. The number of the floor plan is 7292 604. 2. The floor plan is for the first floor of the Loros Landing Village Condominium. 3. The floor plan is for the first floor of the Loros Landing Village Condominium. 4. The floor plan is for the first floor of the Loros Landing Village Condominium. 5. The floor plan is for the first floor of the Loros Landing Village Condominium. 6. The floor plan is for the first floor of the Loros Landing Village Condominium. 7. The floor plan is for the first floor of the Loros Landing Village Condominium. 8. The floor plan is for the first floor of the Loros Landing Village Condominium. 9. The floor plan is for the first floor of the Loros Landing Village Condominium. 10. The floor plan is for the first floor of the Loros Landing Village Condominium.

MEMORANDUM
DATE: _____
BY: _____

Order: 6241 69XK
Address: 13530 Lord Stalling
Order Date: 09-07-2021
Document not for resale
HomeWorkDocs

7292 605

SECOND FLOOR



NOTES

1. All work shall be done in accordance with the specifications and standards of the International Building Code, 2003 Edition, and the International Residential Code, 2003 Edition, as amended.
2. The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
3. The contractor shall be responsible for protecting all existing work and utilities.
4. The contractor shall be responsible for the safety of all workers and the public.

LEGEND

- - Standard door (shown in elevation, door shown in plan)
- - Standard window (shown in elevation, window shown in plan)
- - Standard window (shown in elevation, window shown in plan)

LORDS LANDING VILLAGE CONDOMINIUM

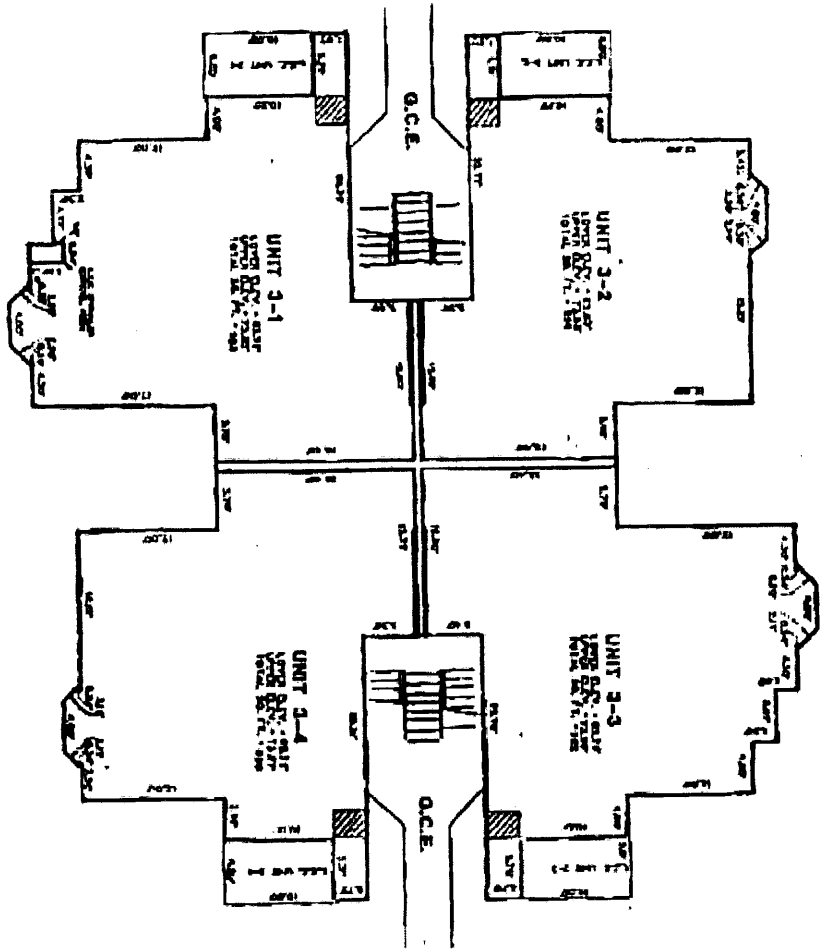
RECORDS	_____
PLAN ROOM	_____
DATE	_____

WILSON G/O DESIGN BDR
 PRINC. ARCHIT. EXPERT, B.A.T. '94
 TEL: 415-417-1111 FAX: 415-417-1111
 1000 BAYVIEW BLVD. #100
 SAN FRANCISCO, CA 94133

Order: GXZ4FS9X
 Address: 13538 Lord Sterling
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7292 606

FIRST FLOOR



RECORDED _____
 A.S.T. BOOK _____
 A.S.T. _____

LORDS LANDING VILL DE CONDOMINIUM

PHASE IV
 FLOOR PLAN
 UNITS 3-1 THRU 3-4

WALTON DRIVE STREET
 PHOENIX COUNTY, ARIZONA
 85008
 1/4 SECTION 10
 T10N 35N R10E
 1/4 SECTION 10
 T10N 35N R10E
 1/4 SECTION 10
 T10N 35N R10E

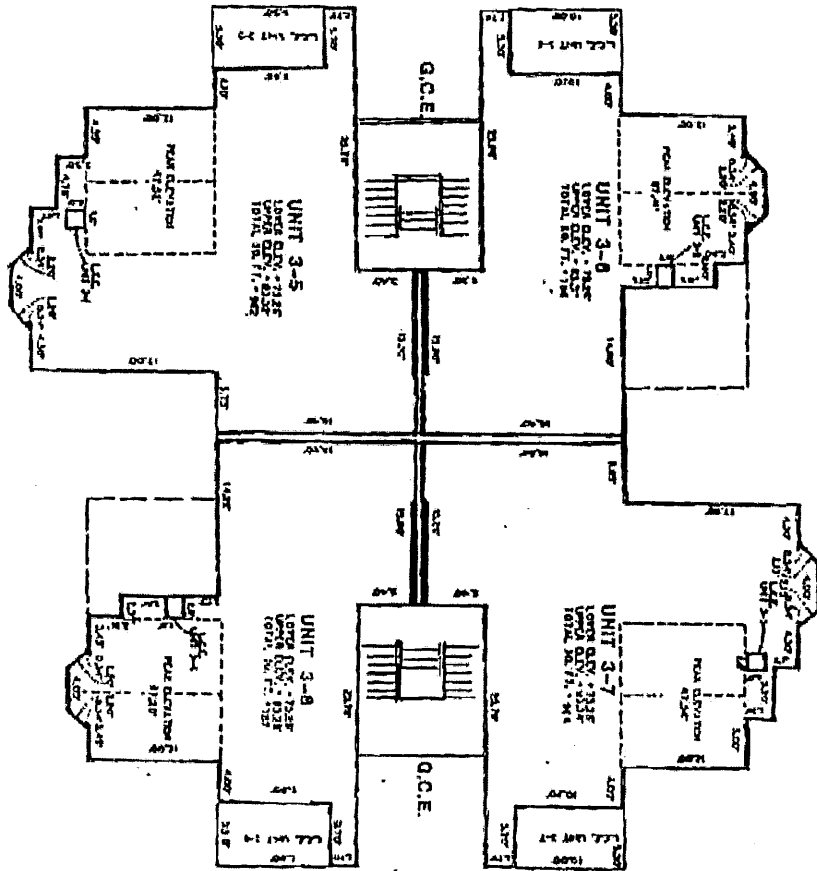
NOTES

1. The owner of the unit shown on this floor plan shall be responsible for the maintenance and repair of the unit and the common areas.
2. The owner shall be responsible for the maintenance and repair of the unit and the common areas.
3. The owner shall be responsible for the maintenance and repair of the unit and the common areas.
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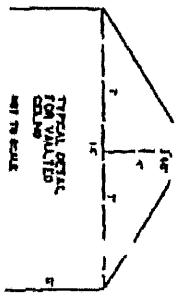
Order: 00/21550XK
 Address: 13000 Lords Landing
 Order Date: 05-07-2024
 Document not for resale
 HomeAdvisor.com

729? 607

SECOND FLOOR



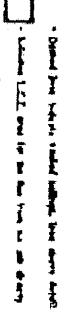
RECORDED
PLAT BOOK



NOTES

1. All work shall be in accordance with the approved plans and specifications.
2. All work shall be in accordance with the approved plans and specifications.
3. All work shall be in accordance with the approved plans and specifications.
4. All work shall be in accordance with the approved plans and specifications.

LEGEND



LORDS LANDING VILLAGE CONDOMINIUM

PHASE IV
FLOOR PLAN
UNITS 3-5 THRU 3-8

MANAGED BY: ELECTRIC DS CT
FINCH WINDMILL COUNTY, ILLINOIS
SOLD BY: T APRIL 19
APRIL 19

RDA
ALL UNIT DEVELOPMENT REGULATIONS
CONTRACTOR: LIND RUMBLE & LIND
HERTZ BUILDING INC. 7700 OTTUMWA
STREET WASHINGTON ILLINOIS 62455
PHONE: 661-823-3986

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7292 608

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III and IV - 56 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	1.7857	1
1-2	1.7857	1
1-3	1.7857	1
1-4	1.7857	1
1-5	1.7857	1
1-6	1.7857	1
1-7	1.7857	1
1-8	1.7857	1
2-1	1.7857	1
2-2	1.7857	1
2-3	1.7857	1
2-4	1.7857	1
2-5	1.7857	1
2-6	1.7857	1
2-7	1.7857	1
2-8	1.7857	1
3-1	1.7857	1
3-2	1.7857	1
3-3	1.7857	1
3-4	1.7857	1
3-5	1.7857	1
3-6	1.7857	1
3-7	1.7857	1
3-8	1.7857	1
14-1	1.7857	1
14-2	1.7857	1
14-3	1.7857	1
14-4	1.7857	1
14-5	1.7857	1
14-6	1.7857	1
14-7	1.7857	1
14-8	1.7857	1
14-9	1.7857	1
14-10	1.7857	1
14-11	1.7857	1
14-12	1.7857	1
15-1	1.7857	1
15-2	1.7857	1
15-3	1.7857	1
15-4	1.7857	1
15-5	1.7857	1

Order: 0074789X
Address: Exhibit "C" Building #1
Order Date: 09-07-2021
(Percentage Interests and Votes)
Thank You

7292 609

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III and IV - 56 Units

<u>Unit</u>	<u>Percentage Interest</u>
15-6	1.7857
15-7	1.7857
15-8	1.7857
16-1	1.7857
16-2	1.7857
16-3	1.7857
16-4	1.7857
16-5	1.7857
16-6	1.7857
16-7	1.7857
16-8	1.7857
16-9	1.7857
16-10	1.7857
16-11	1.7857
16-12	<u>1.7857</u>
Totals	100.0000%

Order: GXZ4FS9XK
Address: 13538 Lord St Exhibit "c"
Order Date: 09-07-2021
(Percentage Interests and Votes)
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HomeWiseDocs

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SUPPLEMENTARY DECLARATIONLORDS LANDING VILLAGE CONDOMINIUM

13 THIS SUPPLEMENTARY DECLARATION, made and entered into this day of June, 1989, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

Order: GXCZAF6DXK
 Address: 13631 Lord Skilling Pl
 Order Date: 09-07-2021
 Document not for record
 HomeWire.com

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FEE

65

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase V of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. MLL 147 at Plats 54 THRU 57, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidity of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Order: GX24FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

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Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.


Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

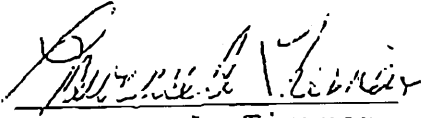
IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner


George B. Jones,
(Assistant) Secretary

By: 
Lawrence A. Tiernan,
(Vice) President

[CORPORATE SEAL]

7340 422

* * *

STATE OF VIRGINIA

*

to wit:

FAIRFAX COUNTY

*

On this 3rd day of June, 1989, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Suzanne D. Swally
Notary Public

My Commission Expires: August 27, 1991

[NOTARIAL SEAL]

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: *Lawrence A. Tiernan*

6717002
6061189PCM
SUPPDECL

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7340 423

Exhibit "A"

(Legal Description - Phase V)

Address: 13538 Loud Sterling Dr
Order Date: 09-07-2021
Document not for resale
HomeWise LLC

7340 424

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

JUNE 8, 1989

Ben Robertson, RLS.

LEGAL DESCRIPTION

C. Shikhar Dhaliwala, P.E

FOR

PHASE V, "LORDS LANDING VILLAGE CONDOMINIUM"

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland. Said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the first (1st) or North 08° 21' 16 West 261.28 foot line of said Parcel F, said point being on the easterly right of way line of Brown Station Road, said point also being the northwesterly corner of Phase IV, Lords Landing Village Condominium; thence running with the second (2nd) line of said Parcel F

1. North 03° 08' 22" West 167.40 feet to a point; thence leaving the said easterly right of way line of Brown Station Road and running through Parcel F the following twenty-seven (27) courses and distances

2. North 83° 33' 49" East 144.40 feet to a point on the outline of Lord Sterling Place; thence running with the said outline the following twenty-four (24) courses and distances

3. 147.88 feet along the arc of a curve to the right, having a radius of 75.00 feet and a chord bearing and distance North 44° 13' 37" East 125.02 feet

Order: GX24PS9AK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

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to a point; thence

4. South $79^{\circ} 16' 30''$ East 78.16 feet to a point; thence

5. 28.06 feet along the arc of a curve to the left, having a radius of 70.00 feet and a chord bearing and distance North $89^{\circ} 14' 24''$ East 27.88 feet to a point; thence

6. North $77^{\circ} 45' 18''$ East 118.00 feet to a point at the northeasterly corner of Lord Sterling Place; thence continuing along said outline

7. South $12^{\circ} 14' 42''$ East 14.00 feet to a point; thence

8. 7.85 feet along the arc of a curve to the left, having a radius of 5.00 feet and a chord bearing and distance South $57^{\circ} 14' 42''$ East 7.07 feet to a point; thence

9. North $77^{\circ} 45' 18''$ East 11.50 feet to a point; thence

10. South $12^{\circ} 14' 42''$ East 48.00 feet to a point; thence

11. South $77^{\circ} 45' 18''$ West 11.50 feet to a point; thence

12. 7.85 feet along the arc of a curve to the left, having a radius of 5.00 feet and a chord bearing and distance South $32^{\circ} 45' 18''$ West 7.07 feet to a point; thence

13. South $12^{\circ} 14' 42''$ East 5.00 feet to a point; thence

14. 18.85 feet along the arc of a curve to the left, having a radius of 12.00 feet and a chord bearing and distance South $57^{\circ} 14' 42''$ East 16.97 feet to a point; thence

15. 48.30 feet along the arc of a curve to the right, having a radius of 98.00 feet and a chord bearing and distance South $88^{\circ} 07' 29''$ East 47.82 feet to a point; thence

16. South $74^{\circ} 00' 15''$ East 40.99 feet to a point; thence

17. 61.98 feet along the arc of a curve to the right, having a radius of 147.00 feet and a chord bearing and distance South $61^{\circ} 55' 31''$ East 61.52 feet to

7340 426

a point; thence

18. 52.60 feet along the arc of a curve to the left, having a radius of 122.00 feet and a chord bearing and distance South $62^{\circ} 11' 30''$ East 52.19 feet to a point; thence

19. 20.58 feet along the arc of a curve to the left, having a radius of 20.00 feet and a chord bearing and distance North $76^{\circ} 30' 52''$ East 19.69 feet to a point on the cul-de-sac of Lord Sterling Place; thence running along part of said cul-de-sac

20. 47.67 feet along the arc of a curve to the left, having a radius of 44.00 feet and a chord bearing and distance South $15^{\circ} 59' 45''$ West 45.38 feet to a point; thence leaving said cul-de-sac and continuing with the outline of said Lord Sterling Place

21. 20.58 feet along the arc of a curve to the left, having a radius of 20.00 feet and a chord bearing and distance North $44^{\circ} 31' 22''$ West 19.69 feet to a point; thence

22. 63.56 feet along the arc of a curve to the right, having a radius of 148.00 feet and a chord bearing and distance North $62^{\circ} 08' 45''$ West 63.08 feet to a point; thence

23. 51.02 feet along the arc of a curve to the left, having a radius of 121.00 feet and a chord bearing and distance North $61^{\circ} 55' 31''$ West 50.64 feet to a point; thence

24. North $74^{\circ} 00' 15''$ West 40.99 feet to a point; thence

25. 35.49 feet along the arc of a curve to the left, having a radius of 72.00 feet and a chord bearing and distance North $88^{\circ} 07' 29''$ West 35.13 feet to a point; thence

26. South $77^{\circ} 45' 18''$ West 333.50 feet to the southwesterly corner of Lord Sterling Place; thence leaving the outline of said road

Order: GX74ES9YK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7340 427

27. South $12^{\circ} 14' 42''$ East 54.54 feet to a point on the northerly outline of

Phase IV; thence running with said outline

28. South $73^{\circ} 00' 30''$ West 170.74 feet to the point of beginning.

Containing 71,947 Square Feet or 1.6517 Acres of Land, more or less.

7340 428

Exhibit "B"

(Condominium Plats - Phase V)

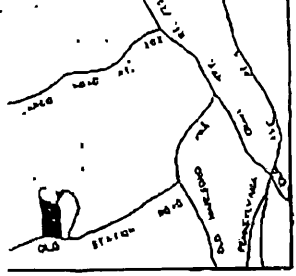
Order: GXZ4FS9XK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

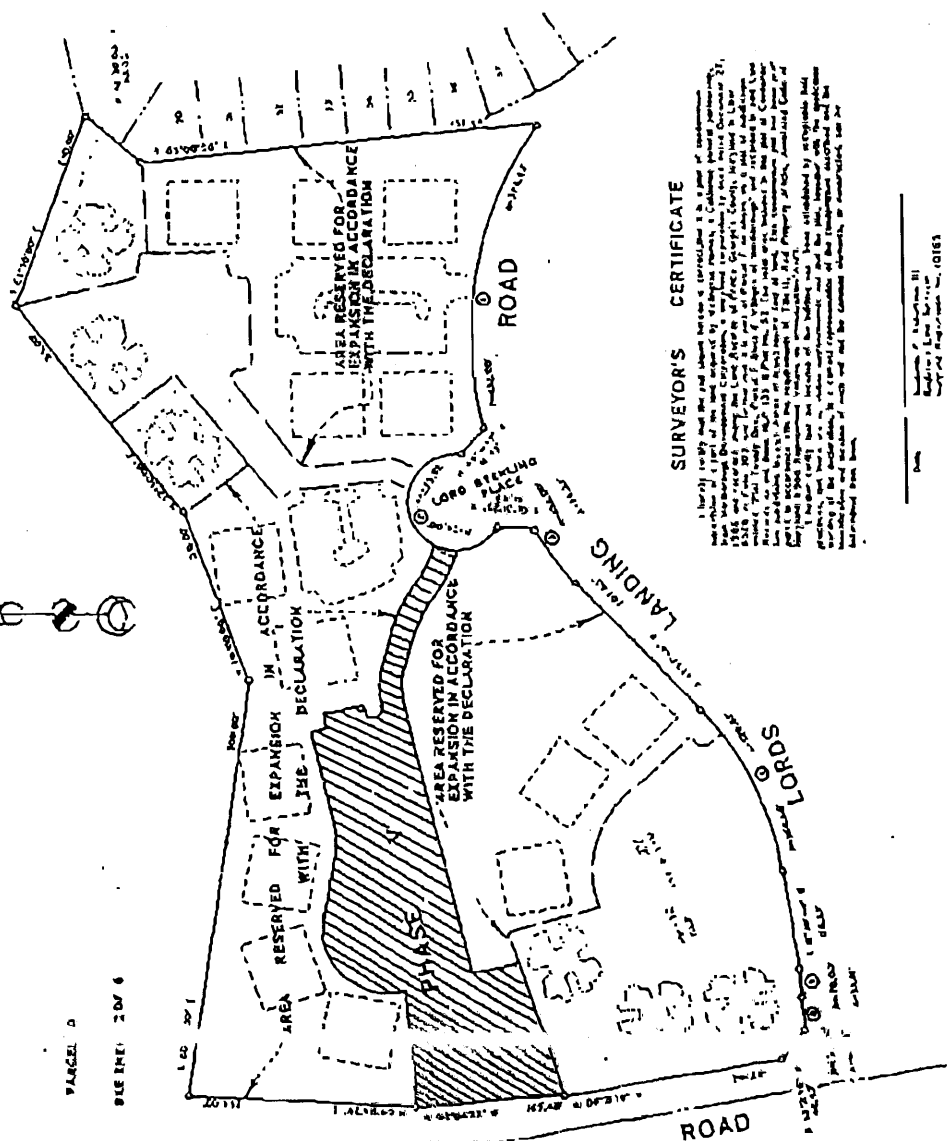
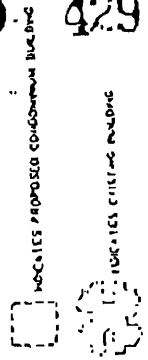


VICINITY MAP
SCALE 1"=200'

NO.	NUMBER	AREA	ACRES	PERCENT	ADJACENT	ADJACENT
1	101.00	118.47	0.0005	100.00	101.00	118.47
2	102.00	118.47	0.0005	100.00	102.00	118.47
3	103.00	118.47	0.0005	100.00	103.00	118.47
4	104.00	118.47	0.0005	100.00	104.00	118.47
5	105.00	118.47	0.0005	100.00	105.00	118.47
6	106.00	118.47	0.0005	100.00	106.00	118.47
7	107.00	118.47	0.0005	100.00	107.00	118.47
8	108.00	118.47	0.0005	100.00	108.00	118.47
9	109.00	118.47	0.0005	100.00	109.00	118.47
10	110.00	118.47	0.0005	100.00	110.00	118.47

NOTE
 Areas of expansion and proposed buildings shown on this plan are subject to the approval of the Board of Directors of the Home Owners Association. The Board of Directors may, at its discretion, require the applicant to provide additional information and to obtain the necessary permits from the appropriate authorities. The Board of Directors may also require the applicant to provide a performance bond to guarantee the completion of the project. The Board of Directors may also require the applicant to provide a letter of intent to purchase the units to be constructed. The Board of Directors may also require the applicant to provide a letter of intent to purchase the units to be constructed.

1140 429



SURVEYOR'S CERTIFICATE
 I hereby certify that the plat shown herein is a true and correct copy of the original plat as shown to me by the applicant. I am a duly licensed Surveyor in the State of Maryland. My commission expires on the 31st day of December, 2011. I am not a party to any litigation involving the land shown on this plat. I have not been convicted of any crime involving dishonesty or fraud. I have not been disciplined by any professional organization. I have not been convicted of any crime involving moral turpitude. I have not been convicted of any crime involving the sale of securities. I have not been convicted of any crime involving the sale of real estate. I have not been convicted of any crime involving the sale of insurance. I have not been convicted of any crime involving the sale of financial services. I have not been convicted of any crime involving the sale of investment services. I have not been convicted of any crime involving the sale of other financial products. I have not been convicted of any crime involving the sale of other financial services. I have not been convicted of any crime involving the sale of other financial products. I have not been convicted of any crime involving the sale of other financial services.

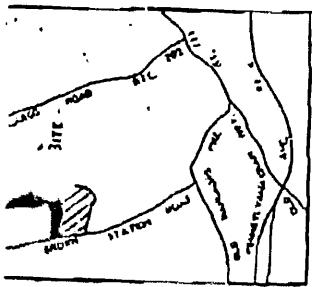
Date: _____
 Signature: _____
 Registered Professional Surveyor, No. 01863
 (Expiring 12/31/2011)

APPROVED: _____
 TITLE: _____

PHASE Y
LORDS LANDING VILLAGE CONDOMINIUM
 HALLS FORD (3rd ELECTION DISTRICT)
 PRINCE GEORGES COUNTY, MARYLAND
 SCALE: 1"=80'
 DATE: JUNE 1989
 ROW
 NEW EITIE DEVELOPMENT (PROPOSED) ASSOCIATES, INC.
 11701A WOODMONT RD. • FARMERS BRIDGE
 11701A WOODMONT RD. • FARMERS BRIDGE
 11701A WOODMONT RD. • FARMERS BRIDGE
 PROJECT NO. 88-147-100
 SHEET 1 OF 1

Order 0124
 BROWN STATION
 Order Date: 09/17/2024
 Equipment not for resale
 Please Read Docs

7340 430



LORDS LANDING VILLAGE CONDOMINIUM

PHASE V

PLAT 2004 BY ELECTION DISTRICT
 PHASE V LOT 1333 CONDOMINIUM
 MADE PUBLIC June 1, 2018

RDA

RECORD STATE DEVELOPMENT TECHNOLOGIES ASSOCIATION
 DIVISION - LAND MANAGEMENT - LAND SURVEYING
 11801 WILSON AVENUE - 10TH FLOOR
 WASHINGTON, DC 20037
 PHONE: (202) 471-2100

Sheet 2 of 2

DECLARATION
 WITH
 ACCORDANCE
 IN
 EXPANSION
 FOR
 RESERVED
 AREA

DECLARATION
 Recording Name: 1 Columbia Casual Partnership
 Case 5:18-cv-00303

RECORDED	_____
PLAT 2004	_____
PLAT 13	_____



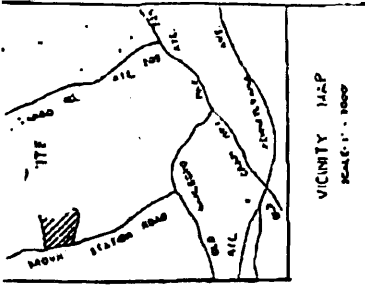
POINT OF BEGINNING
 OF PHASE V LOT 1333
 L 1333 1/13

PARCELS 13
 RESERVE FOR PHASE V

PLAT 1333
 PARCELS OF PHASE V
 L 1333 1/13

Order: GX24F95XK
 Address: VILLAGE CONDOMINIUM
 13538 Lord Sterling Pl
 Lords Landing
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

PARCEL F



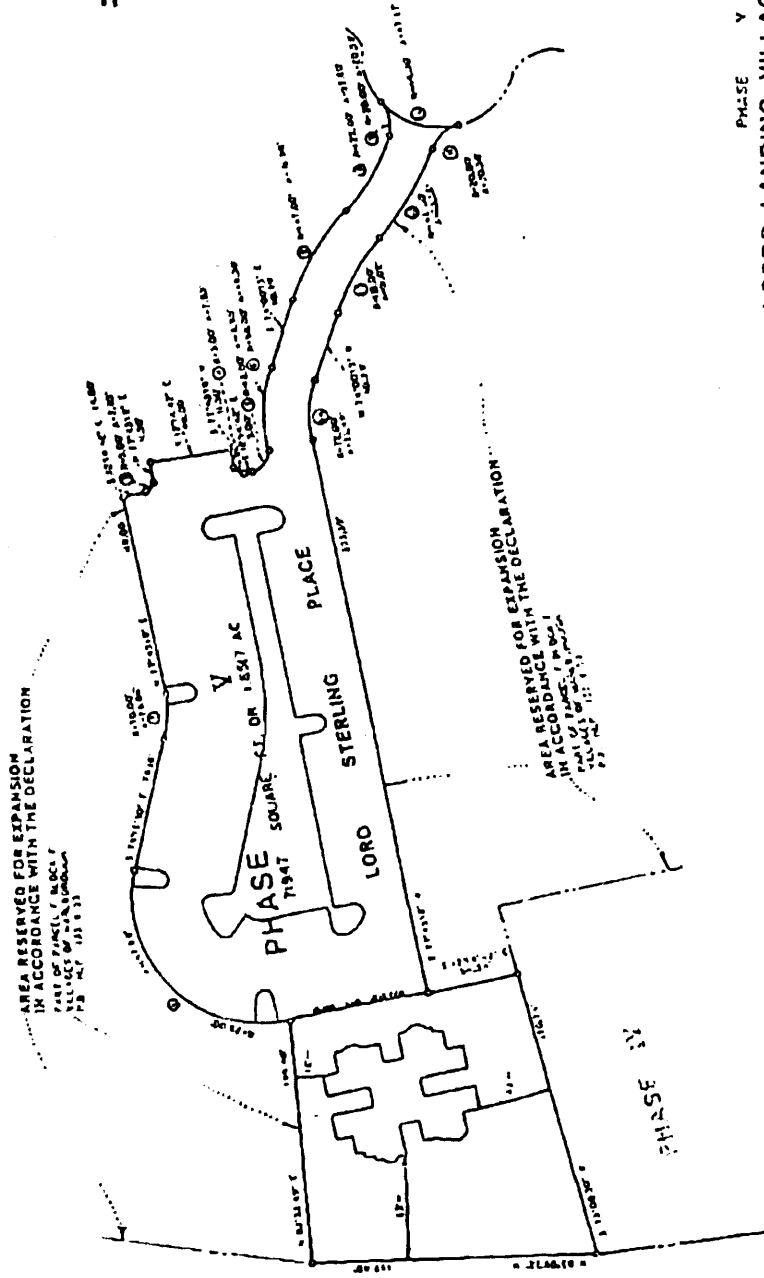
7340 431

CURVE DATA

NO	BEARING	PC	PVI	PT	CHORD	ANGLE	MARK
1	171.65	47.94	47.94	47.94	0.00	0.00	0.00
2	171.65	47.94	47.94	47.94	0.00	0.00	0.00
3	171.65	47.94	47.94	47.94	0.00	0.00	0.00
4	171.65	47.94	47.94	47.94	0.00	0.00	0.00
5	171.65	47.94	47.94	47.94	0.00	0.00	0.00
6	171.65	47.94	47.94	47.94	0.00	0.00	0.00
7	171.65	47.94	47.94	47.94	0.00	0.00	0.00
8	171.65	47.94	47.94	47.94	0.00	0.00	0.00
9	171.65	47.94	47.94	47.94	0.00	0.00	0.00
10	171.65	47.94	47.94	47.94	0.00	0.00	0.00
11	171.65	47.94	47.94	47.94	0.00	0.00	0.00
12	171.65	47.94	47.94	47.94	0.00	0.00	0.00
13	171.65	47.94	47.94	47.94	0.00	0.00	0.00
14	171.65	47.94	47.94	47.94	0.00	0.00	0.00

NOTE

The property shown herein is shown as being owned and controlled by the County of Prince George's County, Maryland.



PHASE V
LORDS LANDING VILLAGE CONDOMINIUM

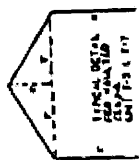
DECLARANT
Mortgage Investment Corporation
10000 Old Dominion Road, Suite 300
Falls Church, VA 22041

ALL RIGHTS RESERVED BY THE DECLARANT
CONCEPTS - LAND PLANNING - LAND SURVEYING
11800 WOODBINE ROAD, SUITE 200
FALLS CHURCH, VA 22041
PHONE: (703) 437-8000

NEEDED
PLAT BOOK
PLAT NO.

On file in the
Office of the Registrar
Date: 09/03/2021
For use only for records
Keep When Done

7340 433



NOTES

1. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.
2. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.
3. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.
4. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.
5. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.
6. The floor area of each unit is shown in square feet. A typical unit is shown in the notes.

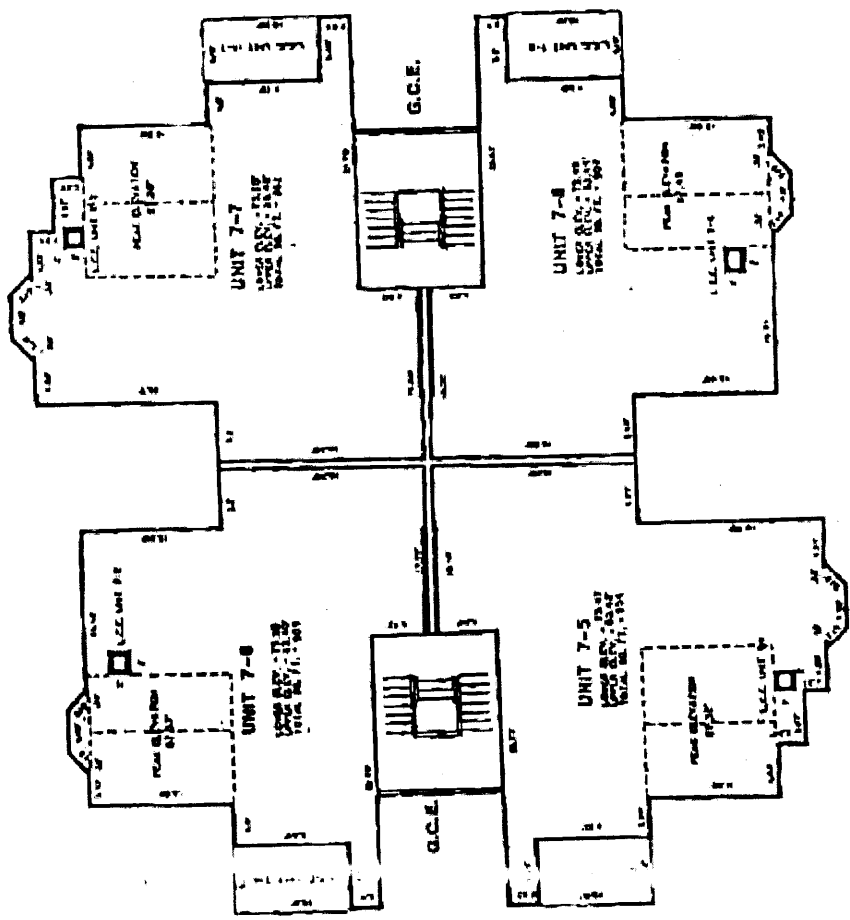
LEGEND

- Common Area
- Common Area
- Common Area

PHASE V
FLOOR PLAN
UNITS 7-3 THRU 7-8

LORDS LANDING VILLAGE CONDOMINIUM

MARKING IS BY ELECTRIC ARTIST
 PAPER: GEORGE S. COUNTY, MARYLAND
 SCALE: 1/8" = 1'-0" AND 1/4" = 1'-0"
 ROAD
 MARKING IS BY ELECTRIC ARTIST
 PAPER: GEORGE S. COUNTY, MARYLAND
 SCALE: 1/8" = 1'-0" AND 1/4" = 1'-0"
 ROAD

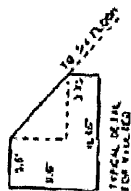
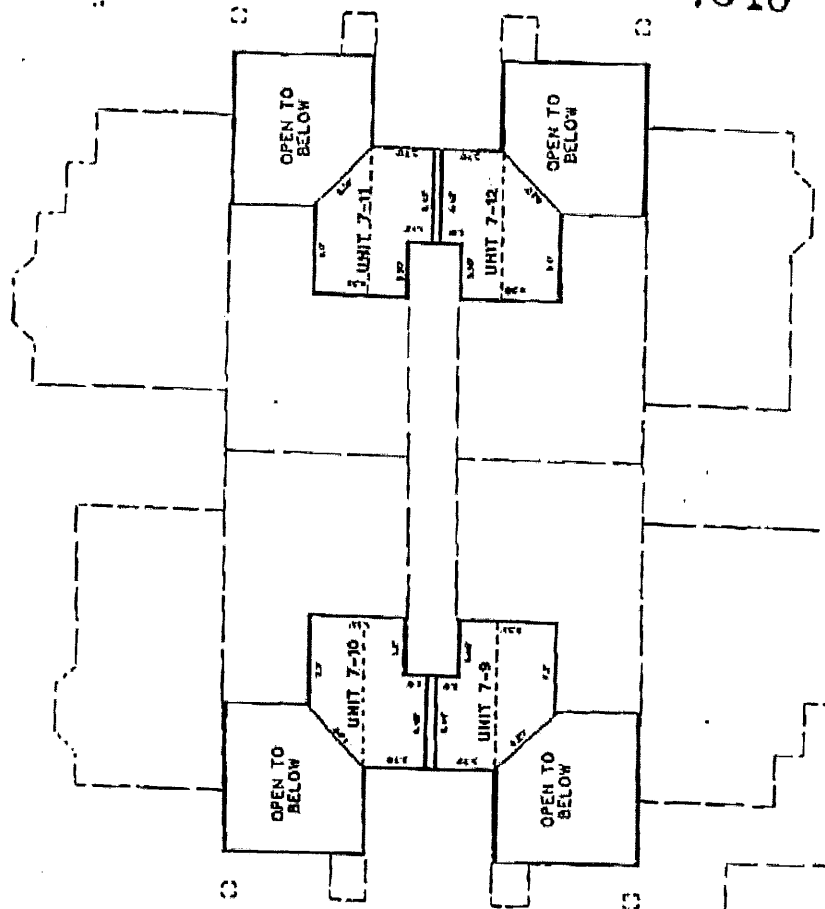


SECOND FLOOR

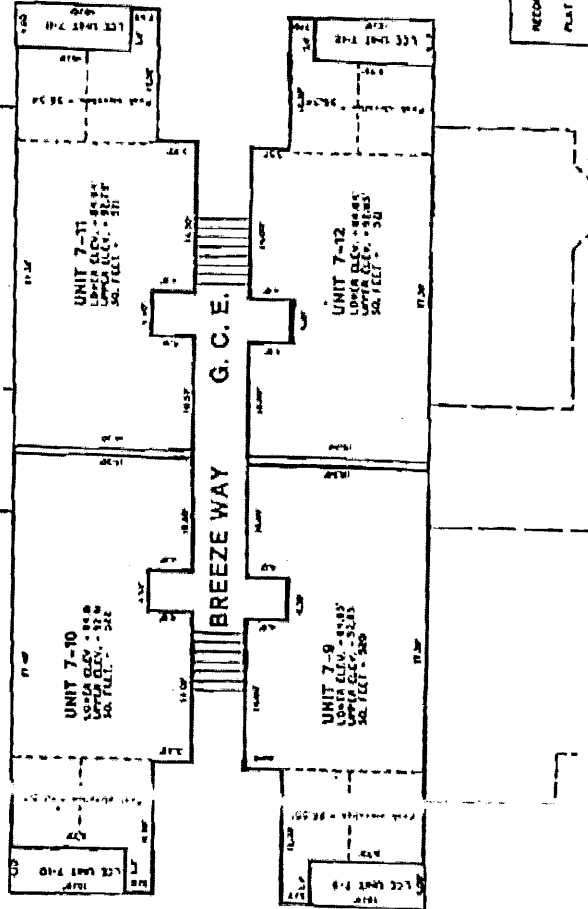
RECORDED _____
 PLAN BOOK _____
 PLAN NO. _____

Unit No. 7340 433
 Address: 7340 Lords Landing Dr
 Prince George's County, MD 20782
 Development not for resale
 Project: WSP/02/001

7340 434



LOFT AREA



THIRD FLOOR

LOFT AREA	AREA	NO. OF UNITS	TOTAL SQ. FT.
UNIT 7-10	10,175	10	101,750
UNIT 7-9	10,175	10	101,750
UNIT 7-11	10,175	10	101,750
UNIT 7-12	10,175	10	101,750
TOTAL	40,700	40	407,000

PHASE V
FLOOR PLAN
UNITS 7-9

LORDS LANDING VILLAGE CONDOMINIUM

MARLBORO 19-B ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
DATE: 07/11/21
JAN 1989

RECORDED
PLAT NO.
PLAT NO.

- NOTES**
1. See notes before building.
 2. All dimensions are in feet and inches.
 3. All areas are in square feet.
 4. All areas are in square feet.
 5. All areas are in square feet.
 6. All areas are in square feet.
 7. All areas are in square feet.
 8. All areas are in square feet.
 9. All areas are in square feet.
 10. All areas are in square feet.

LEGEND

Double line indicates structural columns. (See Note 1.)



Order: 2021X74FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7340 435

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV and V - 68 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	1.4706	1
1-2	1.4706	1
1-3	1.4706	1
1-4	1.4706	1
1-5	1.4706	1
1-6	1.4706	1
1-7	1.4706	1
1-8	1.4706	1
2-1	1.4706	1
2-2	1.4706	1
2-3	1.4706	1
2-4	1.4706	1
2-5	1.4706	1
2-6	1.4706	1
2-7	1.4706	1
2-8	1.4706	1
3-1	1.4706	1
3-2	1.4706	1
3-3	1.4706	1
3-4	1.4706	1
3-5	1.4706	1
3-6	1.4706	1
3-7	1.4706	1
3-8	1.4706	1
7-1	1.4706	1
7-2	1.4706	1
7-3	1.4706	1
7-4	1.4706	1
7-5	1.4706	1
7-6	1.4706	1
7-7	1.4706	1
7-8	1.4706	1
7-9	1.4706	1
7-10	1.4706	1
7-11	1.4706	1
7-12	1.4706	1
14-1	1.4706	1
14-2	1.4706	1
14-3	1.4706	1
14-4	1.4706	1
14-5	1.4706	1
14-6	1.4706	1
14-7	1.4706	1
14-8	1.4706	1

Ord. Exhibit "C"
Address: 10050 Lord Sterling Rd
(Percentage Interests and Votes)
Document No. 10050-001
Home / Use Only

7340 436

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV and V - 68 Units

Unit	Percentage Interest	Vote
14-9	1.4706	1
14-10	1.4706	1
14-11	1.4706	1
14-12	1.4706	1
15-1	1.4706	1
15-2	1.4706	1
15-3	1.4706	1
15-4	1.4706	1
15-5	1.4706	1
15-6	1.4706	1
15-7	1.4706	1
15-8	1.4706	1
16-1	1.4706	1
16-2	1.4706	1
16-3	1.4706	1
16-4	1.4706	1
16-5	1.4706	1
16-6	1.4706	1
16-7	1.4706	1
16-8	1.4706	1
16-9	1.4706	1
16-10	1.4706	1
16-11	1.4706	1
16-12	1.4698	1
Totals	100.0000*	68

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 08-07-2021
Document not for resale
HomeWiseDocs

7370 145

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this day of July, 1989, by WELLINGTON HOMES, a California General Partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. M1P143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 8298 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, ~~as provided in the Act~~ as provided in each and every provision of the Declaration and the Act; and

Order of Declaration
Recorded in the Land Records of
Prince George's County
Declaration for Lords
Landing Village Condominium

WHEREAS, the Declarant intends by the execution and recording hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, located, situated and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, covenants and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by its reference incorporated herein), all of which are declared and agreed to be in aid of a Plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit Owner in accordance with the Declaration.

ARTICLE 7

AS of the recording of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and of the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recording of this Supplementary Declaration, the certain interests and condominium units described on Exhibit "A" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase VI of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. ~~11110~~ Plat ~~11110~~ of 1989.

AS of the recording of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "D" attached hereto and made a part hereof.

ARTICLE 11

Section 11. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect the other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7376 147

SECTION 4. CAPTIONS. The captions contained in this supplementary declaration are for convenience only, are not a part of this supplementary declaration and are not intended in any way to limit or enlarge the terms and provisions of the supplementary declaration.

SECTION 5. DEFINITIONS. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the declaration.

IN WITNESS WHEREOF, the Decedent has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

WITNESSES:
WILLIAMSON BROS.
A California general partnership
BY: JAMES EARL WATSON (CORPORATION)
A California corporation,
its sole partner

By: Lawrence A. Tietman
Tietman President

WITNESSES:
JAMES EARL WATSON
A California corporation,
its sole partner

Order: 000000000000
Address: 10500 Lodi Street, B
City: Dallas, TX 75243
Country: USA
Phone: 214-760-0000

7370 148

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
I, _____, a Notary Public in and for the State of California, do hereby certify that the foregoing is a true and correct copy of the original instrument filed with me on this _____ day of _____, 2011, at _____, California.

On this _____ day of July, 2009, before me, the undersigned officer, personally appeared Lawrence A. Plimmon and Esmeral Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington, Jones, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, in their own free and legal mind.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____
(NOTARIAL SEAL)

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Jones, the party hereto.

By: _____
WELLINGTON JONES
a California general partnership

Printed Name
20110709
09072021

Order: GXZ4FS9XK
Address: 13598 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7376 149

#####

Illegal description - Unacc FI)

Order: GAZAFSSM
Address: 10536 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
R0907165005

7370 130

RDA

**REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS**

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

July 10, 1989

C. Shekhar Chahalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE VI LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland said parcel being part of Parcel F as shown on a plat of subdivision entitled Plat Twenty-One, Parcel F, Block F, "Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book MLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the fifteenth (15th) or South 47° 17' 48" West 207.63 feet line of said Parcel F, said point also lying on the northerly right of way line of Lords Landing Road; thence running with said right of way line

1. 26.86 feet along the arc of a curve to the right, having a radius of 368.00 feet and a chord bearing and distance South 49° 23' 15" West 26.85 feet to a point on the outline of Lord Dunbore Place; thence running with the said outline the following six (6) courses and distances
2. 16.47 feet along the arc of a curve to the right, having a radius of 30.00 feet and a chord bearing and distance North 57° 01' 24" West 15.26 feet to a point; thence
3. North 41° 17' 46" West 10.86 feet to a point; thence
4. 7.85 feet along the arc of a curve to the right, having a radius of 5.00 feet and a chord bearing and distance North 03° 42' 14" East 7.07 feet to a point; thence
5. North 48° 42' 14" East 19.00 feet to a point; thence
6. North 41° 17' 46" West 100.13 feet to a point; thence
7. 151.71 feet along the arc of a curve to the right, having a radius of 119.50 feet and a chord bearing and distance North 77° 39' 53" West 141.72 feet to a point on the easterly outline of Phase IV Lords Landing Village Condomin-

Address: 13588 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeViewDocs

- um; thence running with said outline the following two (2) courses and distances:
8. North 12° 48' 47" West 110.56 feet to a point; thence
 9. South 73° 00' 30" West 47.29 feet to a point; thence southerly, easterly of Phelps Lodge Village Condominium, thence running with said outline
 10. North 12° 14' 42" West 54.54 feet to a point on the southerly outline of Lord Sterling Place also being the southerly outline of said Phelps Lodge running with the same the following eight (8) courses and distances:
 11. North 77° 45' 18" East 333.50 feet to a point; thence
 12. 35.69 feet along the arc of a curve to the right, having a radius of 22.00 feet and a chord bearing and distance South 89° 07' 28" East 35.13 feet to a point; thence
 13. South 74° 00' 12" East 40.19 feet to a point; thence
 14. 51.02 feet along the arc of a curve to the right, having a radius of 121.00 feet and a chord bearing and distance South 81° 55' 31" East 50.64 feet to a point; thence
 15. 53.35 feet along the arc of a curve to the left, having a radius of 149.00 feet and a chord bearing and distance South 82° 09' 24" East 63.04 feet to a point; thence
 16. 20.58 feet along the arc of a curve to the right, having a radius of 20.00 feet and a chord bearing and distance South 41° 31' 20" East 18.69 feet to a point; thence
 17. 44.27 feet along the arc of a curve to the left, having a radius of 44.00 feet and a chord bearing and distance South 43° 50' 15" East 42.43 feet to a point; thence
 18. 30.95 feet along the arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance South 31° 11' 14" East 29.21 feet to a point on the southerly right of way line of Phelps Lodge Street, thence running with said right of way the following two (2) courses and distances:
 19. 123.63 feet along the arc of a curve to the left, having a radius of 420.00 feet and a chord bearing and distance North 55° 01' 42" East 123.11 feet to a point; thence
 20. South 41° 47' 30" West 207.89 feet to the center of bearing and distance 214.55 feet to the east corner of the lot shown on the plan.

Order: 07/24/2021
 Address: 7370 Lord Sterling Pl.
 Order Date: 09-07-2021
 Document not for resale
 H0267656200

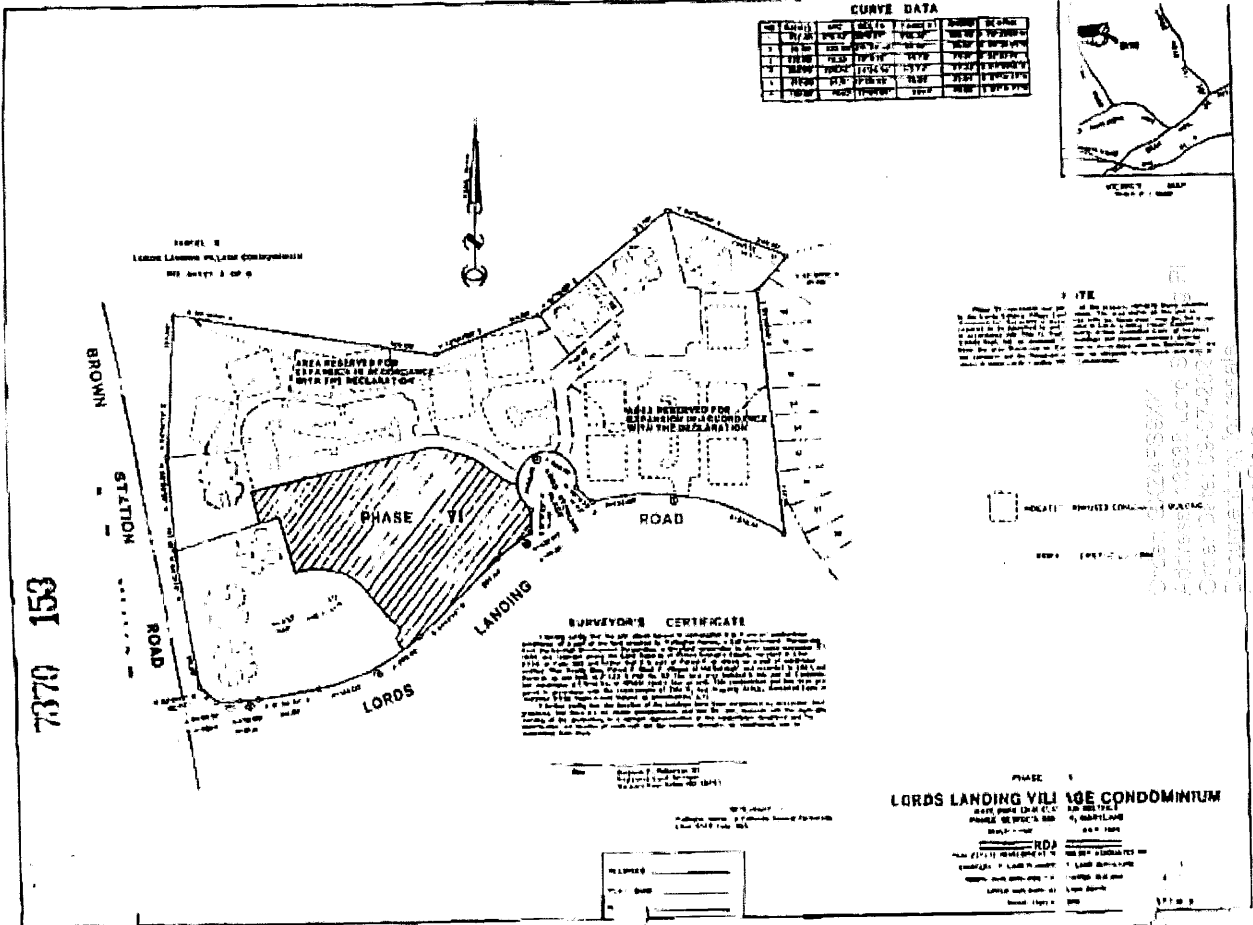
7370 152

Exhibit D

(Condominium Plans - Phase VI)

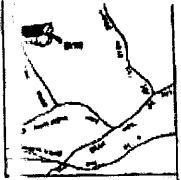
Order: GXZ4FS9XK
Address: 1858 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7370 153



CURVE DATA

NO.	BEARING	CHORD	ANGLE	CHORD	ANGLE	CHORD	ANGLE
1	N 75° 00' 00" E	100.00	90° 00' 00"	100.00	90° 00' 00"	100.00	90° 00' 00"
2	S 75° 00' 00" E	100.00	90° 00' 00"	100.00	90° 00' 00"	100.00	90° 00' 00"
3	N 75° 00' 00" W	100.00	90° 00' 00"	100.00	90° 00' 00"	100.00	90° 00' 00"
4	S 75° 00' 00" W	100.00	90° 00' 00"	100.00	90° 00' 00"	100.00	90° 00' 00"



MODEL 2
Lords Landing Village Condominium
SHEET 2 OF 2

AREA RESERVED FOR
RECLAMATION IN ACCORDANCE
WITH THE DECLARATION

AREA RESERVED FOR
RECLAMATION IN ACCORDANCE
WITH THE DECLARATION

NOTE
This plan was prepared for the purpose of showing the location of the units and common areas of the Lords Landing Village Condominium, Phase I, as shown on the attached Declaration of Condominium. It is not intended to show the location of any other structures or improvements on the site.

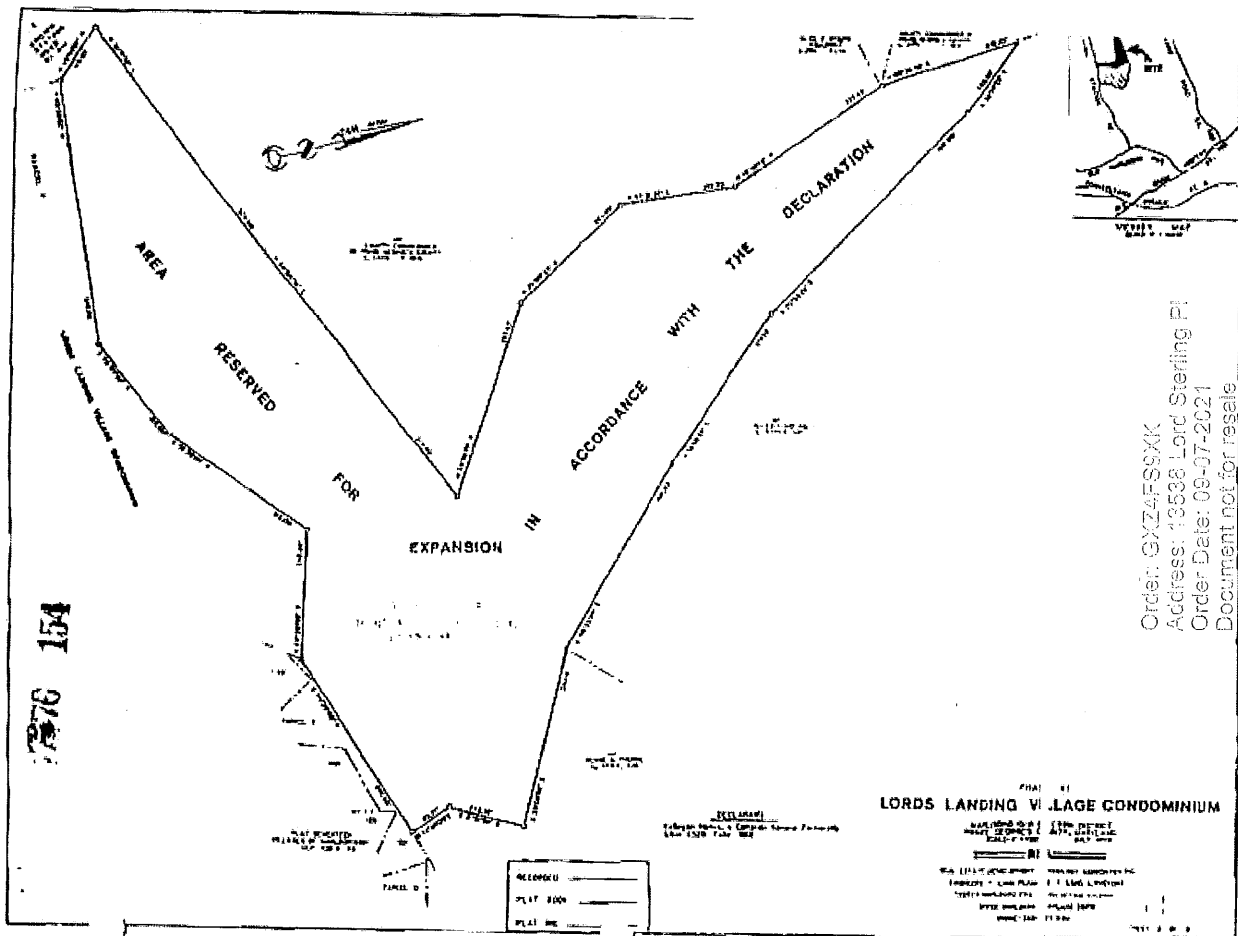
SURVEYOR'S CERTIFICATE
I, the undersigned, being duly qualified as a Surveyor in the State of Florida, do hereby certify that the above described land is the property of the Lords Landing Village Condominium, Phase I, as shown on the attached Declaration of Condominium. I have examined the records of the State of Florida and find that the same are correct and true to the original survey.

PHASE I
LORDS LANDING VILLAGE CONDOMINIUM
LORDS LANDING VILLAGE CONDOMINIUM
PHASE I
LORDS LANDING VILLAGE CONDOMINIUM
PHASE I

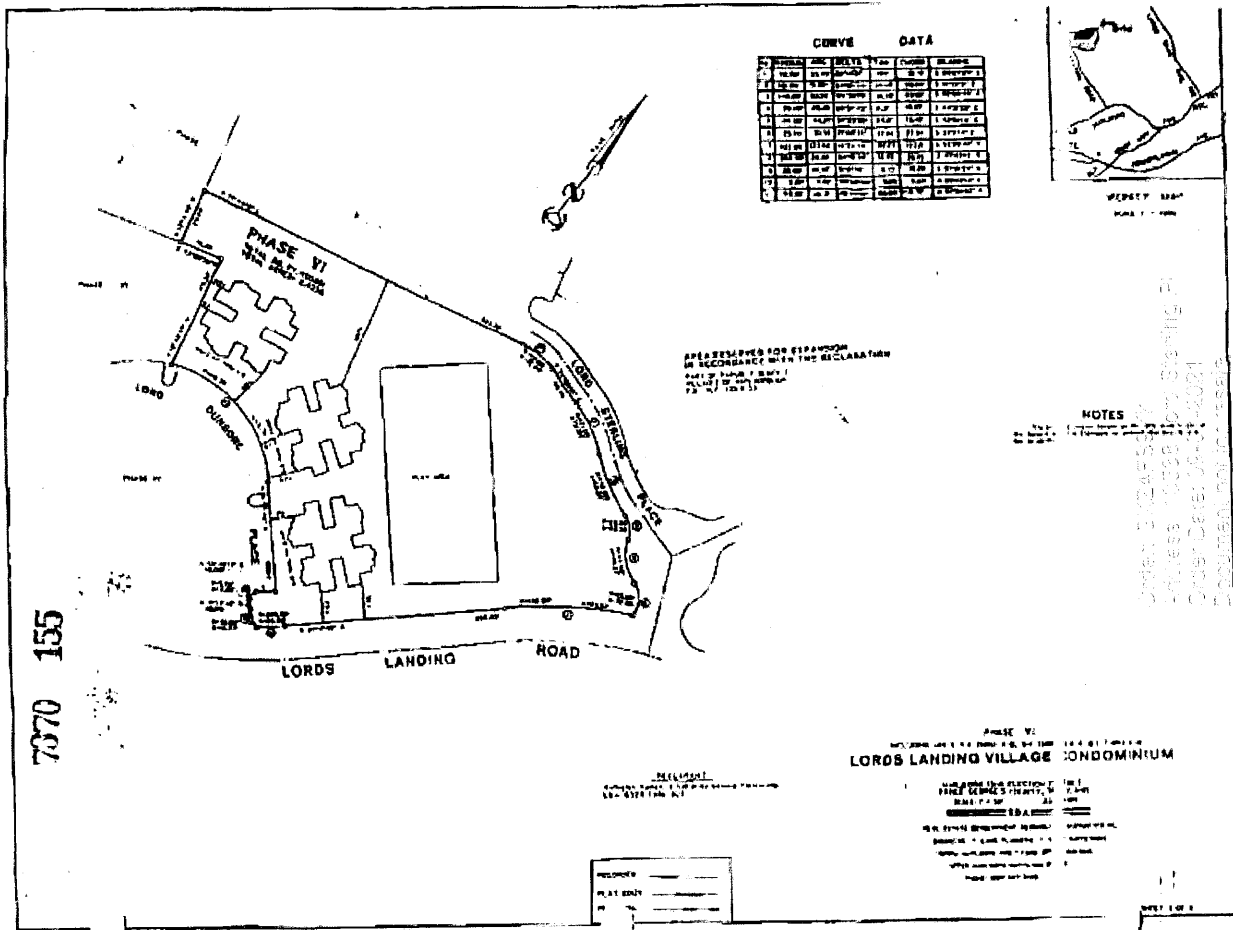
REVISIONS

NO.	DATE	DESCRIPTION

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTER OF THE CURVE.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.



7370 155



CURVE DATA

NO.	CHORD	ARC	ANGLE	PIVOT	CHORD	ANGLE
1	100.00	100.00	90.00	0.00	0.00	90.00
2	100.00	100.00	90.00	0.00	0.00	90.00
3	100.00	100.00	90.00	0.00	0.00	90.00
4	100.00	100.00	90.00	0.00	0.00	90.00
5	100.00	100.00	90.00	0.00	0.00	90.00
6	100.00	100.00	90.00	0.00	0.00	90.00
7	100.00	100.00	90.00	0.00	0.00	90.00
8	100.00	100.00	90.00	0.00	0.00	90.00
9	100.00	100.00	90.00	0.00	0.00	90.00
10	100.00	100.00	90.00	0.00	0.00	90.00
11	100.00	100.00	90.00	0.00	0.00	90.00
12	100.00	100.00	90.00	0.00	0.00	90.00
13	100.00	100.00	90.00	0.00	0.00	90.00
14	100.00	100.00	90.00	0.00	0.00	90.00
15	100.00	100.00	90.00	0.00	0.00	90.00
16	100.00	100.00	90.00	0.00	0.00	90.00
17	100.00	100.00	90.00	0.00	0.00	90.00
18	100.00	100.00	90.00	0.00	0.00	90.00
19	100.00	100.00	90.00	0.00	0.00	90.00
20	100.00	100.00	90.00	0.00	0.00	90.00



AREA RESERVED FOR EXPANSION
IN ACCORDANCE WITH THE DECLARATION
PART OF PLAT 7 BURY 1
PLANNED BY THE OWNER ON
7-21-07 (T-053)

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

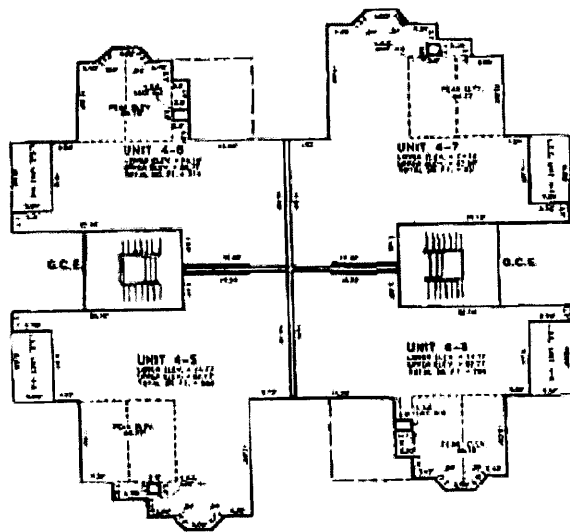
**PHASE VI
LORDS LANDING VILLAGE CONDOMINIUM**

DESIGNED BY: [Faint text]
DRAWN BY: [Faint text]
CHECKED BY: [Faint text]
DATE: [Faint text]

WELLS
WELL NO. 1
WELL NO. 2

PLAT ONLY

7370 157



SECOND FLOOR



NOTES

1. Refer to the architectural plan for the location of the O.C.E. and the location of the O.C.E. boxes.
2. The O.C.E. boxes are to be installed in the O.C.E. boxes shown on the plan.
3. The O.C.E. boxes are to be installed in the O.C.E. boxes shown on the plan.
4. The O.C.E. boxes are to be installed in the O.C.E. boxes shown on the plan.

LEGEND

- O.C.E. BOX
- O.C.E. BOX

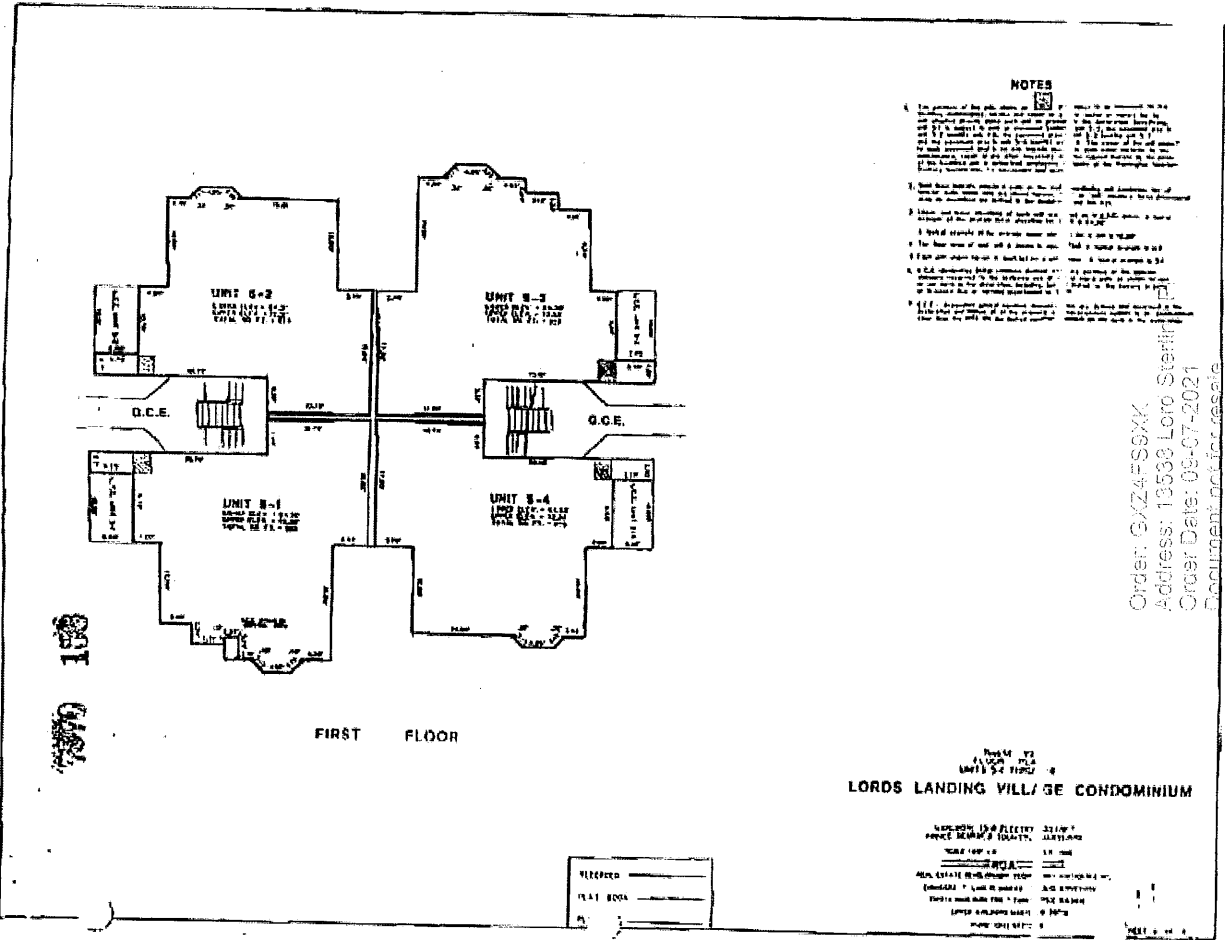
PHASE VI
FLOOR PLAN
UNITS 4-3 THROUGH 4-8

LORDS LANDING VILLAGE CONDOMINIUM

ARCHITECT: RDA
SCALE: AS SHOWN
DATE: 10/17/00

RDA
 REALTY DEVELOPMENT ASSOCIATES, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.RDA-INC.COM

NO.	DATE	DESCRIPTION



NOTES

1. The perimeter of the units shown on this plan is for informational purposes only and does not constitute a warranty of any kind. The actual dimensions of the units may vary slightly from those shown on this plan.
2. The floor area of each unit is shown in square feet. The floor area does not include the area of the central hallway, elevators, and other common areas.
3. The floor area of each unit is shown in square feet. The floor area does not include the area of the central hallway, elevators, and other common areas.
4. The floor area of each unit is shown in square feet. The floor area does not include the area of the central hallway, elevators, and other common areas.
5. The floor area of each unit is shown in square feet. The floor area does not include the area of the central hallway, elevators, and other common areas.

100
100

FIRST FLOOR

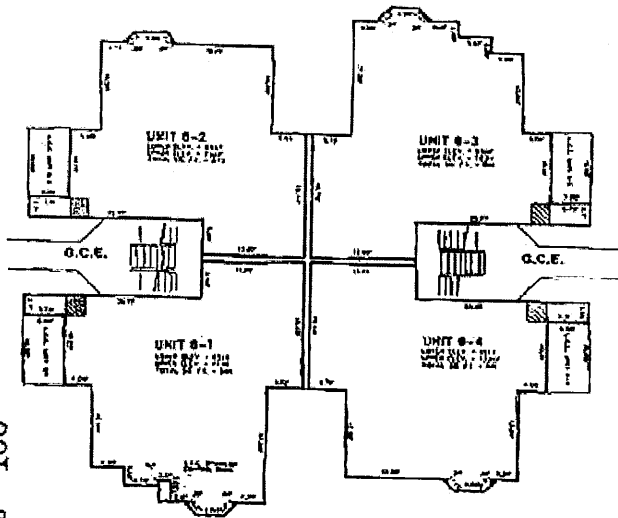
Block 71
Units 101-104
LORDS LANDING VILL/GE CONDOMINIUM

RECEIVED	_____
PLAT BOOK	_____
PLAT	_____

RECEIVED FROM ELEVATOR SERVICE
PROPERTY SERVICE COMPANY
1000 10th St. N.W.
WASHINGTON, D.C. 20004
TEL: (202) 462-1100
FAX: (202) 462-1101
WWW: WWW.ELEVATOR.COM

Order: G/Z4159XX
Address: 13536 Loro Sterling
Order Date: 09-07-2021
Document for resale
HomeViseDocs

7870 160



FIRST FLOOR

PHASE
FLOOR 1 AS
UNITS 8-1 TO 8-4
LORDS LANDING VILLAGE CONDOMINIUM

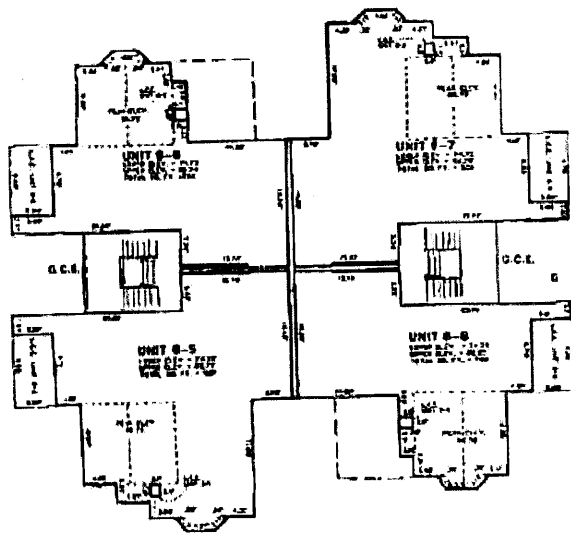
BUILDING OFFICE
 PROJECT GEORGE B. BROWN
 DATE: 08-07-2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 SHEET NO. 1 OF 1

NOTES

1. All dimensions are in feet and inches.
2. All walls are 12" thick unless otherwise noted.
3. All doors are 36" wide unless otherwise noted.
4. All windows are 48" wide unless otherwise noted.
5. All windows are 60" high unless otherwise noted.
6. All windows are double-hung unless otherwise noted.
7. All windows are 1/2" deep unless otherwise noted.
8. All windows are 1/2" deep unless otherwise noted.
9. All windows are 1/2" deep unless otherwise noted.
10. All windows are 1/2" deep unless otherwise noted.

Order: GXZ4FSSXK
 Address: 13638 Lord Sterling
 Order Date: 08-07-2021
 Document not for resale
 10/11/2021 10:00:00

7370 161



SECOND FLOOR



NOTES

- 1. All dimensions are in feet and inches.
- 2. All work shall be in accordance with the latest editions of the Building Code of the City of Dallas.
- 3. The Contractor shall be responsible for obtaining all necessary permits.
- 4. The Contractor shall be responsible for protecting all existing utilities.
- 5. The Contractor shall be responsible for maintaining access to all adjacent properties.
- 6. The Contractor shall be responsible for maintaining the site in a safe condition at all times.
- 7. The Contractor shall be responsible for cleaning up the site after completion of work.

LEGEND

- Existing building structure.
- Proposed building structure.

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SHEET NO. 161
 TYPICAL PLAN
 LORDS LANDING VILLAGE CONDOMINIUM

PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT NO.: [Project No.]

APPROVED: _____
 DATE: _____
 TITLE: _____

Schedule of Percentage Interests and Votes
 Lords Landing Village Condominium
 Phases I, II, III, IV, V and VI - 92 Units

Unit	Percentage Interest	Vote
1-1	1.0869	1
1-2	1.0869	1
1-3	1.0869	1
1-4	1.0869	1
1-5	1.0869	1
1-6	1.0869	1
1-7	1.0869	1
2-6	1.0869	1
2-1	1.0869	1
2-2	1.0869	1
2-3	1.0869	1
2-4	1.0869	1
2-5	1.0869	1
2-6	1.0869	1
2-7	1.0869	1
2-8	1.0869	1
3-1	1.0869	1
3-2	1.0869	1
3-3	1.0869	1
3-4	1.0869	1
3-5	1.0869	1
3-6	1.0869	1
3-7	1.0869	1
3-8	1.0869	1
4-1	1.0869	1
4-2	1.0869	1
4-3	1.0869	1
4-4	1.0869	1
4-5	1.0869	1
4-6	1.0869	1
4-7	1.0869	1
4-8	1.0869	1
5-1	1.0869	1
5-2	1.0869	1
5-3	1.0869	1
5-4	1.0869	1
5-5	1.0869	1
5-6	1.0869	1
5-7	1.0869	1
5-8	1.0869	1

Order: **EXHIBIT C**
 Address: 13538 Lord Street
 (Percentage Interests and Votes)
 Order Date: 08-07-2021
 Document not for resale
 HomeWiseDocs

Schedule of Percentage Interests and Votes
 Lords Landing Village Condominium
 Phases I, II, III, IV, V and VI - 92 Units

Unit	Percentage Interest	Vote
6-1	1.0869	1
6-2	1.0869	1
6-3	1.0869	1
6-4	1.0869	1
6-5	1.0869	1
6-6	1.0869	1
6-7	1.0869	1
6-8	1.0869	1
7-1	1.0869	1
7-2	1.0869	1
7-3	1.0869	1
7-4	1.0869	1
7-5	1.0869	1
7-6	1.0869	1
7-7	1.0869	1
7-8	1.0869	1
7-9	1.0869	1
7-10	1.0869	1
7-11	1.0869	1
7-12	1.0869	1
14-1	1.0869	1
14-2	1.0869	1
14-3	1.0869	1
14-4	1.0869	1
14-5	1.0869	1
14-6	1.0869	1
14-7	1.0869	1
14-8	1.0869	1
14-9	1.0869	1
14-10	1.0869	1
14-11	1.0869	1
14-12	1.0869	1
15-1	1.0869	1
15-2	1.0869	1
15-3	1.0869	1
15-4	1.0869	1
15-5	1.0869	1
15-6	1.0869	1
15-7	1.0869	1
15-8	1.0869	1

Order: 6/24/2021
 Address: 100-2 Lord Sterling Pl
 Order Date: 6/24/2021
 Document ID: 1010000
 Enclosures: 0/000

7370 164

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V and VI - 92 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
16-1	1.0869	1
16-2	1.0869	1
16-3	1.0869	1
16-4	1.0869	1
16-5	1.0869	1
16-6	1.0869	1
16-7	1.0869	1
16-8	1.0869	1
16-9	1.0869	1
16-10	1.0869	1
16-11	1.0869	1
16-12	1.0869	1
Totals	100.0000%	92

Order: GXZ4FS9XK
Address: 13536 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7376 1b5

Order: 0X26F09X
Address: 10555 Lois Sterling Pl
Order Date: 06-07-2021
Department: 10101010
Homefield, MD

Linowes and Blocher
10th Floor
1010 Wayne Avenue
P O Box 8728
Silver Spring, MD 20907

7566 547

SUPPLEMENTARY DECLARATION
LORDS LANDING VILLAGE CONDOMINIUM

002
129098
7DEC.03

THIS SUPPLEMENTARY DECLARATION, made and entered into this day of February, 1990, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLF143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the amended Declaration of Covenants, Conditions and Restrictions of the Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6295 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

Address: 15508 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "A" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase VII of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. 11171 at Plat 28, 283.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "D" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, and shall not be a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Order: GAZAF50XK
 Address: 10000 Lord Sterling Pl
 Order Date: 06-07-2021
 Document not for resale
 Home/7566Doc

7000 040

Section 1. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner

George B. Jones
George B. Jones,
(Assistant) Secretary

[CORPORATE SEAL]

By: Lawrence A. Tierman
Lawrence A. Tierman,
(Vice) President

STATE OF VERGENNA
NEWTON
HARRIS COUNTY

to wit:

On this 15th day of February, 1990, before me, the undersigned officer, personally appeared Lawrence A. Tierman and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Notary Public

My Commission Expires: 1-1-90

[NOTARIAL SEAL]
Order: GXZ4FS9XK
Address: 13536 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeUseDocs

7566 551

Order: GXL24-35XK **Exhibit "A"**
(Legal Description) **SI Phase VIII**
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs



REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

1537A MARLBORO PIKE, FORD OFFICE BUILDING
 UPPER MARLBORO, MARYLAND 20772
 TELEPHONE (301) 627-3100

San Robertson, PLLC

C. Shehata Dhad-ala

February 2, 1990

LEGAL DESCRIPTION

FOR

PHASE VII, "LORDS LANDING VILLAGE CONDOMINIUM"

Being a parcel of land lying in the Marlboro (Jrd) Election District of Prince George's County, Maryland, said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book MLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the ninth (9th) or South 05' 00" East 457.56 feet line, said point lying on the northerly right of way line of Lords Landing Road and running with said right of way

1. 422.73 feet along the arc of a curve to the left, having a radius of 432.00 feet and a chord bearing and distance North 82' 29' 25" West 406.07 feet to a point, thence running with the easterly outline of Lord Sterling Place the following ten (10) courses and distances
2. 30.28 feet along the arc of a curve to the right, having a radius of 25.00 feet and a chord bearing and distance North 09' 38' 15" West 29.04 feet to a point, thence
3. 44.74 feet along the arc of a curve to the left, having a radius of 44.00 feet and a chord bearing and distance North 03' 16' 05" West 42.84 feet to a point, thence
4. 20.58 feet along the arc of a curve to the right, having a radius of 20.00 feet and a chord bearing and distance North 07' 58' 01" East 19.68 feet to a point, thence
5. North 26' 13' 45" East 18.55 feet to a point, thence

Prepared by: [illegible]
 Record: 1990-02-02
 Order Date: 02-07-2001
 Document No: 1990-02-02
 Home: 1990-02-02

7566 553

6. 25.37 feet along the arc of a curve to the left, having a radius of 46.00 feet and a chord bearing and distance North 10° 43' 37" East 23.05 feet to a point, thence
 7. North 05° 02' 33" West 75.20 feet to a point, thence
 8. 27.21 feet along the arc of a curve to the right, having a radius of 27.00 feet and a chord bearing and distance North 23° 49' 37" East 26.07 feet to a point, thence
 9. North 52° 41' 46" East 118.39 feet to a point, thence
 10. 13.39 feet along the arc of a curve to the right, having a radius of 6.00 feet and a chord bearing and distance South 63° 22' 45" East 10.76 feet to a point, thence
 11. South 00° 31' 54" West 18.01 feet to a point, thence
 12. South 89° 23' 06" East 261.43 feet to a point on the easterly outline of said Parcel F also being the westerly line of Plat Seventeen; Villages of Marlborough (NIP 135 at 49) thence running with said line
 13. South 05° 00' 00" East 331.70 feet to the point of beginning.
- Containing 103,199 Square Feet or 2.3691 Acres of land, more or less.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

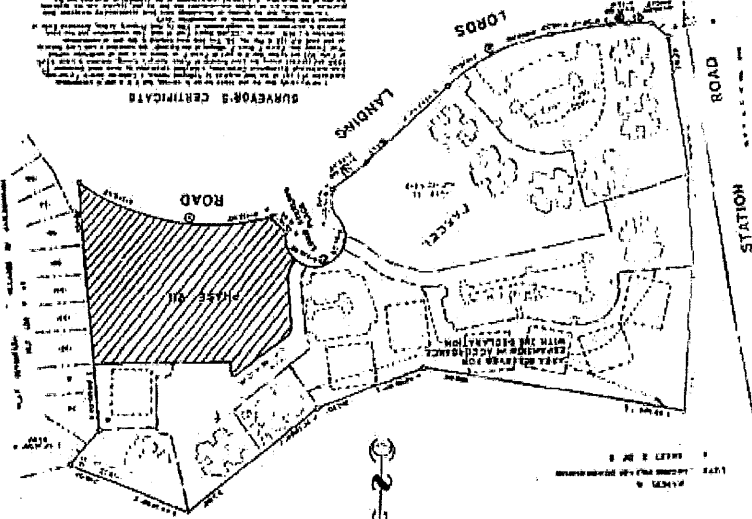
7566 554

Order: CA 030702001
Exhibit "B"
(Condominium Plans - Phase VII)
Order Date: 03-07-2004
Document type for resale
Home/MSD.003

LORDS LANDING VILLAGE CONDOMINIUM
 MANAGED BY: [illegible]
 1000 [illegible]
 [illegible]

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly Licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office, and that the same is a true and correct copy of the original as the same appears in my office, and that the same is a true and correct copy of the original as the same appears in my office.

NOTE
 The following information is provided for your information and is not intended to constitute a warranty of any kind. The information is based on the best available information and is subject to change without notice. The information is provided for your information and is not intended to constitute a warranty of any kind. The information is based on the best available information and is subject to change without notice.



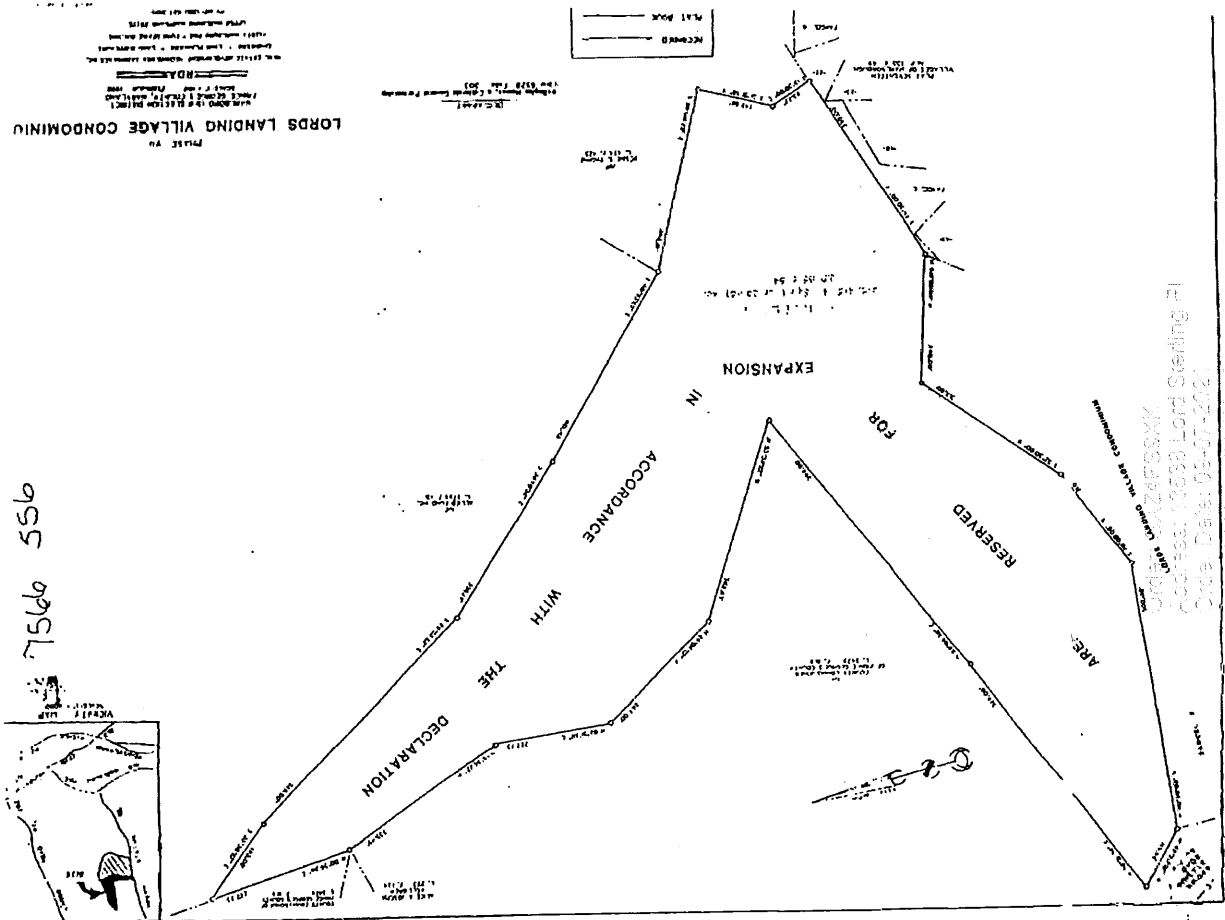
CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE DISTANCE	CHORD CURVE BEARING
1	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
2	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
3	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
4	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
5	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
6	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
7	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
8	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
9	N 00° 00' 00" E	100.00	100.00	000° 00' 00"
10	N 00° 00' 00" E	100.00	100.00	000° 00' 00"

BROWN STATION ROAD
 Order: 6XKZ4F59XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 HomeWiseDocs

PLATE XV
 LORDS LANDING VILLAGE CONDOMINIUM
 NDA
 THE STATE OF NEW YORK
 COUNTY OF WESTCHESTER
 OFFICE OF THE CLERK OF THE SUPREME COURT
 JUDICIAL BUILDING, 100 N. MOUNTAIN ST., YONKERS, N.Y. 10596
 PHONE (914) 952-2200

955 0956 556



Address: 10550 Lord Sterling Pl
 Code: 03-07-020
 Home: 735-0000

LORDS LANDING VILLAGE CONDOMINIUM
 PHASE VII

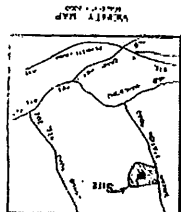
THIS PLAN IS A REVISION OF THE ORIGINAL PLAN FOR THE CONDOMINIUM PROJECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN PERMISSION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT.

ALIGNED
 PLAT BOOK

1-28-2008

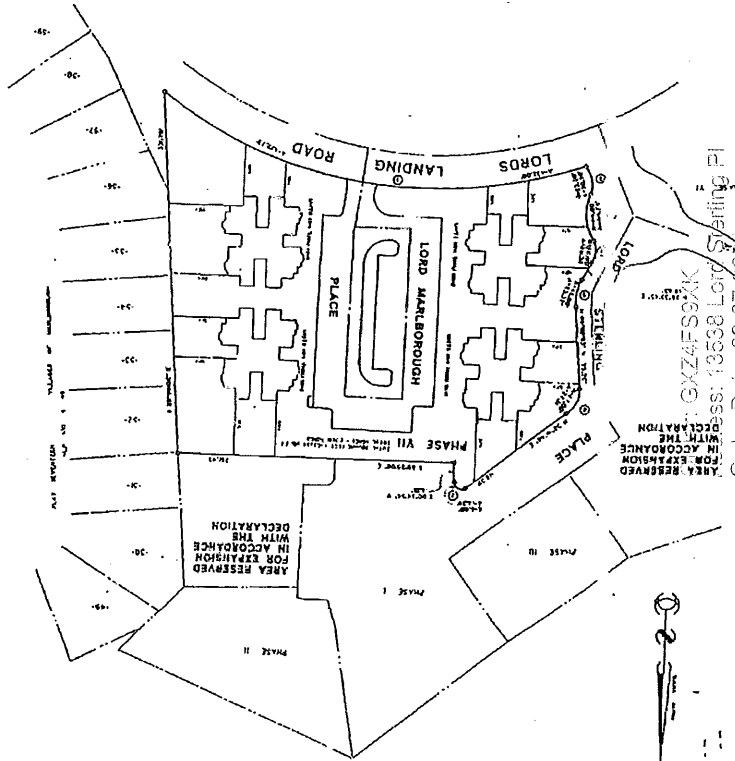
7566557

NOTE: THE CONDOMINIUM UNIT NUMBERS SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITHOUT NOTICE.



CURVE DATA

NO.	BEARING	CHORD	ANGLE	CHORD	ANGLE	CHORD	ANGLE
1	N 89° 57' 30" E	100.00	90.00	100.00	90.00	100.00	90.00
2	S 89° 57' 30" E	100.00	90.00	100.00	90.00	100.00	90.00
3	S 00° 00' 00" E	100.00	90.00	100.00	90.00	100.00	90.00
4	N 89° 57' 30" W	100.00	90.00	100.00	90.00	100.00	90.00
5	N 00° 00' 00" W	100.00	90.00	100.00	90.00	100.00	90.00
6	N 89° 57' 30" W	100.00	90.00	100.00	90.00	100.00	90.00
7	N 89° 57' 30" E	100.00	90.00	100.00	90.00	100.00	90.00
8	N 89° 57' 30" E	100.00	90.00	100.00	90.00	100.00	90.00



AREA RESERVED FOR EXPANSION IN ACCORDANCE WITH THE DECLARATION
 GZ4F504K
 13538 Lords Landing Pl
 Order Date: 09-07-2008

Document: 1010113232
 HomeWiseDocs

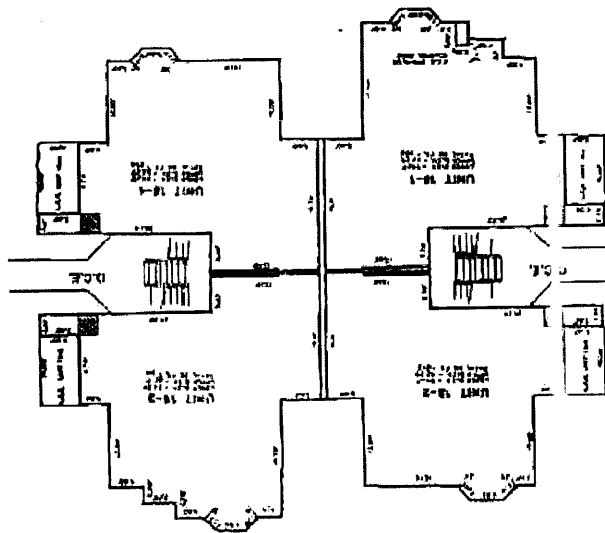
LORDS LANDING VILLAGE CONDOMINIUM

FLOOR PLAN
UNIT 101

NOT TO SCALE
THIS PLAN IS FOR INFORMATION ONLY
AND DOES NOT REPRESENT A CONTRACT

COMMON

FIRST FLOOR



THIS FLOOR PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DEVELOPER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NOTES

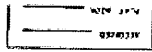
7566-558

Order: 07/24/2021
Address: 13038 Lord Sterling Pl
Order Date: 02-07-2021

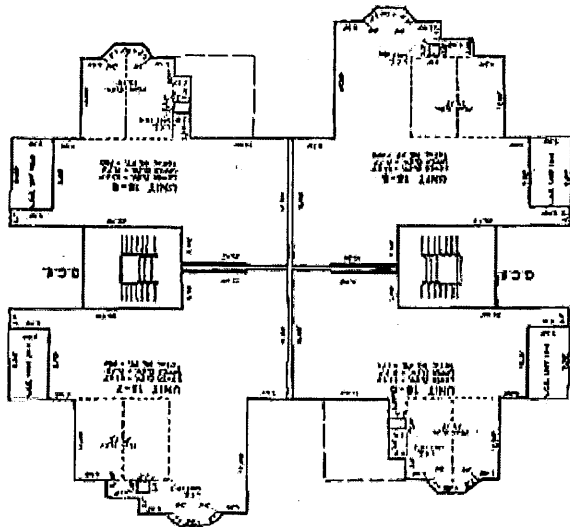
HomebaseDba

LORDS LANDING VILLAGE CONDOMINIUM

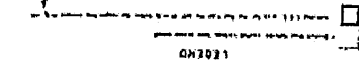
Architect: [Illegible]
 Date: [Illegible]
 Scale: [Illegible]



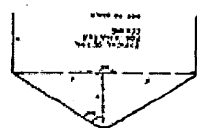
SECOND FLOOR



7566-559



NOTES
 1. The floor plan of this unit is subject to a separate deed.
 2. The floor plan of this unit is subject to a separate deed.
 3. The floor plan of this unit is subject to a separate deed.
 4. The floor plan of this unit is subject to a separate deed.
 5. The floor plan of this unit is subject to a separate deed.
 6. The floor plan of this unit is subject to a separate deed.
 7. The floor plan of this unit is subject to a separate deed.
 8. The floor plan of this unit is subject to a separate deed.
 9. The floor plan of this unit is subject to a separate deed.
 10. The floor plan of this unit is subject to a separate deed.



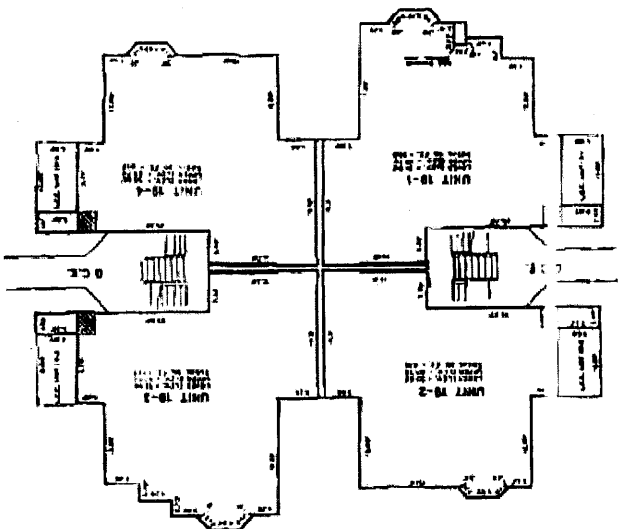
Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

LORDS LANDING VILLAGE CONDOMINIUM
 FLOOR PLAN
 UNIT 101-104

UNIT 101-104
 UNIT 101-104
 UNIT 101-104
 UNIT 101-104
 UNIT 101-104
 UNIT 101-104



FIRST FLOOR



7566-560

NOTES

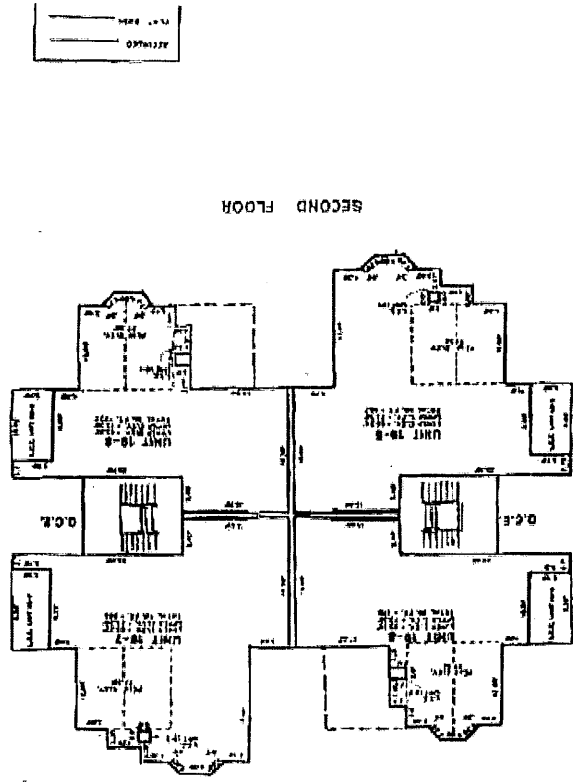
1. All dimensions are in feet and inches.
2. All areas are approximate.
3. All areas are subject to change without notice.
4. All areas are subject to change without notice.
5. All areas are subject to change without notice.
6. All areas are subject to change without notice.
7. All areas are subject to change without notice.
8. All areas are subject to change without notice.
9. All areas are subject to change without notice.
10. All areas are subject to change without notice.

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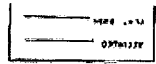
LORDS LANDING VILLAGE CONDOMINIUM
 UNIT 10-B
 FLOOR PLAN
 SECOND FLOOR

1546-561

NOTES
 1. This floor plan is for the second floor of the building. It is not to be used for any other purpose.
 2. The area shown in this plan is not to be used for any other purpose.
 3. The area shown in this plan is not to be used for any other purpose.
 4. The area shown in this plan is not to be used for any other purpose.
LEGEND
 1. Solid line: Wall
 2. Dashed line: Window
 3. Dotted line: Door
 4. Stippled area: Carpet



SECOND FLOOR

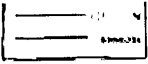


Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021

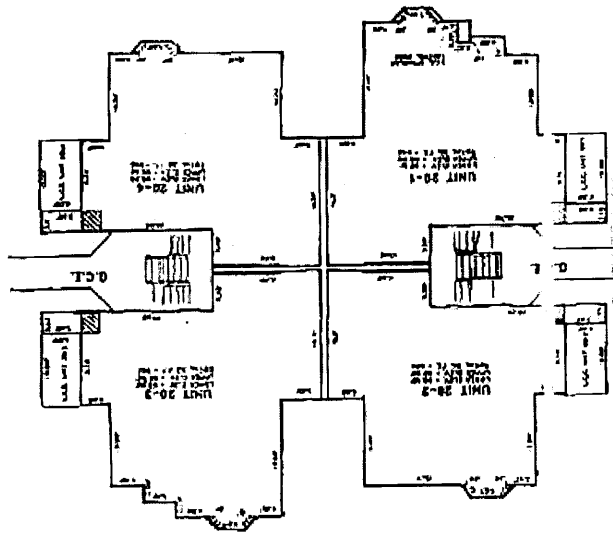
HomeWiseDocs

LORDS LANDING VILLAGE CONDOMINIUM
 FLOOR PLAN
 UNIT 20-1

THIS FLOOR PLAN IS A REPRESENTATION OF THE UNIT AS DESCRIBED IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. IT IS NOT TO BE CONSIDERED A CONTRACT OR WARRANTY OF ANY KIND. THE UNIT IS TO BE CONSIDERED AS SHOWN ON THIS FLOOR PLAN UNLESS OTHERWISE SPECIFIED.



FIRST FLOOR



Order No. 15577
 15577 Lord Landing at
 15577 are 08-07-202

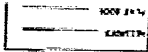
Home NLS 6000

7566-562

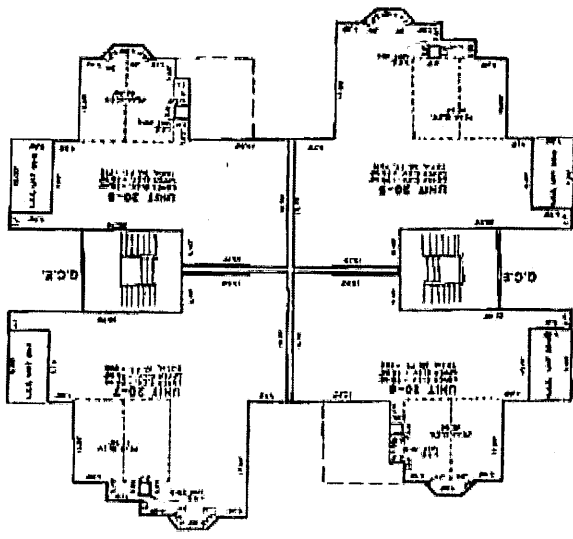
NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE UNIT IS TO BE CONSIDERED AS SHOWN ON THIS FLOOR PLAN UNLESS OTHERWISE SPECIFIED.
 3. THE UNIT IS TO BE CONSIDERED AS SHOWN ON THIS FLOOR PLAN UNLESS OTHERWISE SPECIFIED.
 4. THE UNIT IS TO BE CONSIDERED AS SHOWN ON THIS FLOOR PLAN UNLESS OTHERWISE SPECIFIED.
 5. THE UNIT IS TO BE CONSIDERED AS SHOWN ON THIS FLOOR PLAN UNLESS OTHERWISE SPECIFIED.

LORDS LANDING VILLAGE CONDOMINIUM

UNIT 20-A
 UNIT 20-B
 UNIT 20-C
 UNIT 20-D
 UNIT 20-E
 UNIT 20-F
 UNIT 20-G
 UNIT 20-H
 UNIT 20-I
 UNIT 20-J
 UNIT 20-K
 UNIT 20-L
 UNIT 20-M
 UNIT 20-N
 UNIT 20-O
 UNIT 20-P
 UNIT 20-Q
 UNIT 20-R
 UNIT 20-S
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 UNIT 20-U
 UNIT 20-V
 UNIT 20-W
 UNIT 20-X
 UNIT 20-Y
 UNIT 20-Z

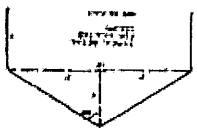


SECOND FLOOR



7566-563

NOTES
 1. All dimensions are in feet and inches.
 2. All walls are 1/2 inch thick unless otherwise noted.
 3. All doors are 36 inches wide unless otherwise noted.
 4. All windows are 48 inches wide unless otherwise noted.
 5. All floor finishes are as shown on the schedule.
 6. All ceiling finishes are as shown on the schedule.
 7. All lighting fixtures are as shown on the schedule.
 8. All mechanical equipment is as shown on the schedule.
 9. All plumbing fixtures are as shown on the schedule.
 10. All electrical fixtures are as shown on the schedule.
 11. All structural steel is as shown on the schedule.
 12. All concrete is as shown on the schedule.
 13. All masonry is as shown on the schedule.
 14. All woodwork is as shown on the schedule.
 15. All paint is as shown on the schedule.
 16. All finishes are as shown on the schedule.
 17. All materials are as shown on the schedule.
 18. All work is to be in accordance with the latest edition of the Building Code of the City of New York.
 19. All work is to be in accordance with the latest edition of the Mechanical Code of the City of New York.
 20. All work is to be in accordance with the latest edition of the Electrical Code of the City of New York.
 21. All work is to be in accordance with the latest edition of the Plumbing Code of the City of New York.
 22. All work is to be in accordance with the latest edition of the Fire Code of the City of New York.
 23. All work is to be in accordance with the latest edition of the Sanitary Code of the City of New York.
 24. All work is to be in accordance with the latest edition of the Health Code of the City of New York.
 25. All work is to be in accordance with the latest edition of the Environmental Code of the City of New York.
 26. All work is to be in accordance with the latest edition of the Zoning Code of the City of New York.
 27. All work is to be in accordance with the latest edition of the Landmarks Code of the City of New York.
 28. All work is to be in accordance with the latest edition of the Historic Sites Code of the City of New York.
 29. All work is to be in accordance with the latest edition of the Cultural Code of the City of New York.
 30. All work is to be in accordance with the latest edition of the Parks and Recreation Code of the City of New York.
 31. All work is to be in accordance with the latest edition of the Public Works Code of the City of New York.
 32. All work is to be in accordance with the latest edition of the Transportation Code of the City of New York.
 33. All work is to be in accordance with the latest edition of the Utilities Code of the City of New York.
 34. All work is to be in accordance with the latest edition of the Public Safety Code of the City of New York.
 35. All work is to be in accordance with the latest edition of the Public Health Code of the City of New York.
 36. All work is to be in accordance with the latest edition of the Public Welfare Code of the City of New York.
 37. All work is to be in accordance with the latest edition of the Public Education Code of the City of New York.
 38. All work is to be in accordance with the latest edition of the Public Library Code of the City of New York.
 39. All work is to be in accordance with the latest edition of the Public Art Code of the City of New York.
 40. All work is to be in accordance with the latest edition of the Public Buildings Code of the City of New York.
 41. All work is to be in accordance with the latest edition of the Public Works Code of the City of New York.
 42. All work is to be in accordance with the latest edition of the Public Utilities Code of the City of New York.
 43. All work is to be in accordance with the latest edition of the Public Safety Code of the City of New York.
 44. All work is to be in accordance with the latest edition of the Public Health Code of the City of New York.
 45. All work is to be in accordance with the latest edition of the Public Welfare Code of the City of New York.
 46. All work is to be in accordance with the latest edition of the Public Education Code of the City of New York.
 47. All work is to be in accordance with the latest edition of the Public Library Code of the City of New York.
 48. All work is to be in accordance with the latest edition of the Public Art Code of the City of New York.
 49. All work is to be in accordance with the latest edition of the Public Buildings Code of the City of New York.
 50. All work is to be in accordance with the latest edition of the Public Works Code of the City of New York.



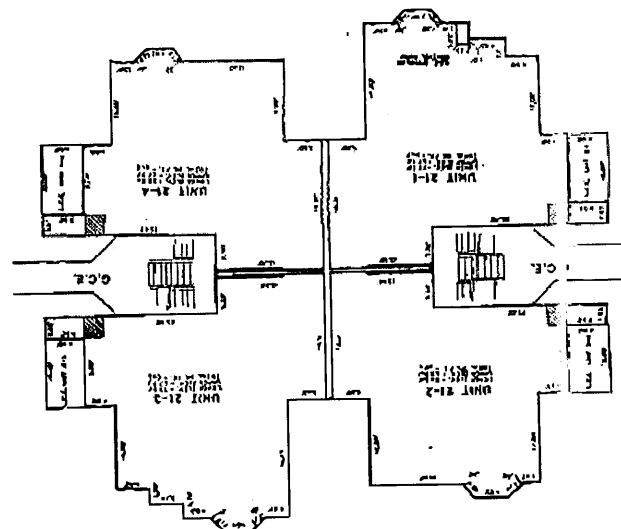
Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Account: 101-101-101-101
 HomeWiseDocs

LORDS LANDING VILLAGE CONDOMINIUM

PLANS BY: [illegible]
 SCALE: 1/8" = 1'-0"
 DATE: [illegible]

NOTES

FIRST FLOOR



7566-564

NOTES

1. All dimensions are given in feet and inches.
2. All doors are shown swinging in the direction of the arrow.
3. All windows are shown in the direction of the arrow.
4. All walls are shown in solid black.
5. All stairs are shown in the direction of the arrow.
6. All elevators are shown in the direction of the arrow.
7. All common areas are shown in hatched lines.
8. All unit boundaries are shown in dashed lines.
9. All dimensions are given to the center of the wall unless otherwise noted.
10. All dimensions are given to the center of the door unless otherwise noted.
11. All dimensions are given to the center of the window unless otherwise noted.
12. All dimensions are given to the center of the stair unless otherwise noted.
13. All dimensions are given to the center of the elevator unless otherwise noted.
14. All dimensions are given to the center of the common area unless otherwise noted.
15. All dimensions are given to the center of the unit boundary unless otherwise noted.

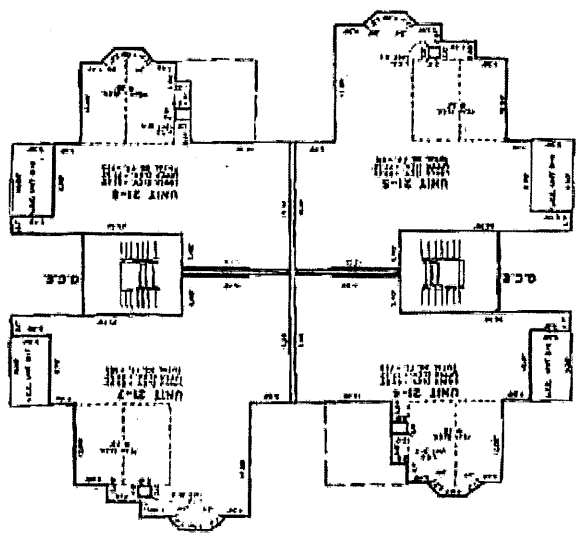
Order: 04/21/03
 Address: 10000 Lord Landing Pl
 City: [illegible]

Document not for resale
 HomeVista.com

LORDS LANDING VILLAGE CONDOMINIUM
 PHASE VII
 FLOOR PLAN
 UNIT 210
 SECOND FLOOR

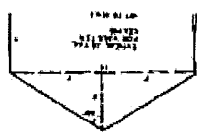
UNITS
 UNITS

SECOND FLOOR



7566-565

NOTES
 LEGEND



Order: GXZ4159XK
 Address: 13508 Lord Sterling Pl
 Order Date: 09-07-2021

1000 JUN

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI and VII - 124 Units

Unit	Percentage Interest	Vote
1-1	.80645	1
1-2	.80645	1
1-3	.80645	1
1-4	.80645	1
1-5	.80645	1
1-6	.80645	1
1-7	.80645	1
1-8	.80645	1
2-1	.80645	1
2-2	.80645	1
2-3	.80645	1
2-4	.80645	1
2-5	.80645	1
2-6	.80645	1
2-7	.80645	1
2-8	.80645	1
3-1	.80645	1
3-2	.80645	1
3-3	.80645	1
3-4	.80645	1
3-5	.80645	1
3-6	.80645	1
3-7	.80645	1
3-8	.80645	1
4-1	.80645	1
4-2	.80645	1
4-3	.80645	1
4-4	.80645	1
4-5	.80645	1
4-6	.80645	1
4-7	.80645	1
4-8	.80645	1
5-1	.80645	1
5-2	.80645	1
5-3	.80645	1
5-4	.80645	1
5-5	.80645	1
5-6	.80645	1
5-7	.80645	1
5-8	.80645	1

Exhibit "C"
Schedule of Percentage Interests and Votes

Order Date: 09-07-2021
Document ID: 10101000

7000

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI and VII - 124 Units

Unit	Percentage Interest	Vote
6-1	.80645	1
6-2	.80645	1
6-3	.80645	1
6-4	.80645	1
6-5	.80645	1
6-6	.80645	1
6-7	.80645	1
6-8	.80645	1
7-1	.80645	1
7-2	.80645	1
7-3	.80645	1
7-4	.80645	1
7-5	.80645	1
7-6	.80645	1
7-7	.80645	1
7-8	.80645	1
7-9	.80645	1
7-10	.80645	1
7-11	.80645	1
7-12	.80645	1
14-1	.80645	1
14-2	.80645	1
14-3	.80645	1
14-4	.80645	1
14-5	.80645	1
14-6	.80645	1
14-7	.80645	1
14-8	.80645	1
14-9	.80645	1
14-10	.80645	1
14-11	.80645	1
14-12	.80645	1
15-1	.80645	1
15-2	.80645	1
15-3	.80645	1
15-4	.80645	1
15-5	.80645	1
15-6	.80645	1
15-7	.80645	1
15-8	.80645	1

Order: GXZ4F59XK
 Address: 13838 Lord Sterling Pl
 Order Date: 06-27-2021
 Document not for resale
 HomeviseDocs

7566 568

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI and VII - 124 Units

Unit	Percentage Interest	Vote
16-1	.80645	1
16-2	.80645	1
16-3	.80645	1
16-4	.80645	1
16-5	.80645	1
16-6	.80645	1
16-7	.80645	1
16-8	.80645	1
16-9	.80645	1
16-10	.80645	1
16-11	.80645	1
16-12	.80645	1
18-1	.80645	1
18-2	.80645	1
18-3	.80645	1
18-4	.80645	1
18-5	.80645	1
18-6	.80645	1
18-7	.80645	1
18-8	.80645	1
19-1	.80645	1
19-2	.80645	1
19-3	.80645	1
19-4	.80645	1
19-5	.80645	1
19-6	.80645	1
19-7	.80645	1
19-8	.80645	1
20-1	.80645	1
20-2	.80645	1
20-3	.80645	1
20-4	.80645	1
20-5	.80645	1
20-6	.80645	1
20-7	.80645	1
20-8	.80645	1
21-1	.80645	1
21-2	.80645	1
21-3	.80645	1
21-4	.80645	1
21-5	.80645	1
21-6	.80645	1
21-7	.80645	1
21-8	.80645	1
Totals	100.0000%	124

Order: CMZ4500XK
Address: 10000 Lord Sterling Pl
Order Date: 05-07-2021
Comments: 100% for resale
HomeVestorsDba

7:15 AM

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this day of April, 1990, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, state of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7778 at folio 898, 2^d s^{eg.}, a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, 5th s^{eg.} (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Warthorough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 5296 at folio 286 2^d s^{eg.}, including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, 2^d s^{eg.}, of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "ACT"); as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

Order: GXZ4F59XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
Home-Wise Docs

WHEREAS, the Declarant intends by the execution and recording hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens herein-after and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase VIII of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. 152, at Plat 14, 25 381.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part

Order: CV 248537-2
 Cases: 13605 Lord Sterling (E)
 Order Date: 09-07-2021
 Document ID: 10013528
 Home: 10013528

7015 918

of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

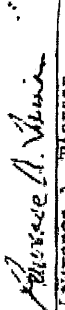
Section 1. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:
WELINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner


George B. Jones
(Assistant) Secretary

By: 
Lawrence A. Tierman
(Vice) President

[CORPORATE SEAL]

Order: GXZ4FSSXK
Address: 13638 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7018 919

STATE OF VIRGINIA * *
 * * *
COUNTY OF FAIRFAX * * *

On this 17th day of April, 1990, before me, the undersigned officer, personally appeared Lawrence A. Tierman and George B. Jones, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lawrence A. Tierman
Notary Public

My Commission Expires: 11-11-93

{NOTARIAL SEAL}

CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership

By: *Lawrence A. Tierman*

Order CM/24-3866
Address: 18538 Long Sterling Pl
Suite 100
Fairfax, VA 22031-4002
Document not for resale
eDocId: 3866

7018 950

Exhibit "A"

Q. **Q. Deposition - Phase VIII**

Address: 10538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS
13207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 827-3100

Ben Roberson, R.L.S.

C. Shehar Chahwala,

April 9, 1990

LEGAL DESCRIPTION

FOR

PHASE VIII, LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland, said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, Being more particularly described as follows:

Beginning for the said parcel at the end of fifth (5th) or N 70° 00' 00" E 210.00' line of said Parcel F, said point also being the northwesterly corner of Phase III, Lords Landing Village Condominium thence running with the said division line

1. S 37° 18' 14" E 95.55' to a point on the northerly outline of Lord Loudon Court, thence running with the same the following six (6) courses and distances
2. S 52° 41' 45" W 57.16' to a point, thence
3. S 37° 18' 14" E 19.00' to a point, thence
4. S 04° 17' 19" E 106.50' to a point, thence
5. 11.03' along the arc of a curve to the right, having a radius of 20.00' and a chord bearing and distance S 10° 45' 36" W 10.89' to a point, thence
6. S 26° 33' 47" W 18.65' to a point, thence
7. 20.58' along the arc of a curve to the right, having a radius of 20.00' and a chord bearing and distance S 56° 02' 36" W 19.68' to a point on the northerly outline of Lord Sterling Place, thence running with said outline the following four (4) courses and distances

Order for Deed Book
Address: 13207A Lord Sterling Pl.
Order Date: 06/27/2001
Document not for resale
RMA Associates

8. 25.56' along the arc of a curve to the left, having a radius of 44.00' and a chord bearing and distance S 66° 17' 05" W 29.01' to a point, thence
9. 20.33' along the arc of a curve to the right, having a radius of 20.00' and a chord bearing and distance S 76° 30' 52" W 19.69' to a point, thence
10. 32.60' along the arc of a curve to the right, having a radius of 121.00' and a chord bearing and distance N 62° 11' 30" W 52.19' to a point, thence
11. 19.96' along the arc of a curve to the left, having a radius of 167.00' and a chord bearing and distance N 37° 38' 02" W 39.84' to a point, thence leaving said Lord Sterling Place and establishing the westerly line of Phase VIII the following two (2) courses and distances
12. N 24° 36' 43" E 35.00' to a point, thence
13. N 10° 08' 15" W 162.71' to a point on the northerly outline of said Parcel F thence running with part of the northerly outline
14. N 70° 00' 00" E 143.00' to the point of beginning.

Containing 37.239 or 0.8560 acres of land, more or less.

7-18 953

Exhibit "A"

(Condominium Flats - Phase VIII)

1000 GAZI Street

Address: 15628 Lord Glening Pl

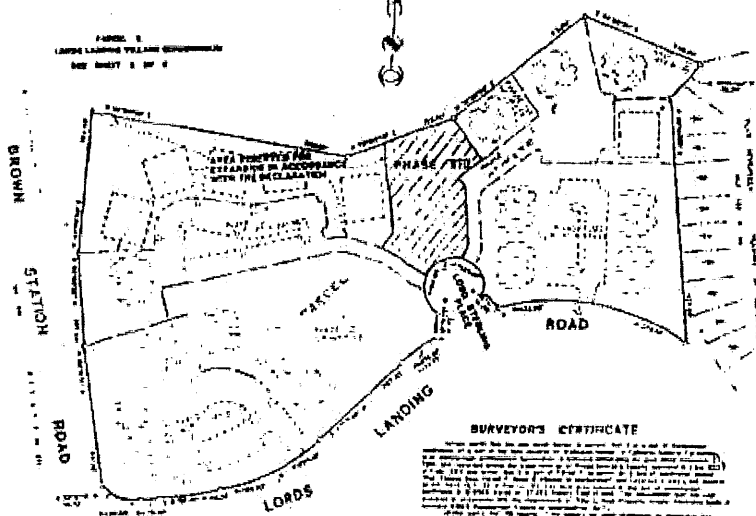
Order Date: 03-07-2021

Document for: 1996

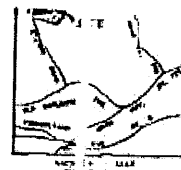
HomeBase/Inc

10/30 0074

FIGURE 8
LORDS LANDING VILLAGE CONDOMINIUM
SEE SHEET 8 OF 8



NO.	AREA	TYPE	AREA	PERCENT	PERCENT
1	CONCRETE	DRIVEWAY	1,200	1.2	1.2
2	CONCRETE	PARKING	1,200	1.2	1.2
3	CONCRETE	WALKWAY	1,200	1.2	1.2
4	CONCRETE	LANDING	1,200	1.2	1.2
5	CONCRETE	ROAD	1,200	1.2	1.2
6	CONCRETE	ROAD	1,200	1.2	1.2
7	CONCRETE	ROAD	1,200	1.2	1.2
8	CONCRETE	ROAD	1,200	1.2	1.2
9	CONCRETE	ROAD	1,200	1.2	1.2
10	CONCRETE	ROAD	1,200	1.2	1.2



NOTE
 1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE DECLARATION.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE DECLARATION.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND THAT THE PROJECT IS IN ACCORDANCE WITH THE DECLARATION.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Florida, do hereby certify that I have examined the plans and specifications for the Lords Landing Village Condominium and find that they conform to the requirements of the Florida Condominium Act, Chapter 718, Florida Statutes, and the rules and regulations of the Florida Board of Professional Engineers and Surveyors, and that the same are in accordance with the Declaration of Condominium for the Lords Landing Village Condominium.

 Surveyor
 State of Florida
 License No. _____

DATE: _____
 PLACE: _____
 SIGNATURE: _____

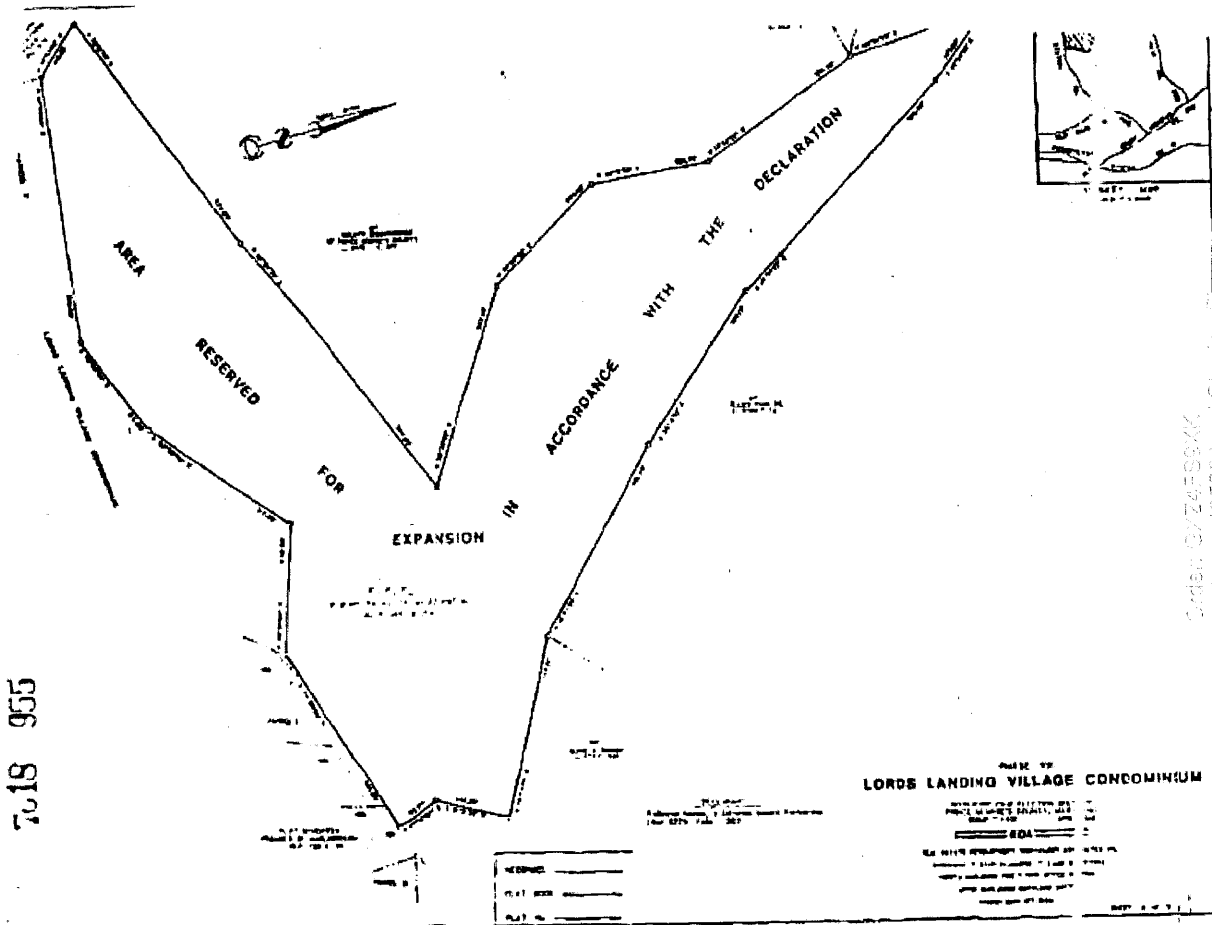
**FIGURE VIII
LORDS LANDING VILLAGE CONDOMINIUM**

 Registered Professional Architect
 State of Florida
 License No. _____

Order: GX24FS9XX

Order Date: 06-07-2021
 Document not for resale
 HomeWiseDocs

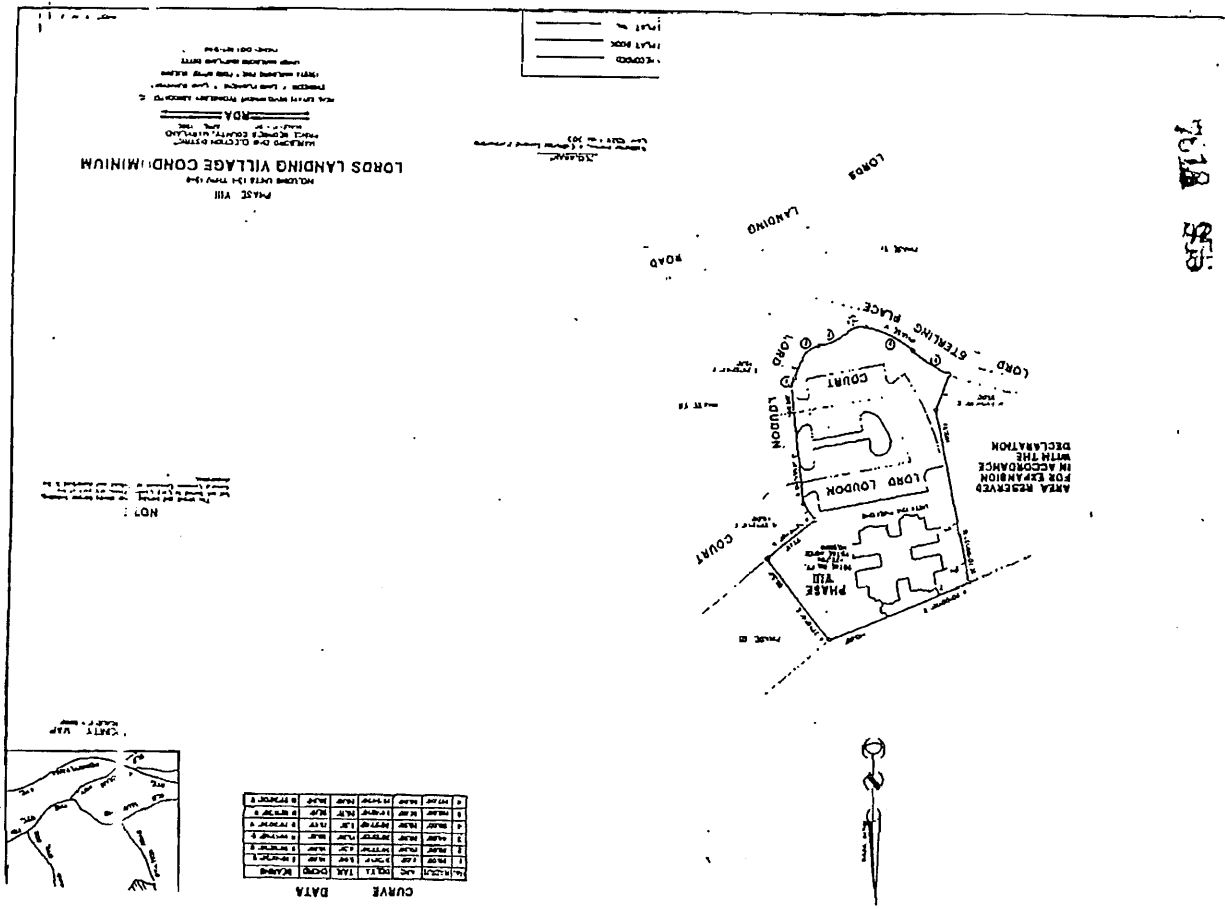
7018 955



Order: 072459947

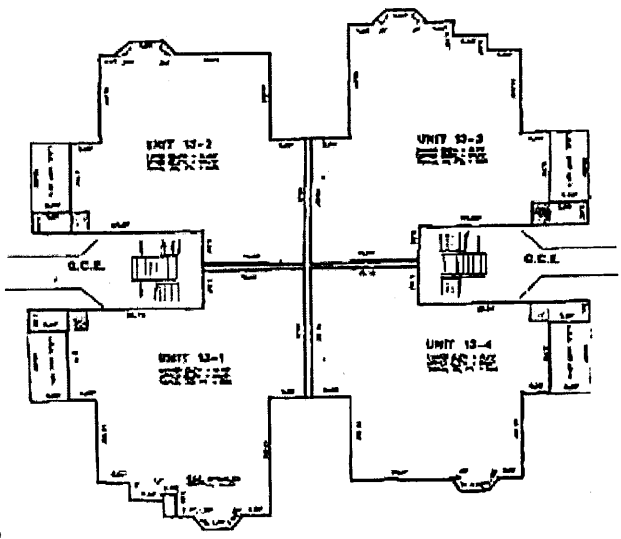
Order Date: 05-07-2021
Document not for resale
Home/Inst/Docs

Plan No. 07
LORDS LANDING VILLAGE CONDOMINIUM
 PREPARED BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET NO. [Number]
 TOTAL SHEETS: [Total]



Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

2538 87-4



FIRST FLOOR

UNIT 10-1 _____
 UNIT 10-2 _____
 UNIT 10-3 _____
 UNIT 10-4 _____

NOTES

1. The floor plan is a general representation of the proposed building and is not intended to be used as a legal description of the property.

2. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

3. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

4. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

5. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

6. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

7. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

8. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

9. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

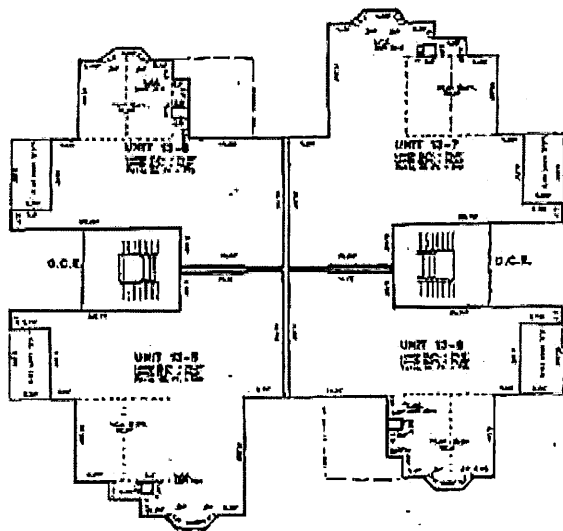
10. The floor plan is subject to change without notice and is not intended to be used as a legal description of the property.

PHASE TWO
 UNIT 10-1
LORDS LANDING VILLAGE CONDOMINIUM

PREPARED BY: SECTION 1114
 UNIT 10-1
 UNIT 10-2
 UNIT 10-3
 UNIT 10-4
 UNIT 10-5
 UNIT 10-6
 UNIT 10-7
 UNIT 10-8
 UNIT 10-9
 UNIT 10-10

Order: 01/24/95/01K
 Address: 18550 Lord Sterling Pt
 Order Date: 05-01-2021
 Document for resale
 Home/159.D005

7018 959



SECOND FLOOR



NOTES

1. All dimensions are to the center of the wall unless otherwise noted.

2. All doors are to swing in the direction of the arrow.

3. All windows are to be double hung unless otherwise noted.

4. All electrical outlets are to be 20 amp 120 volt.

5. All lighting fixtures are to be recessed unless otherwise noted.

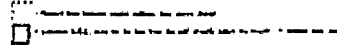
6. All plumbing fixtures are to be standard unless otherwise noted.

7. All finishes are to be standard unless otherwise noted.

8. All materials are to be standard unless otherwise noted.

9. All work is to be in accordance with the applicable building codes.

LEGEND



WALL	---
DOOR	---
...	---

PROJECT #113
FLOOR PLAN
DATE: 11-13-2019

LAGOS LANDING VILLAGE CONDOMINIUM

DESIGNED BY: DESIGN GROUP
PHASE: PHASE 1, UNIT 12-A
DATE: 11-13-2019

NOTES

1. ALL DIMENSIONS ARE TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

2. ALL DOORS ARE TO SWING IN THE DIRECTION OF THE ARROW.

3. ALL WINDOWS ARE TO BE DOUBLE HUNG UNLESS OTHERWISE NOTED.

4. ALL ELECTRICAL OUTLETS ARE TO BE 20 AMP 120 VOLT.

5. ALL LIGHTING FIXTURES ARE TO BE RECESSED UNLESS OTHERWISE NOTED.

6. ALL PLUMBING FIXTURES ARE TO BE STANDARD UNLESS OTHERWISE NOTED.

7. ALL FINISHES ARE TO BE STANDARD UNLESS OTHERWISE NOTED.

8. ALL MATERIALS ARE TO BE STANDARD UNLESS OTHERWISE NOTED.

9. ALL WORK IS TO BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.

Order: GXZ4FS9XX
Address: 12522 Lagos Landing Dr

Order Date: 06-07-2021
Document not for resale
HomeWiseDocs

Schedule of Percentage Interests and Votes
 Lords Landing Village Condominium
 Phases I, II, III, IV, V, VI, VII and VIII - 132 Units

Unit	Percentage Interest	Vote
1-1	.75757	1
1-2	.75757	1
1-3	.75757	1
1-4	.75757	1
1-5	.75757	1
1-6	.75757	1
1-7	.75757	1
1-8	.75757	1
2-1	.75757	1
2-2	.75757	1
2-3	.75757	1
2-4	.75757	1
2-5	.75757	1
2-6	.75757	1
2-7	.75757	1
2-8	.75757	1
3-1	.75757	1
3-2	.75757	1
3-3	.75757	1
3-4	.75757	1
3-5	.75757	1
3-6	.75757	1
3-7	.75757	1
3-8	.75757	1
4-1	.75757	1
4-2	.75757	1
4-3	.75757	1
4-4	.75757	1
4-5	.75757	1
4-6	.75757	1
4-7	.75757	1
4-8	.75757	1
5-1	.75757	1
5-2	.75757	1
5-3	.75757	1
5-4	.75757	1
5-5	.75757	1
5-6	.75757	1
5-7	.75757	1
5-8	.75757	1

Exhibit "C"

(Percentage Interests and Votes)
 Address: 10688 Lord Sterling Pl
 Order Date: 08-07-2021
 Document ID for resale: R076-V155D7003

7018 960

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII and VIII - 132 Units

Unit	Percentage Interest	Vote
6-1	.75757	1
6-2	.75757	1
6-3	.75757	1
6-4	.75757	1
6-5	.75757	1
6-6	.75757	1
6-7	.75757	1
6-8	.75757	1
7-1	.75757	1
7-2	.75757	1
7-3	.75757	1
7-4	.75757	1
7-5	.75757	1
7-6	.75757	1
7-7	.75757	1
7-8	.75757	1
7-9	.75757	1
7-10	.75757	1
7-11	.75757	1
7-12	.75757	1
13-1	.75757	1
13-2	.75757	1
13-3	.75757	1
13-4	.75757	1
13-5	.75757	1
13-6	.75757	1
13-7	.75757	1
13-8	.75757	1
14-1	.75757	1
14-2	.75757	1
14-3	.75757	1
14-4	.75757	1
14-5	.75757	1
14-6	.75757	1
14-7	.75757	1
14-8	.75757	1
14-9	.75757	1
14-10	.75757	1
14-11	.75757	1
14-12	.75757	1
15-1	.75757	1
15-2	.75757	1
15-3	.75757	1
15-4	.75757	1
15-5	.75757	1

C-2
Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7018 961

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII and VIII - 132 Units

Unit	Percentage Interest	Vote
15-6	.75757	1
15-7	.75757	1
15-8	.75757	1
16-1	.75757	1
16-2	.75757	1
16-3	.75757	1
16-4	.75757	1
16-5	.75757	1
16-6	.75757	1
16-7	.75757	1
16-8	.75757	1
16-9	.75757	1
16-10	.75757	1
16-11	.75757	1
16-12	.75757	1
18-1	.75757	1
18-2	.75757	1
18-3	.75757	1
18-4	.75757	1
18-5	.75757	1
18-6	.75757	1
18-7	.75757	1
18-8	.75757	1
19-1	.75757	1
19-2	.75757	1
19-3	.75757	1
19-4	.75757	1
19-5	.75757	1
19-6	.75757	1
19-7	.75757	1
19-8	.75757	1
20-1	.75757	1
20-2	.75757	1
20-3	.75757	1
20-4	.75757	1
20-5	.75757	1
20-6	.75757	1
20-7	.75757	1
20-8	.75757	1
21-1	.75757	1
21-2	.75757	1
21-3	.75757	1
21-4	.75757	1
21-5	.75757	1
21-6	.75757	1
21-7	.75757	1
21-8	.75757	1
Totals	100.00000	132

Order: GATEPOST
Address: 10500 Lord Sterling Pl
Order Date: 06-07-2021
Document not for resale
HomeWiseDocs

7618 962

Doc P11

Refer to: *Linowes and Richter*
Linowes and Richter
1610 Wynn Ave
PO Box 5730
Spring MD 21151

Order: GXZ4FS9X
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7690 578

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this 24th day of June, 1990, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act;

Order: GXZ4FS9XK
Address: 13638 Lind (Stadling Pl)
Order Date: 09-07-2021
Document not for resale
HomeWestDocs

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WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens herein-after and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase IX of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. NLP153 at Plat 81, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part

7690 580

of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

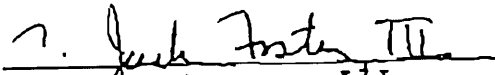
Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

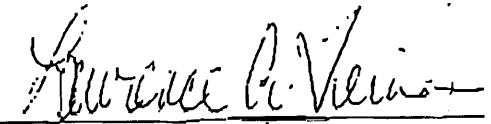
IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner


T. Jack Foster, III
(Assistant) Secretary
[CORPORATE SEAL]

By: 
Lawrence A. Tiernan
(Vice) President

7090 581

* * *

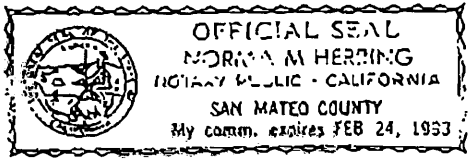
STATE OF CALIFORNIA *
COUNTY OF SAN MATEO * to wit:
*

On this 26th day of June, 1990, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and T. Jack Foster, III, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Norma M. Herring
Notary Public

My Commission Expires: 7.6.34.1993
[NOTARIAL SEAL]



CERTIFICATION

I HEREBY CERTIFY that the foregoing instrument was prepared on behalf of Wellington Homes, the party hereto.

WELLINGTON HOMES
a California general partnership
By: *Lawrence A. Tiernan*

7890 582

Exhibit "A"

Order: GAZAF89AK

(Legal Description) - Phase IX)

Order Date: 09-07-2021

Document not for resale

HomeWise.com

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, A.L.S.

JUNE 14, 1990

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE IX, LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland, said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the said parcel at the end of the eighth (8th) or South $42^{\circ} 30' 00''$ West 85.00 foot line of said Parcel F, said point also being the southeasterly corner of Phase II, Lords Landing Village Condominium thence running with part of the easterly outline of said Parcel F

1. South $05^{\circ} 00' 00''$ East 126.26 feet to a point on the northeasterly outline of Phase VII, Lords Landing Village Condominium, thence running with the same

2. North $89^{\circ} 25' 06''$ West 147.43 feet to a point on the southeasterly outline of Lord London Court, thence running with the said outline the following four (4) courses and distances

3. North $00^{\circ} 34' 54''$ East 19.00 feet to a point, thence

4. 7.85 feet along the arc of a curve to the right, having a radius of 5.00 feet and a chord bearing and distance North $45^{\circ} 34' 5''$ East 7.07 feet to a point, thence

5. South $89^{\circ} 25' 23''$ East 23.21 feet to a point, thence

6. North $00^{\circ} 34' 54''$ East 97.00 feet to a point on the southerly line of said Phase II, thence running with part of the said outline

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

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7. North 88° 05' 08" East 107.04 feet to the point of beginning.

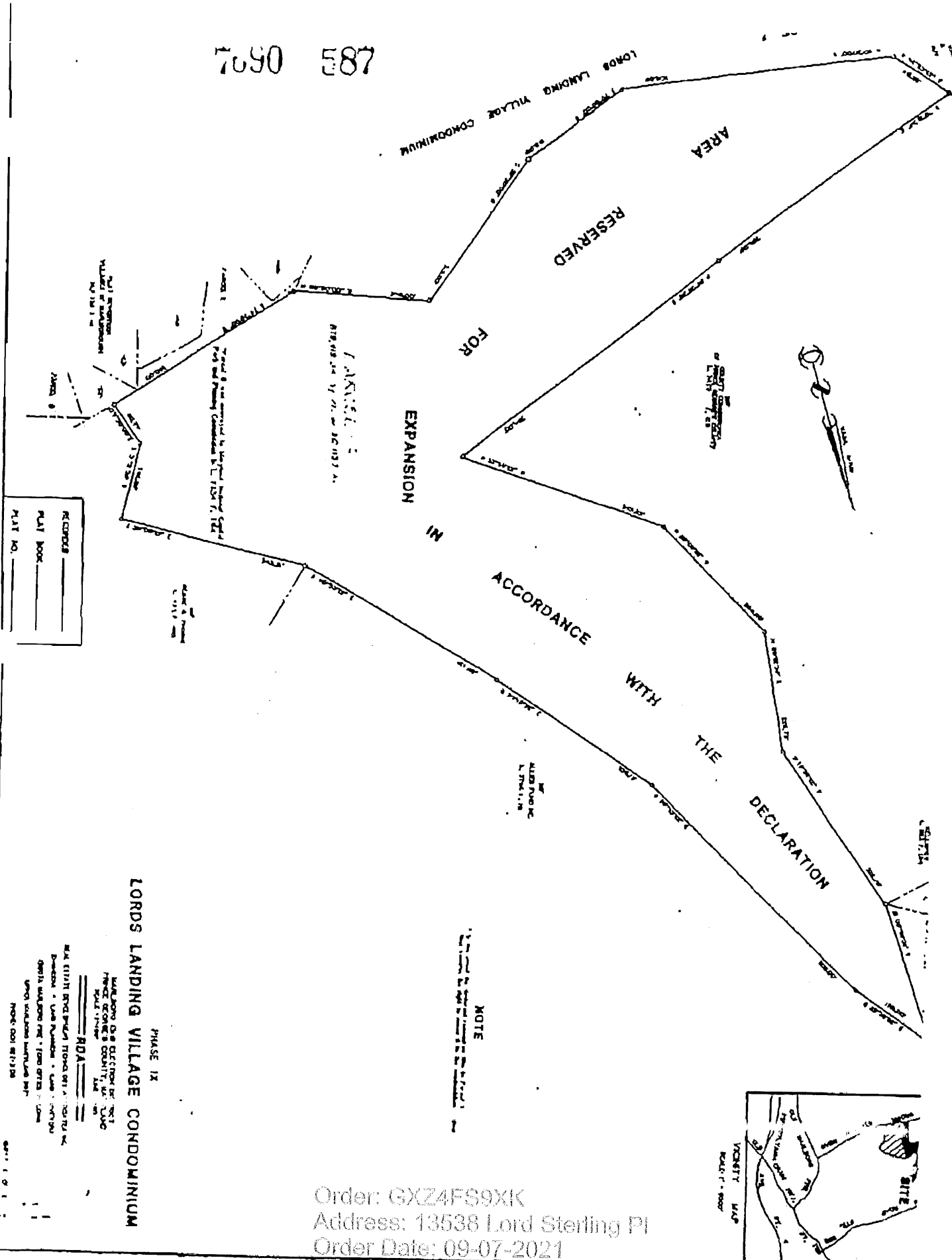
Containing 14,633 square feet or 0.3359 Acres of land, more or less.

Order: GKZ4F39NK
Address: 13038 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeAdvisor.com

7890 585

Exhibit "B"
Order: GAZ4FS9XA
Address: 43500 Lore Phase IX
(condominium plots)
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7090 587



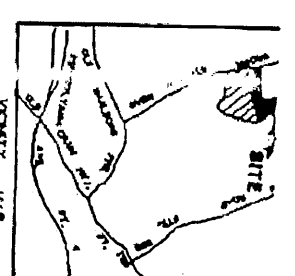
RECORDS _____
 PLAT BOOK _____
 PLAT NO. _____

LORDS LANDING VILLAGE CONDOMINIUM
 PHASE IX

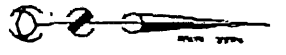
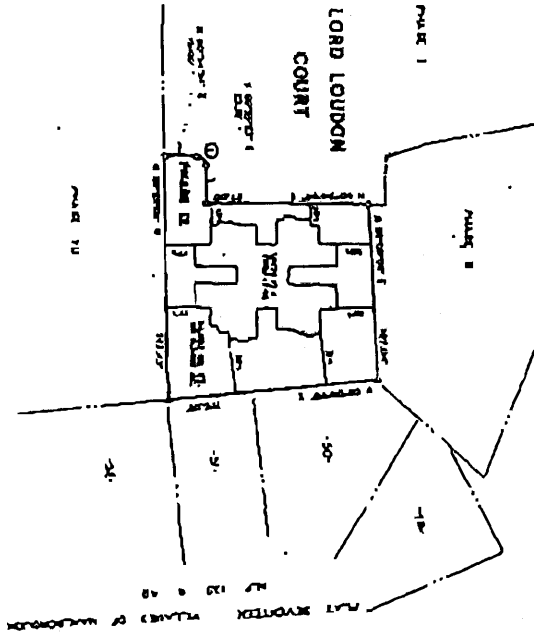
PLAT NO. 09-07-2021
 RECORDS & DEEDS DEPT.
 COUNTY OF CLATSOP
 ASTORIA, OREGON

DATE: 09-07-2021
 TIME: 10:00 AM
 BY: [Signature]

Order: GXZ4FS9XIK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

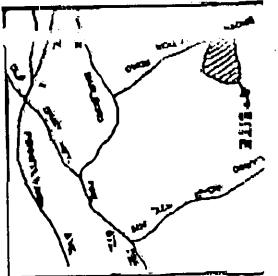


7690 588



CURVE DATA

NO	LENGTH	ARC	DELTA	TAX	CORNER	BEARING
1	100	7.0	100.0	100	100	100



REGULATORY
 1. Planning Department, 1000...
 (Tel: 528 1000)

IN LOUDED	_____
PAI BOOK	_____
PAI	_____

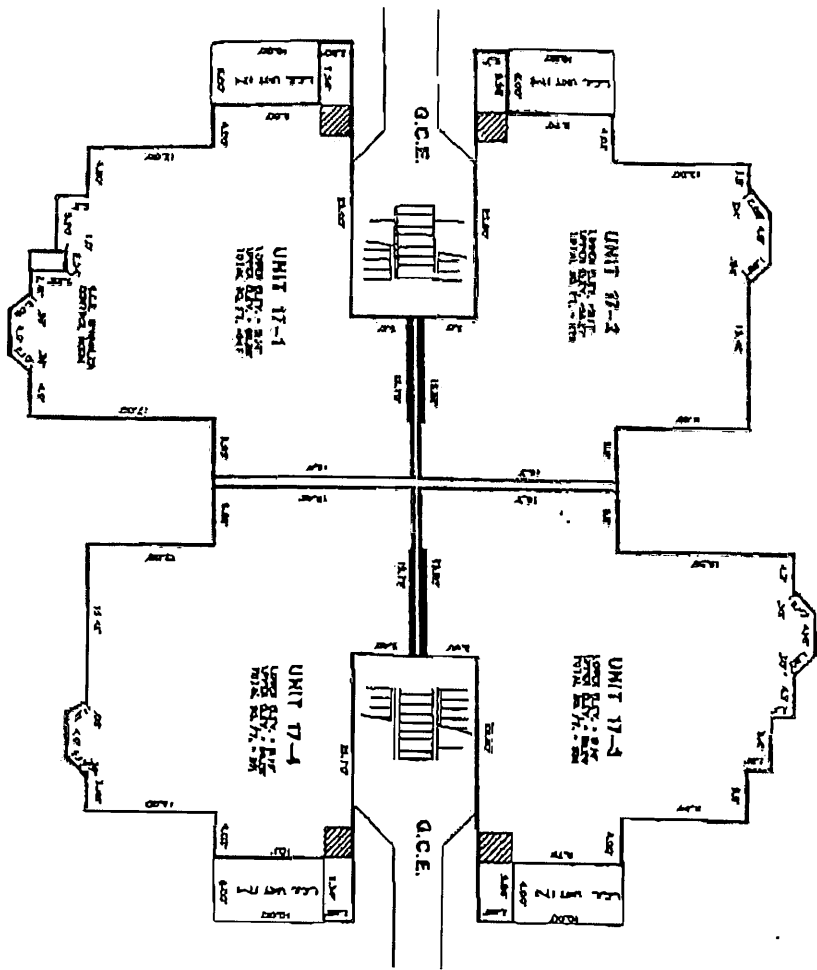
LORDS LANDING VILLAGE C INDOMINIUM

PHASE II
 HOLDING UNIT 172 FROM 1712
 UNIT 172 IS A RESIDENTIAL UNIT
 WITH A BALCONY AND A CAR PARK
 SPACE. THE UNIT IS TO BE
 DEVELOPED AS A RESIDENTIAL
 UNIT WITH A BALCONY AND A
 CAR PARK SPACE. THE UNIT IS
 TO BE DEVELOPED AS A RESIDENTIAL
 UNIT WITH A BALCONY AND A
 CAR PARK SPACE.

NOTE
 The site is located within the
 boundaries of the...
 The site is located within the
 boundaries of the...
 The site is located within the
 boundaries of the...

7090 589

FIRST FLOOR



NOTES

1. The boundaries of the units shown on this plan are based on the recorded plat for the project, and are not to be construed as a warranty of accuracy. The boundaries of the units shown on this plan are based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
2. All dimensions are in feet and inches, and are based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
3. All dimensions are in feet and inches, and are based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
4. The floor area of each unit is shown in square feet, and is based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
5. The floor area of each unit is shown in square feet, and is based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
6. The floor area of each unit is shown in square feet, and is based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
7. The floor area of each unit is shown in square feet, and is based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.
8. The floor area of each unit is shown in square feet, and is based on the recorded plat for the project, and are not to be construed as a warranty of accuracy.

LORDS LANDING VILLAGE CONDOMINIUM

RECORDS

PLI BOOK _____

PLI No. _____

PHASE IX
 FLOOR PLAN
 UNITS 17-1, 17-2, 17-3, 17-4

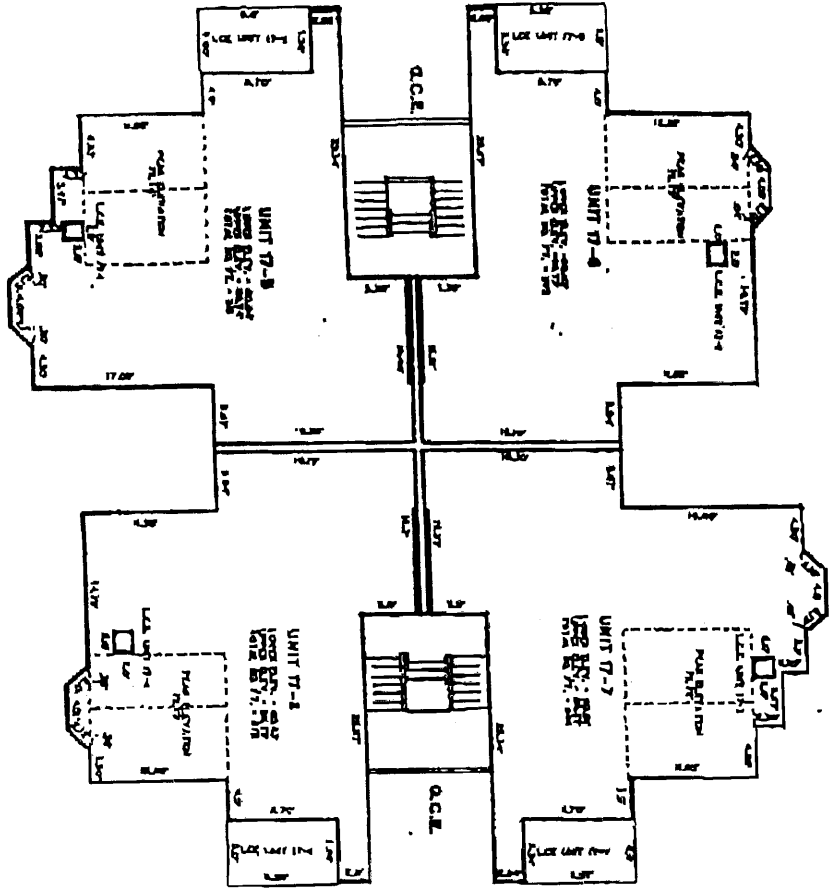
WALTON COUNTY DEPARTMENT OF PLANNING AND ZONING
 100 EAST BROADWAY, SUITE 200
 WASHINGTON, DC 20004

DATE: 07/07/2021

Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 00-07-2021
 Document not for resale
 HomeWiseDocs

7090 590

SECOND FLOOR



NOTES

1. All dimensions are given in feet and inches.
2. All dimensions are given in feet and inches.
3. All dimensions are given in feet and inches.
4. All dimensions are given in feet and inches.
5. All dimensions are given in feet and inches.
6. All dimensions are given in feet and inches.
7. All dimensions are given in feet and inches.
8. All dimensions are given in feet and inches.
9. All dimensions are given in feet and inches.
10. All dimensions are given in feet and inches.

LEGEND



LORDS LANDING VILLAGE CO-OP DOMINIUM

PHASE II
 FLOOR PLAN
 UNITS 7-6, 7-7, 7-8, 7-9
 WASHINGTON DC DISTRICT OFFICE
 PROJECT RECORDS COUNTY, MARYLAND
 DATE: 10/1/88
 10/1/88

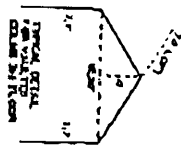
RECORDS _____
 PLAN BOOK _____
 N/A

7090 591

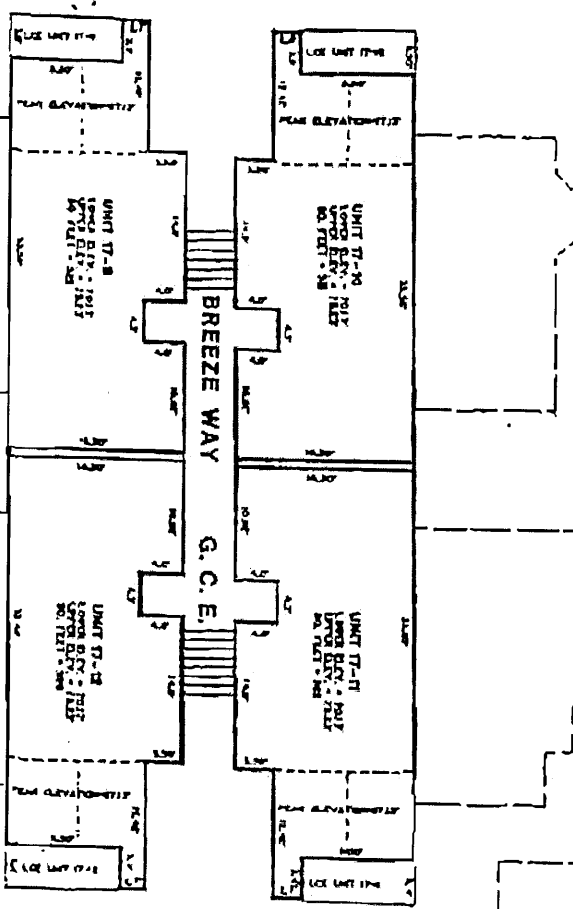
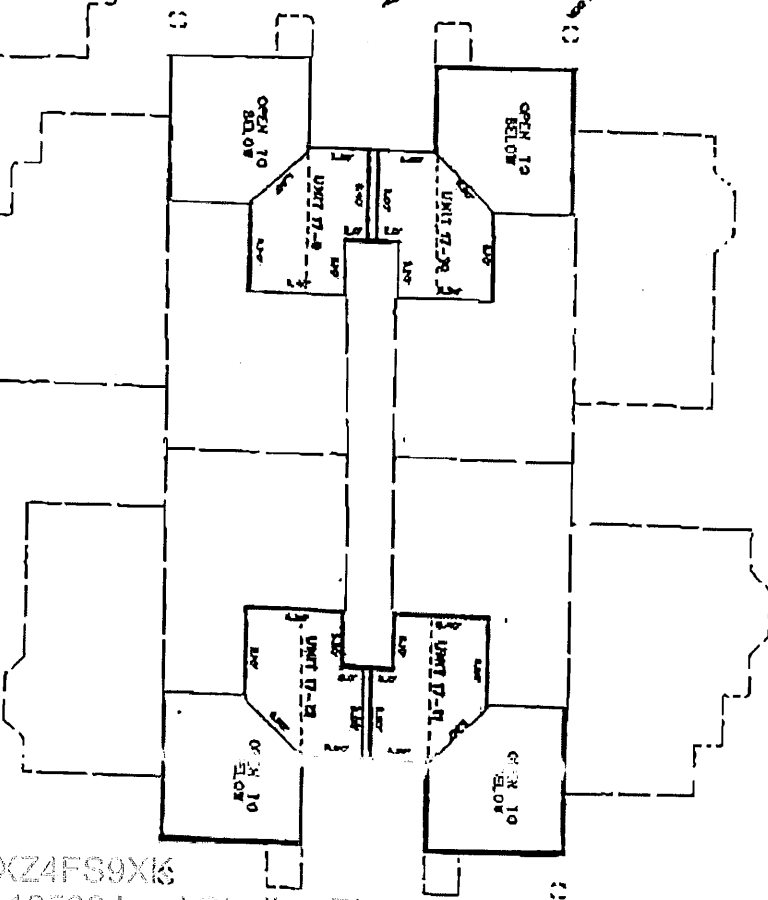
NOTES

1. This floor plan is intended for use as a guide only. It is not intended to be used as a legal document. The owner of the property is responsible for the accuracy of the information provided.
2. The floor plan is subject to change without notice. The owner reserves the right to modify the floor plan at any time.
3. The floor plan is subject to the terms and conditions of the purchase agreement. The owner reserves the right to modify the floor plan at any time.
4. The floor plan is subject to the terms and conditions of the purchase agreement. The owner reserves the right to modify the floor plan at any time.
5. The floor plan is subject to the terms and conditions of the purchase agreement. The owner reserves the right to modify the floor plan at any time.

LEGEND



LOFT AREA



THIRD FLOOR

UNIT	LOFT AREA	THIRD FLOOR	TOTAL SQ. FEET
7-8	712	812	524
7-9	712	812	524
7-10	712	812	524
7-11	712	812	524
7-12	712	812	524

LORDS LANDING VILLAGE CONDOMINIUM

PHASE IX
FLOOR PLAN
UNITS 7-9 THRU 7-12

MANORSHIRE G.S. & GAZETTE DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
NOV. 1, 1997

NOT A LEGAL INSTRUMENT. IT IS NOT INTENDED TO BE USED AS A LEGAL INSTRUMENT. IT IS NOT INTENDED TO BE USED AS A LEGAL INSTRUMENT. IT IS NOT INTENDED TO BE USED AS A LEGAL INSTRUMENT.

ORDERED BY: LORDS LANDING VILLAGE CONDOMINIUM
UNIT BUILDING MARYLAND 7090

7090 592

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII and IX - 144 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	.69444	1
1-2	.69444	1
1-3	.69444	1
1-4	.69444	1
1-5	.69444	1
1-6	.69444	1
1-7	.69444	1
1-8	.69444	1
2-1	.69444	1
2-2	.69444	1
2-3	.69444	1
2-4	.69444	1
2-5	.69444	1
2-6	.69444	1
2-7	.69444	1
2-8	.69444	1
3-1	.69444	1
3-2	.69444	1
3-3	.69444	1
3-4	.69444	1
3-5	.69444	1
3-6	.69444	1
3-7	.69444	1
3-8	.69444	1
4-1	.69444	1
4-2	.69444	1
4-3	.69444	1
4-4	.69444	1
4-5	.69444	1
4-6	.69444	1
4-7	.69444	1
4-8	.69444	1
5-1	.69444	1
5-2	.69444	1
5-3	.69444	1
5-4	.69444	1
5-5	.69444	1
5-6	.69444	1
5-7	.69444	1
5-8	.69444	1

7890 EYJ

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII and IX - 144 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
6-1	.69444	1
6-2	.69444	1
6-3	.69444	1
6-4	.69444	1
6-5	.69444	1
6-6	.69444	1
6-7	.69444	1
6-8	.69444	1
7-1	.69444	1
7-2	.69444	1
7-3	.69444	1
7-4	.69444	1
7-5	.69444	1
7-6	.69444	1
7-7	.69444	1
7-8	.69444	1
7-9	.69444	1
7-10	.69444	1
7-11	.69444	1
7-12	.69444	1
13-1	.69444	1
13-2	.69444	1
13-3	.69444	1
13-4	.69444	1
13-5	.69444	1
13-6	.69444	1
13-7	.69444	1
13-8	.69444	1
14-1	.69444	1
14-2	.69444	1
14-3	.69444	1
14-4	.69444	1
14-5	.69444	1
14-6	.69444	1
14-7	.69444	1
14-8	.69444	1
14-9	.69444	1
14-10	.69444	1
14-11	.69444	1
14-12	.69444	1
15-1	.69444	1
15-2	.69444	1
15-3	.69444	1
15-4	.69444	1
15-5	.69444	1

Order: GXZ4F89AK

Address: 13538 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

100 JJ1

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII and IX - 144 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
15-6	.69444	1
15-7	.69444	1
15-8	.69444	1
16-1	.69444	1
16-2	.69444	1
16-3	.69444	1
16-4	.69444	1
16-5	.69444	1
16-6	.69444	1
16-7	.69444	1
16-8	.69444	1
16-9	.69444	1
16-10	.69444	1
16-11	.69444	1
16-12	.69444	1
17-1	.69444	1
17-2	.69444	1
17-3	.69444	1
17-4	.69444	1
17-5	.69444	1
17-6	.69444	1
17-7	.69444	1
17-8	.69444	1
17-9	.69444	1
17-10	.69444	1
17-11	.69444	1
17-12	.69444	1
18-1	.69444	1
18-2	.69444	1
18-3	.69444	1
18-4	.69444	1
18-5	.69444	1
18-6	.69444	1
18-7	.69444	1
18-8	.69444	1
19-1	.69444	1
19-2	.69444	1
19-3	.69444	1
19-4	.69444	1
19-5	.69444	1
19-6	.69444	1
19-7	.69444	1
19-8	.69444	1
20-1	.69444	1
20-2	.69444	1
20-3	.69444	1
20-4	.69444	1
20-5	.69444	1

Order: GX747
Address: 13536 East Bowling Pl
Order Date: 09/07/2021
C-3
Document not for resale
HomeAdvisor

7090 590
Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII and IX - 144 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
20-6	.69444	1
20-7	.69444	1
20-8	.69444	1
21-1	.69444	1
21-2	.69444	1
21-3	.69444	1
21-4	.69444	1
21-5	.69444	1
21-6	.69444	1
21-7	.69444	1
21-8	.69444	1
Totals	<u>.69508</u> 100.0000%	<u>1</u> 144

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09c97-2021
Document not for resale
HomeWiseDocs

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this 17th day of October, 1990, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act, and

7795 487

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens herein-after and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase X of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. 155 at Plat 94, et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Order: GXZ4FS9XK
Address: 13528 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner

T. Jack Foster III

T. Jack Foster III
Vice President

By: Lawrence A. Tiernan

Lawrence A. Tiernan
(Vice) President

{CORPORATE SEAL}



7795 489

* * *

STATE OF *California* *
COUNTY OF *San Mateo* * to wit:
*

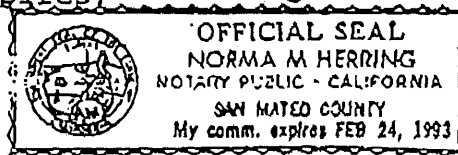
On this 17th day of October, 1990, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and T. Jack Foster, III known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Norma M. Herring
Notary Public

My Commission Expires: 2-24-93

[NOTARIAL SEAL]



ATTORNEY'S CERTIFICATE

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

Peter C. Mollengarden
Peter C. Mollengarden, Esquire

7795 490

Exhibit "A"

Order: G. 247584X
Add'l Order: 700001
(Legal Description) - (Phase X)
Order Date: 09-07-2021
Document not for resale
HomeVestors

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, A.L.S.

C. Shekhar Dhaliwala, P.E.

October 4, 1990

LEGAL DESCRIPTION

FOR

PHASE X, LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland, said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat Number 53, being more particularly described as follows:

Beginning for the said parcel at the end of the second (2nd) or North $03^{\circ} 08' 22''$ West 167.40 feet line of said Parcel F, thence running with part of the third (3rd) line of said Parcel F

1. North $04^{\circ} 06' 38''$ East 197.00 feet to a point, thence running through part of Parcel F the following three (3) courses and distances

2. South $51^{\circ} 47' 57''$ East 186.00 feet to a point on the westerly outline of Lord Sterling Place, thence running with said outline

3. 69.89 feet along the arc of a curve to the left, having a radius of 74.95 feet and chord bearing and distance South $14^{\circ} 25' 44''$ West 67.40 feet to a point, thence running with the northerly outline of Phase V, Lords Landing Village Condominium

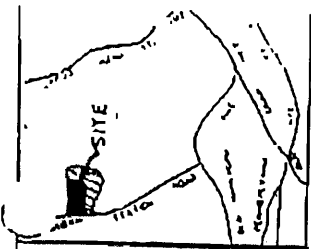
4. South $83^{\circ} 33' 49''$ West 144.40 feet to the point of beginning.

Containing 19,358 square feet or 0.4444 acres of land, more or less.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

7795 492

Order: Exhibit "B"
Address: 10800 Kent Street III
(Condominium Plats - Phase X)
Order Date: 09-07-2021
Document not for resale
HomeWireDocs



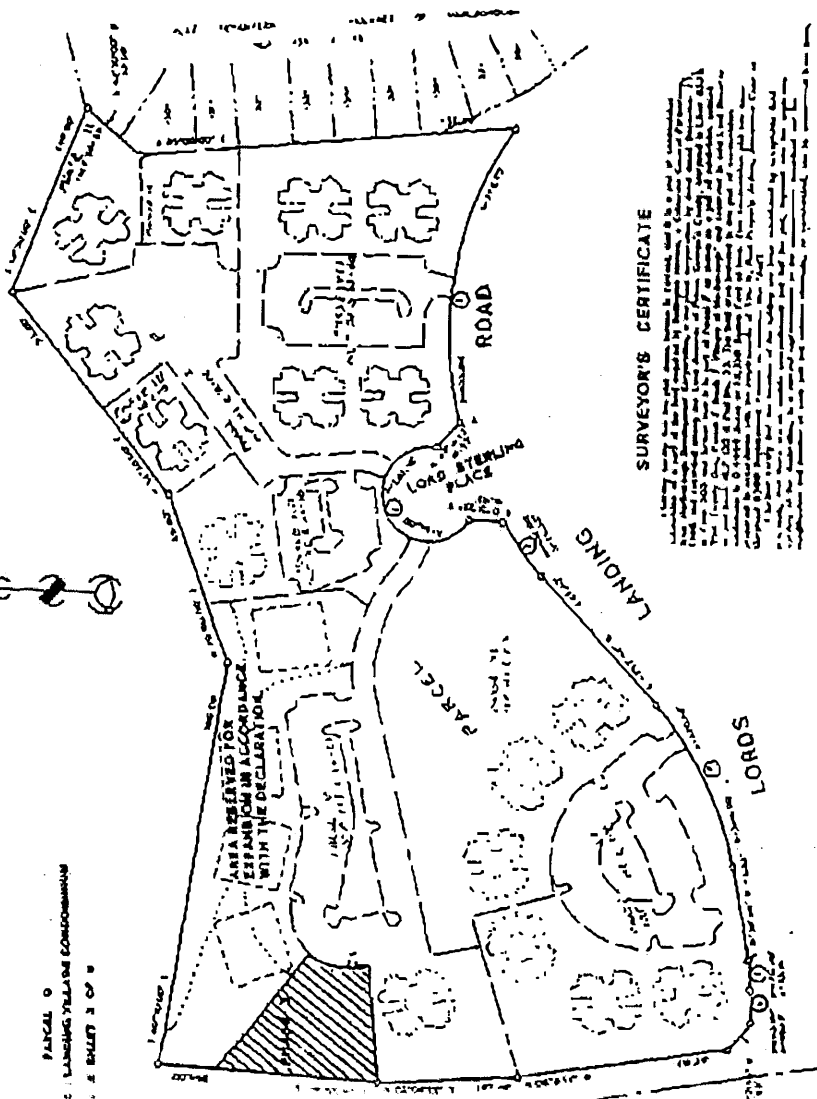
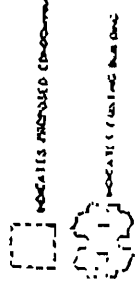
CURVE DATA

NO.	START	END	DELTA	ANGLE	CHORD	BEARING
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2	178.57	214.14	35.57	161.39	35.57	143.72
3	214.14	249.71	35.57	115.71	35.57	108.33
4	249.71	285.28	35.57	70.03	35.57	62.94
5	285.28	320.85	35.57	24.35	35.57	17.55
6	320.85	356.42	35.57	-21.33	35.57	-11.84
7	356.42	391.99	35.57	-67.01	35.57	-67.01
8	391.99	427.56	35.57	-122.69	35.57	-122.69

NOTE

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221, AND THE RULES AND REGULATIONS THEREUNDER. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ACT AND REGULATIONS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PROJECT AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ACT AND REGULATIONS.

1192 433



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records, and that the same is in accordance with the Act and Regulations governing the practice of Surveying in this State.

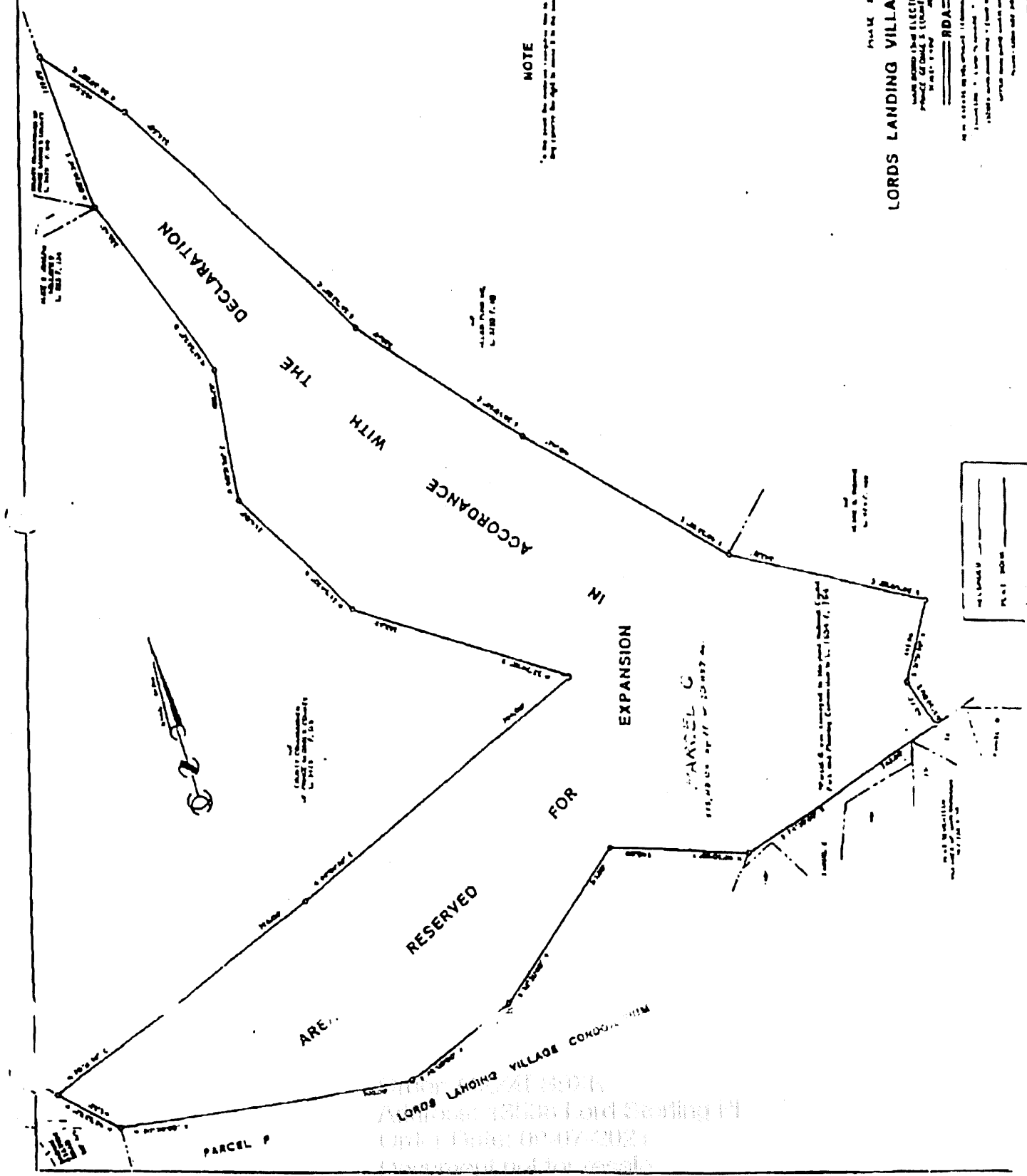
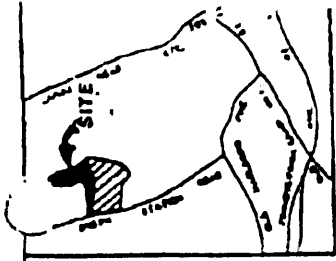
LORDS LANDING VILLAGE CONDOMINIUM

PLANS
 RDA
 THE STATE ENGINEERING EXAMINER HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE ACT AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING IN THIS STATE.

RECORDED
 PLAN NO.
 DATE

BROWN STATION
 Order: GXZAFS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7795 494



NOTE

THE PLANNED AREA IS SUBJECT TO THE PLANNING BOARD'S REVIEW AND APPROVAL.

PLANK # LORDS LANDING VILLAGE CONDOMINIUM

LOCAL ELECTION DISTRICT
PLANNED AREA (LORDS) (LORDS)

RDA

PLANNED AREA (LORDS) (LORDS)

PLANNED AREA (LORDS) (LORDS)

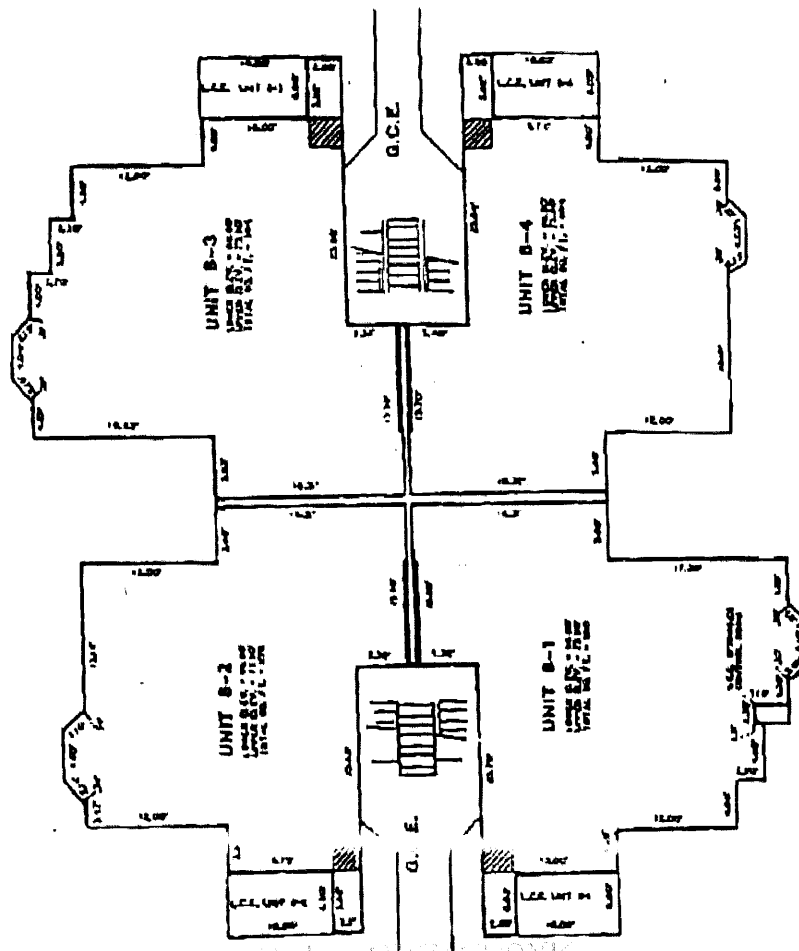


LORDS LANDING VILLAGE CONDOMINIUM
 PLANNED AREA (LORDS) (LORDS)
 PLANNED AREA (LORDS) (LORDS)
 PLANNED AREA (LORDS) (LORDS)

NOTES

1. The project is a multi-unit residential building.
2. The floor plan is based on the information provided by the applicant.
3. The floor plan is subject to the approval of the local planning authority.
4. The floor plan is subject to the approval of the local planning authority.
5. The floor plan is subject to the approval of the local planning authority.
6. The floor plan is subject to the approval of the local planning authority.
7. The floor plan is subject to the approval of the local planning authority.
8. The floor plan is subject to the approval of the local planning authority.
9. The floor plan is subject to the approval of the local planning authority.
10. The floor plan is subject to the approval of the local planning authority.

7795 496



FIRST FLOOR

**PHASE I
FLOOR PLAN
UNITS B-1 THROUGH B-4
LORDS LANDING VILLAGE CONDOMINIUM**

DATE: 09-07-2021
 PROJECT: LORDS LANDING VILLAGE CONDOMINIUM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 TITLE: ARCHITECT

NO. OF UNITS	4
TOTAL AREA	1,100 sq. ft.
TOTAL PRICE	\$1,100,000

Order: G-02118-0X1
 Address: 13508 Lord Sterling Pl
 Order Date: 09-07-2021
 HomeWindows.com

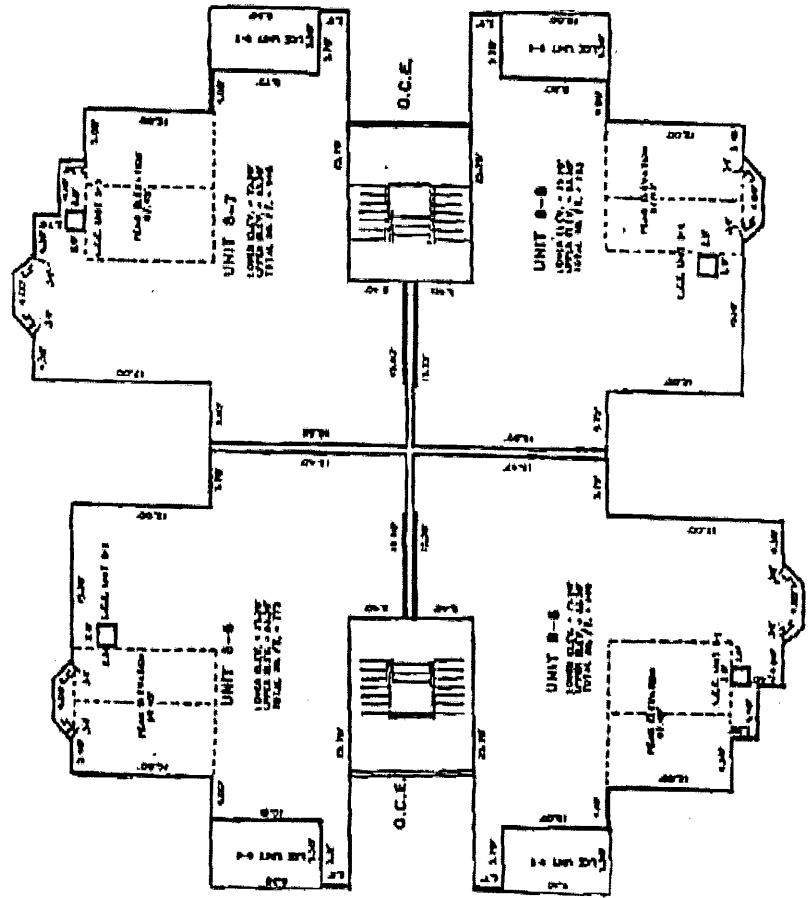
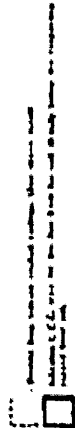
7795 497



NOTES

1. All floor elevations are in feet above the finished ground level.
2. All dimensions are in feet and inches.
3. All areas are in square feet.
4. All areas are in square feet.
5. All areas are in square feet.
6. All areas are in square feet.

LEGEND



SECOND FLOOR

PHASE 3
FLOOR PLAN
UNITS 8-1 THROUGH 8-8

LORDS LANDING VILLAGE CONDOMINIUM

WILSON DISTRICT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
2012 - 2017

NOA

NOA (Notice of Action) Form for the Board of Directors
to be filed with the State Board of Election Districts
and the State Board of Prince George's County
for the 2012-2017 term.

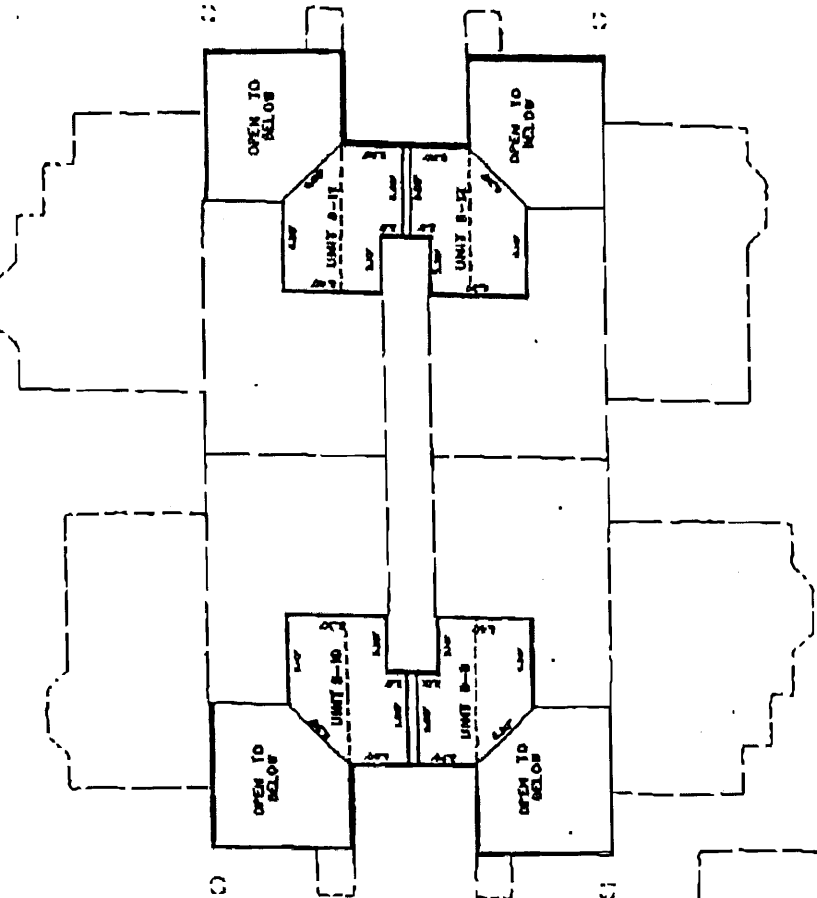
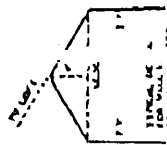
Sheet 5 of 6

7795 498

NOTES

1. All dimensions are in feet and inches unless otherwise noted.
2. All dimensions are in feet and inches unless otherwise noted.
3. All dimensions are in feet and inches unless otherwise noted.
4. All dimensions are in feet and inches unless otherwise noted.
5. All dimensions are in feet and inches unless otherwise noted.
6. All dimensions are in feet and inches unless otherwise noted.
7. All dimensions are in feet and inches unless otherwise noted.
8. All dimensions are in feet and inches unless otherwise noted.
9. All dimensions are in feet and inches unless otherwise noted.
10. All dimensions are in feet and inches unless otherwise noted.

LEGE D



LOFT AREA		SIP PANEL	
UNIT	LOFT AREA	LOFT AREA	LOFT AREA
8-9	11'-0" x 11'-0"	11'-0" x 11'-0"	11'-0" x 11'-0"
8-10	11'-0" x 11'-0"	11'-0" x 11'-0"	11'-0" x 11'-0"
8-11	11'-0" x 11'-0"	11'-0" x 11'-0"	11'-0" x 11'-0"
8-12	11'-0" x 11'-0"	11'-0" x 11'-0"	11'-0" x 11'-0"

THIRD FLOOR

PHASE I
FLOOR PLAN
UNITS 8-9, 8-10, 8-11, 8-12

LORDS LANDING VILLAGE CONDOMINIUM

MARKED BY ELECTRON DISTRICT
FRANCE GEORGE'S COUNTY, MARYLAND
SCALE: 1/8" = 1'-0" SECTION 1008

PRDA

THIS IS A PART OF THE ORIGINAL RECORDS OF THE
COUNTY OF PRINCE GEORGE'S, MARYLAND
RECORDED IN THE OFFICE OF THE CLERK OF THE COURT
ON 07/07/2021 AT 10:00 AM
BOOK 1008 PAGE 1008

RECORDED
PLAN BOOK

Order: 6X24P-WXK
Address: 13638 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeVest Solutions

7795 499

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX and X - 156 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	.6410	1
1-2	.6410	1
1-3	.6410	1
1-4	.6410	1
1-5	.6410	1
1-6	.6410	1
1-7	.6410	1
1-8	.6410	1
2-1	.6410	1
2-2	.6410	1
2-3	.6410	1
2-4	.6410	1
2-5	.6410	1
2-6	.6410	1
2-7	.6410	1
2-8	.6410	1
3-1	.6410	1
3-2	.6410	1
3-3	.6410	1
3-4	.6410	1
3-5	.6410	1
3-6	.6410	1
3-7	.6410	1
3-8	.6410	1
4-1	.6410	1
4-2	.6410	1
4-3	.6410	1
4-4	.6410	1
4-5	.6410	1
4-6	.6410	1
4-7	.6410	1
4-8	.6410	1
5-1	.6410	1
5-2	.6410	1
5-3	.6410	1
5-4	.6410	1
5-5	.6410	1
5-6	.6410	1
5-7	.6410	1
5-8	.6410	1

7795 500

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX and X - 156 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
6-1	.6410	1
6-2	.6410	1
6-3	.6410	1
6-4	.6410	1
6-5	.6410	1
6-6	.6410	1
6-7	.6410	1
6-8	.6410	1
7-1	.6410	1
7-2	.6410	1
7-3	.6410	1
7-4	.6410	1
7-5	.6410	1
7-6	.6410	1
7-7	.6410	1
7-8	.6410	1
7-9	.6410	1
7-10	.6410	1
7-11	.6410	1
7-12	.6410	1
8-1	.6410	1
8-2	.6410	1
8-3	.6410	1
8-4	.6410	1
8-5	.6410	1
8-6	.6410	1
8-7	.6410	1
8-8	.6410	1
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8-12	.6410	1
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13-6	.6410	1
13-7	.6410	1
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14-2	.6410	1
14-3	.6410	1
14-4	.6410	1
14-5	.6410	1

Order: GX/ZH-98841
Address: 13533 Lord Sterling Pl
Order Date: 6-07-2021
Document not for resale
Hoyt/Wisot Doss

1795 201

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX and X - 156 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
14-6	.6410	1
14-7	.6410	1
14-8	.6410	1
14-9	.6410	1
14-10	.6410	1
14-11	.6410	1
14-12	.6410	1
15-1	.6410	1
15-2	.6410	1
15-3	.6410	1
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16-9	.6410	1
16-10	.6410	1
16-11	.6410	1
16-12	.6410	1
17-1	.6410	1
17-2	.6410	1
17-3	.6410	1
17-4	.6410	1
17-5	.6410	1
17-6	.6410	1
17-7	.6410	1
17-8	.6410	1
17-9	.6410	1
17-10	.6410	1
17-11	.6410	1
17-12	.6410	1
18-1	.6410	1
18-2	.6410	1
18-3	.6410	1
18-4	.6410	1
18-5	.6410	1
18-6	.6410	1
18-7	.6410	1

Order: GX24F82417
Address: 13538 Lord Sterling Pl
Order Date: 03-07-2021
Document not for resale
HomeWiseDocs

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX and X - 156 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
18-8	.6410	1
19-1	.6410	1
19-2	.6410	1
19-3	.6410	1
19-4	.6410	1
19-5	.6410	1
19-6	.6410	1
19-7	.6410	1
19-8	.6410	1
20-1	.6410	1
20-2	.6410	1
20-3	.6410	1
20-4	.6410	1
20-5	.6410	1
20-6	.6410	1
20-7	.6410	1
20-8	.6410	1
21-1	.6410	1
21-2	.6410	1
21-3	.6410	1
21-4	.6410	1
21-5	.6410	1
21-6	.6410	1
21-7	.6410	1
21-8	<u>.6450</u>	<u>1</u>
Totals	100.000%	156

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

THIS SUPPLEMENTARY DECLARATION, made and entered into this 30th day of November, 1990, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens herein-after and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase XI of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. V.J. 156 at Plat 48111154 et seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Order: GX24139XK
Address: 135332 and Sterling Pl
Order Date: 09-07-2021
Document not for resale
Plan: Wisc) 1001

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

Section 1. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

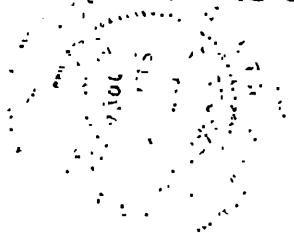
WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner

T. Jack Foster, III
T. Jack Foster III
(Assistant) Secretary

By: Lawrence A. Tiernan
Lawrence A. Tiernan
(Vice) President

[CORPORATE SEAL]



* * *

7830 11

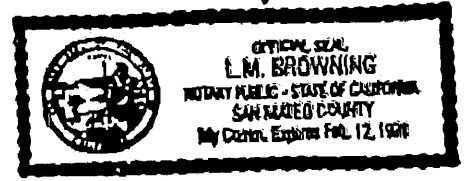
STATE OF *California* *
COUNTY OF *San Mateo* * to wit:
*

On this 30th day of November, 1990, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and Jack Foster, III, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

L. M. Browning
Notary Public

My Commission Expires: Feb 12, 1991
(NOTARIAL SEAL)



ATTORNEY'S CERTIFICATE

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

Peter C. Mollengarden, Esquire

7830 12

Order: GXZ4T39AK Exhibit "A"
Address: 12500
(Legal Description) Phase (XI)
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson R.L.S.

NOVEMBER 19, 1990

C. Shekhar Dhalwala P.E.

LEGAL DESCRIPTION

FOR

PHASE XI, LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland, said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Block F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat Number 53, being more particularly described as follows:

Beginning for the said parcel at the end of the third (3rd) or North $04^{\circ} 06' 38''$ East 264.00 foot line of said Parcel F, thence running with part of the fourth (4th) line of said parcel

1. South $80^{\circ} 30' 00''$ East 320.00 feet to a point, thence running through said Parcel F

2. South $00^{\circ} 23' 57''$ East 118.91 feet to a point on the northerly outline of Lord Sterling Place, thence running with the same the following three (3) courses and distances

3. 28.07 feet along the arc of a curve to the right, having a radius of 70.00 feet and a chord bearing and distance South $89^{\circ} 14' 24''$ West 27.88 feet to a point, thence

4. North $79^{\circ} 16' 30''$ West 78.16 feet to a point, thence

5. 77.94 feet along the arc of a curve to the left, having a radius of 75.00 feet and a chord bearing and distance South $70^{\circ} 57' 08''$ West 74.48 feet to a point on the northerly outline of Phase X, Lords Landing Village Condominium, thence running with the same

Order: GDC/AF/303A
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2001
Document not for record
HomeWiseDocs

7830 14

6. North $51^{\circ} 47' 57''$ West 186.00 feet to the northwesterly corner of said Phase X, thence running with part of the third (3rd) line of said Parcel F
 7. North $04^{\circ} 06' 38''$ East 67.00 feet to the point of beginning.
- Containing 38,511 square feet or 0.8841 Acres of land, more or less.

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

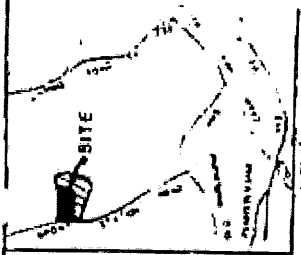
7830 15

Exhibit "B"

Order: C024F50A
(Condominium Plats - Phase XI)
Order Date: 09-07-2021
Document not for resale
Home/WiseDoc

CURVE DATA

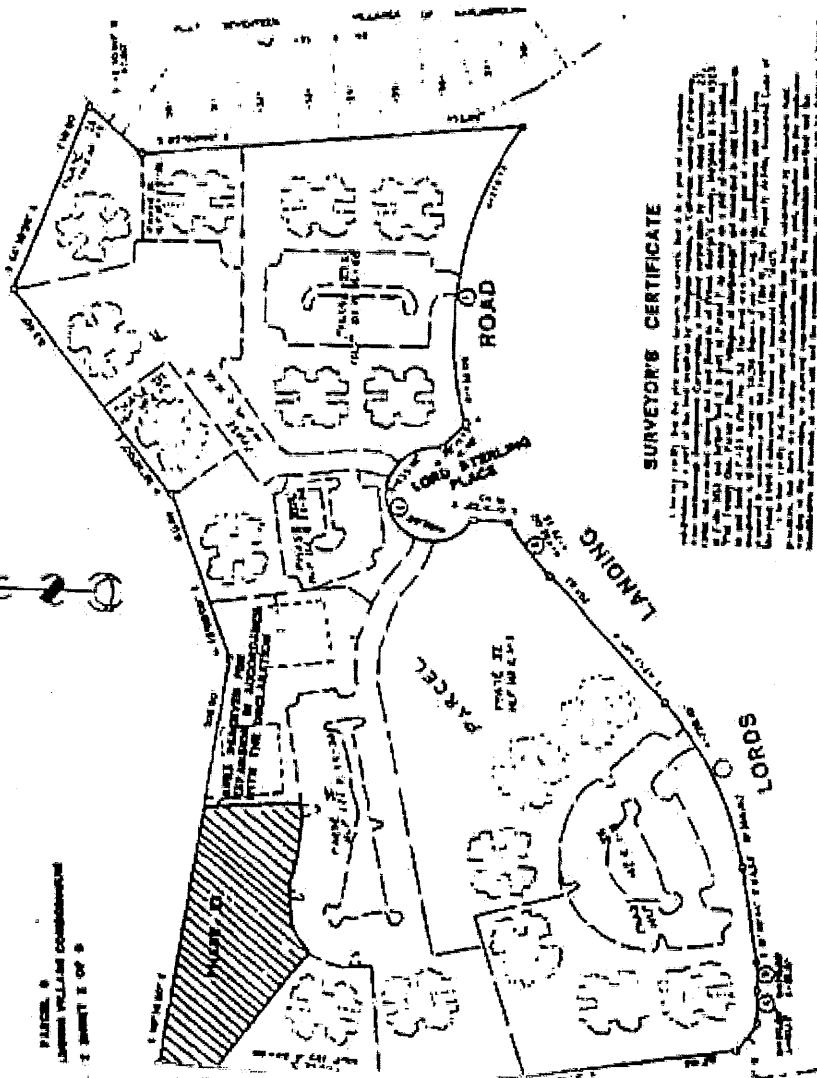
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2	100.00	17.36	100.00	17.36	90.00
3	100.00	17.36	100.00	17.36	90.00
4	100.00	17.36	100.00	17.36	90.00
5	100.00	17.36	100.00	17.36	90.00
6	100.00	17.36	100.00	17.36	90.00
7	100.00	17.36	100.00	17.36	90.00
8	100.00	17.36	100.00	17.36	90.00
9	100.00	17.36	100.00	17.36	90.00
10	100.00	17.36	100.00	17.36	90.00
11	100.00	17.36	100.00	17.36	90.00
12	100.00	17.36	100.00	17.36	90.00
13	100.00	17.36	100.00	17.36	90.00
14	100.00	17.36	100.00	17.36	90.00
15	100.00	17.36	100.00	17.36	90.00
16	100.00	17.36	100.00	17.36	90.00
17	100.00	17.36	100.00	17.36	90.00
18	100.00	17.36	100.00	17.36	90.00
19	100.00	17.36	100.00	17.36	90.00
20	100.00	17.36	100.00	17.36	90.00
21	100.00	17.36	100.00	17.36	90.00
22	100.00	17.36	100.00	17.36	90.00
23	100.00	17.36	100.00	17.36	90.00
24	100.00	17.36	100.00	17.36	90.00
25	100.00	17.36	100.00	17.36	90.00
26	100.00	17.36	100.00	17.36	90.00
27	100.00	17.36	100.00	17.36	90.00
28	100.00	17.36	100.00	17.36	90.00
29	100.00	17.36	100.00	17.36	90.00
30	100.00	17.36	100.00	17.36	90.00
31	100.00	17.36	100.00	17.36	90.00
32	100.00	17.36	100.00	17.36	90.00
33	100.00	17.36	100.00	17.36	90.00
34	100.00	17.36	100.00	17.36	90.00
35	100.00	17.36	100.00	17.36	90.00
36	100.00	17.36	100.00	17.36	90.00
37	100.00	17.36	100.00	17.36	90.00
38	100.00	17.36	100.00	17.36	90.00
39	100.00	17.36	100.00	17.36	90.00
40	100.00	17.36	100.00	17.36	90.00
41	100.00	17.36	100.00	17.36	90.00
42	100.00	17.36	100.00	17.36	90.00
43	100.00	17.36	100.00	17.36	90.00
44	100.00	17.36	100.00	17.36	90.00
45	100.00	17.36	100.00	17.36	90.00
46	100.00	17.36	100.00	17.36	90.00
47	100.00	17.36	100.00	17.36	90.00
48	100.00	17.36	100.00	17.36	90.00
49	100.00	17.36	100.00	17.36	90.00
50	100.00	17.36	100.00	17.36	90.00



NOTE

PLEASE BE ADVISED THAT THIS IS A PRELIMINARY SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERFORMANCE OF THE SURVEY SERVICES PROVIDED.

7830 16



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Engineer in the State of Maryland, and that I am the duly authorized Surveyor for the project described herein. I have personally supervised the surveying work herein shown, and I certify that the same is a true and correct representation of the actual surveying work performed. I further certify that the same is in accordance with the provisions of the Surveying and Mapping Act of 1996, as amended.

PHASE II

LORDS LANDING VILLAGE CONDOMINIUM

FOR RECORD (SEE ELECTION RECORD)
 PROJECT: LORDS LANDING VILLAGE CONDOMINIUM
 SHEET NO. 16 OF 16

DATE: 09-07-2021
 SURVEYOR: [Name]
 LICENSE NO.: [Number]
 PROJECT NO.: [Number]
 SHEET NO.: 16 OF 16

RECORDED
 INDEXED
 FILED

Order# BROWN Z4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

7830

17

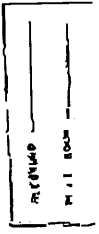
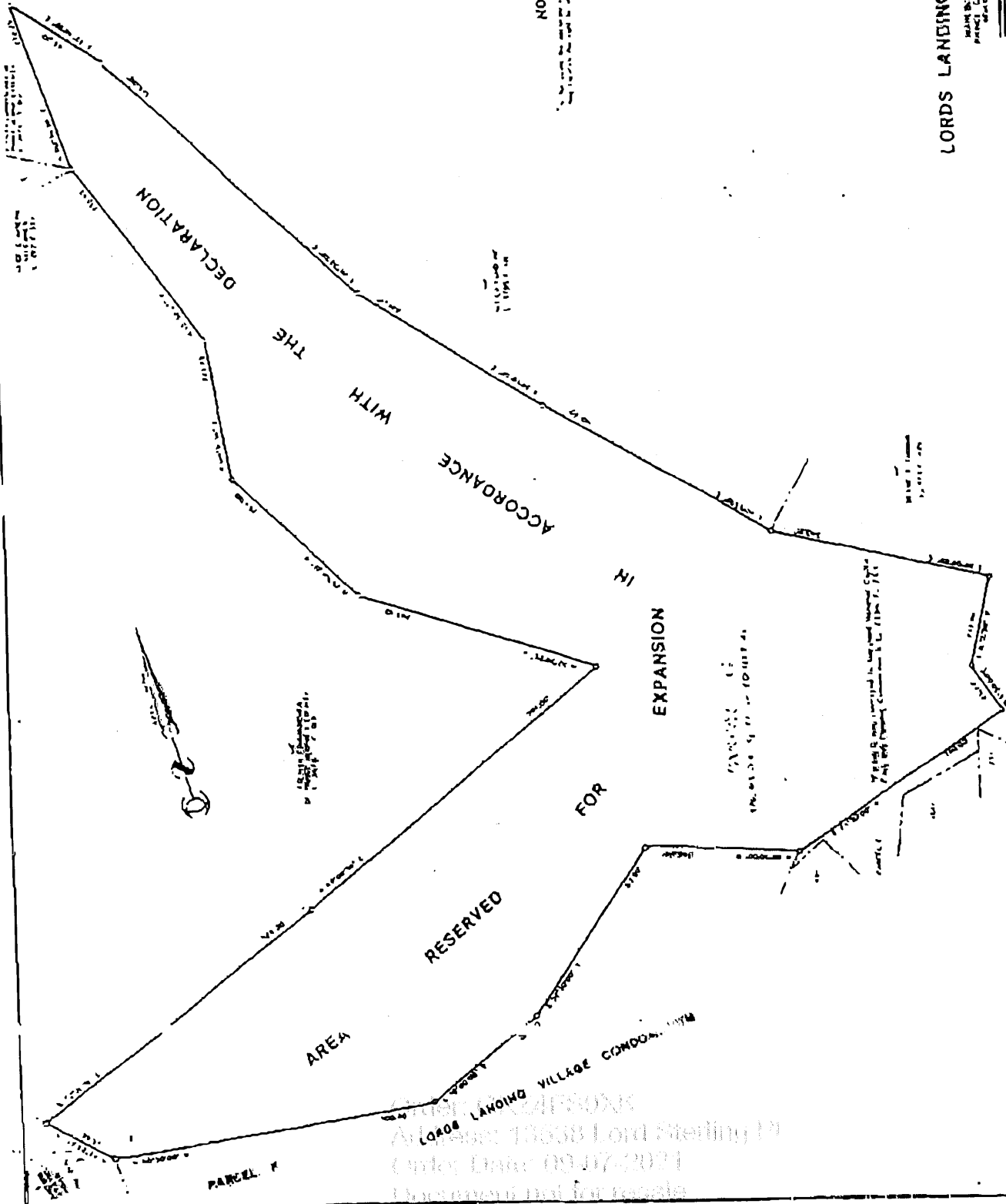
PHASE XI
LORDS LANDING VILLAGE CONDOMINIUM

RD A
RD B
RD C
RD D
RD E
RD F
RD G
RD H
RD I
RD J
RD K
RD L
RD M
RD N
RD O
RD P
RD Q
RD R
RD S
RD T
RD U
RD V
RD W
RD X
RD Y
RD Z

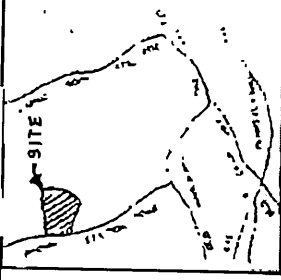
PAGE 1 OF 4



NOTE



Project: LORDS LANDING VILLAGE CONDOMINIUM
Address: 7830 Lord Sterling Dr
City: Fairfax, VA 22031
Document No: 09-07-2021
Date: 09/07/2021



CURVE DATA

STATION	PC	PT	PI	PERCENTAGE	CHORD BEARING	CHORD DIST.	CHORD AREA	CHORD PERIMETER
1+00.00	1+00.00	1+00.00	1+00.00	0.00%	0.0000	0.0000	0.0000	0.0000
1+00.00	1+00.00	1+00.00	1+00.00	0.00%	0.0000	0.0000	0.0000	0.0000
1+00.00	1+00.00	1+00.00	1+00.00	0.00%	0.0000	0.0000	0.0000	0.0000
1+00.00	1+00.00	1+00.00	1+00.00	0.00%	0.0000	0.0000	0.0000	0.0000
1+00.00	1+00.00	1+00.00	1+00.00	0.00%	0.0000	0.0000	0.0000	0.0000

NOTE
This drawing is based on the information provided by the applicant and is not a guarantee of accuracy. The applicant is responsible for the accuracy of the information provided.

7330

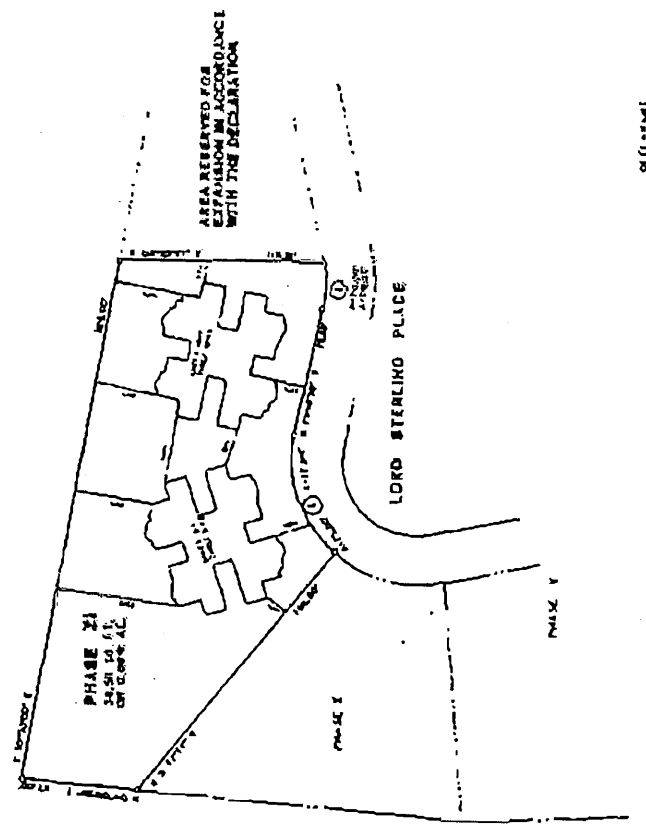
15

PHASE XI
INCLUDING UNITS 212 THROUGH 214 AND THE UNDERLYING
LORDS LANDING VILLAGE CONDOMINIUM

MARKED FOR ELECTION DISTRICT
PHASE XI, LORDS LANDING VILLAGE CONDOMINIUM, UNIT 212
APPLICANT: [Name]
DATE: [Date]
RD# [RD#]
[Additional text]



FIGURE 8
LORDS LANDING VILLAGE CONDOMINIUM
PLAN SHEET 2 OF 2



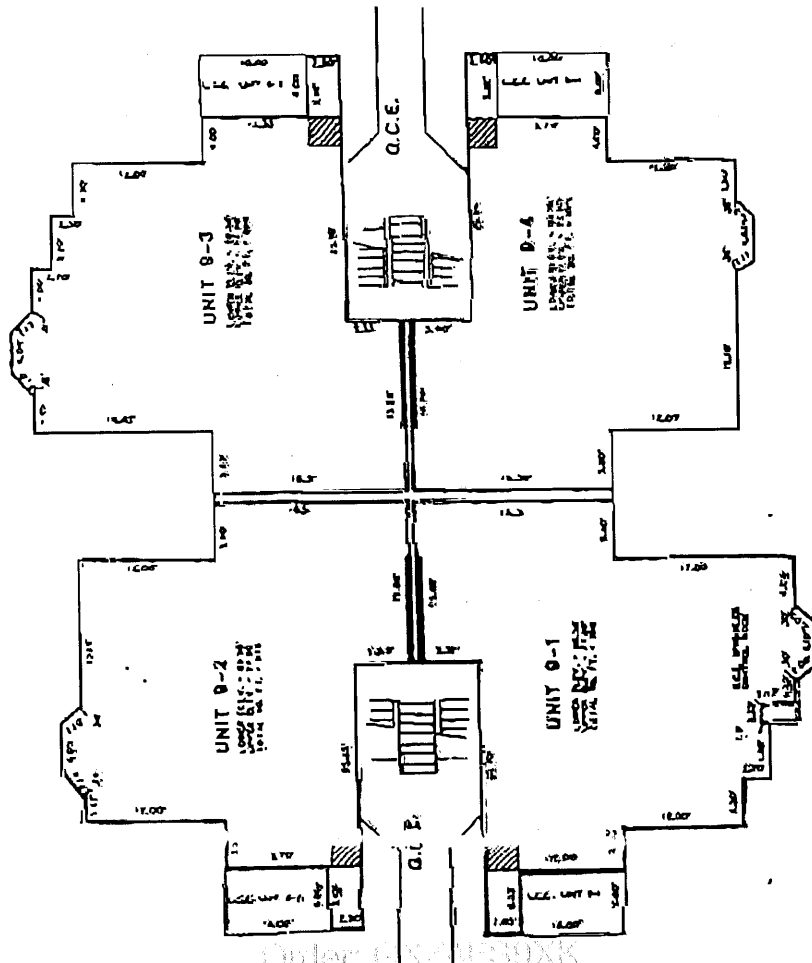
Scale: 1/4" = 10'-0"

DATE	
BY	
CHECKED	
DATE	

NOTES

1. The floor area of the units shown on this plan is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
2. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
3. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
4. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
5. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
6. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.
7. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan. The floor area of the units is based on the measurements of the units as shown on the site plan.

7830 10



FIRST FLOOR

LORDS LANDING VILLAGE CONDOMINIUM

FRANK J. ...
 FLOOR PLAN
 UNIT 0-1
 UNIT 0-2
 UNIT 0-3
 UNIT 0-4

DATE	10/10/2021
BY	FRANK J. ...
SCALE	AS SHOWN
PROJECT	LORDS LANDING VILLAGE CONDOMINIUM

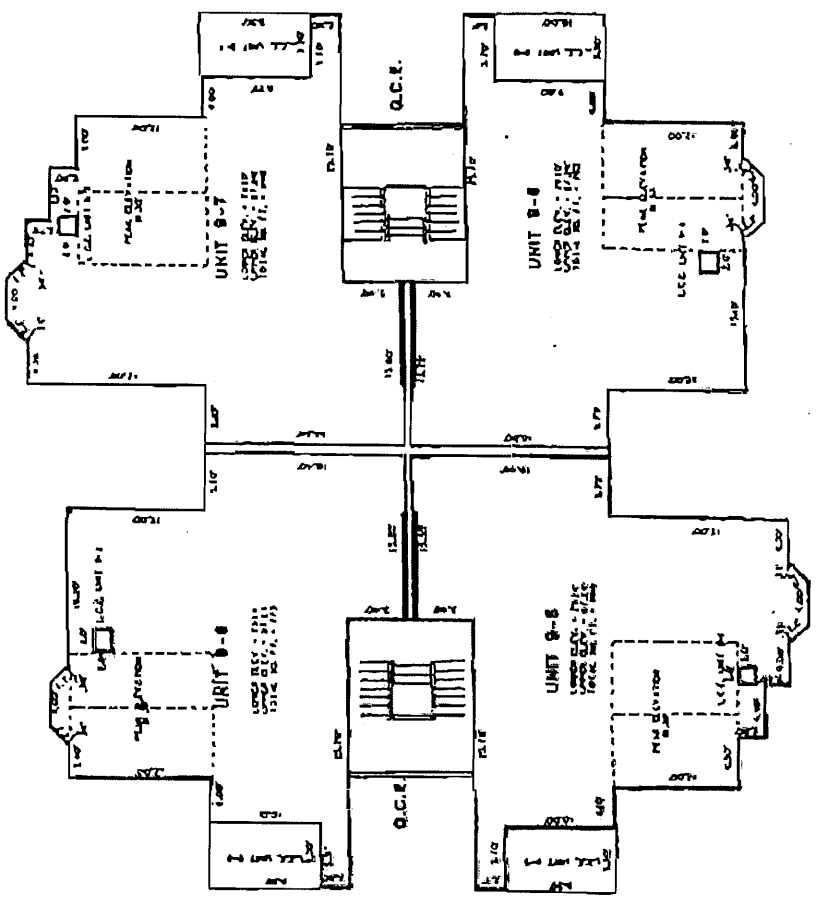
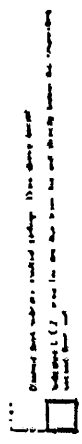
Order: G.K.M-192K
 Address: 7830 Lord Landing Pkwy
 Order Date: 09-07-2021
 Project: Lords Landing Village
 Draw: W-1001



NOTES

1. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
2. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
3. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
4. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
5. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
6. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
7. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
8. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
9. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.
10. The floor area of each unit is shown in square feet and is based on a 12' x 12' grid.

LEGEND



SECOND FLOOR

PHASE XI
FLOOR PLAN
UNITS 8-5 THRU 8-8

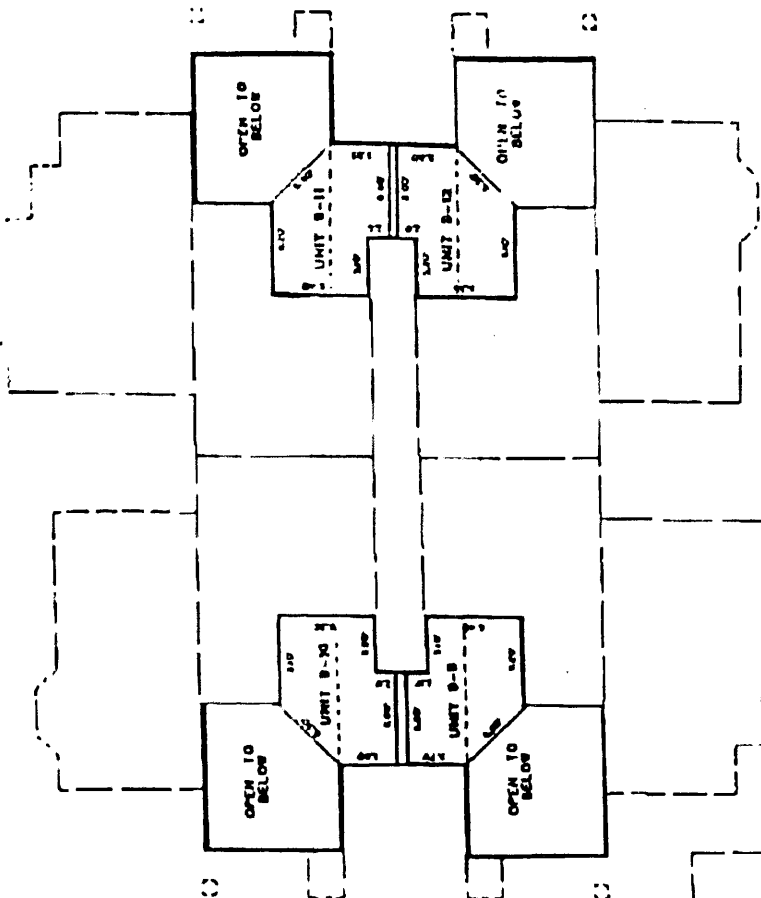
LORDS LANDING VILLAGE CONDOMINIUM

MARSHALLS DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
RDA UNIT 1100

RDA
MARSHALLS DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
RDA UNIT 1100

BY ENGINEER
P. S. BOOK

- NOTES**
1. All dimensions are in feet and inches.
 2. All areas are in square feet.
 3. All areas are rounded to the nearest square foot.
 4. All areas are rounded to the nearest square foot.
 5. All areas are rounded to the nearest square foot.
 6. All areas are rounded to the nearest square foot.
 7. All areas are rounded to the nearest square foot.
 8. All areas are rounded to the nearest square foot.
 9. All areas are rounded to the nearest square foot.
 10. All areas are rounded to the nearest square foot.



LOFT AREA

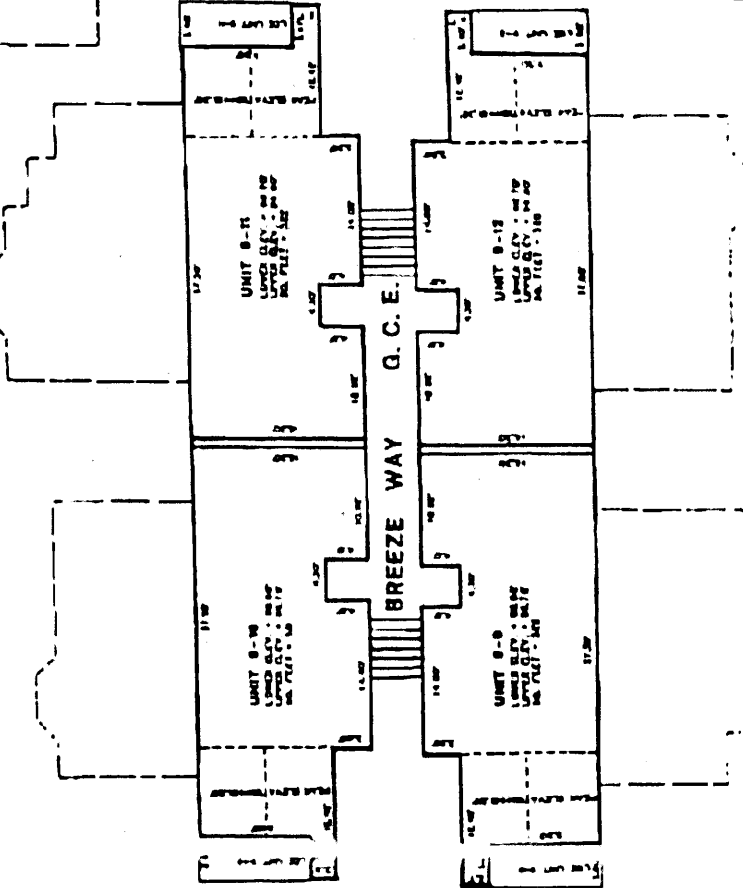
LEGE D

Legend for floor plan symbols



UNIT	LOFT AREA	UNIT 9-11	UNIT 9-12	UNIT 9-13	UNIT 9-14
9-11	108 SF	108 SF	108 SF	108 SF	108 SF
9-12	108 SF	108 SF	108 SF	108 SF	108 SF
9-13	108 SF	108 SF	108 SF	108 SF	108 SF
9-14	108 SF	108 SF	108 SF	108 SF	108 SF

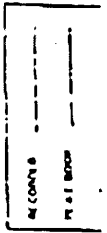
THIRD FLOOR



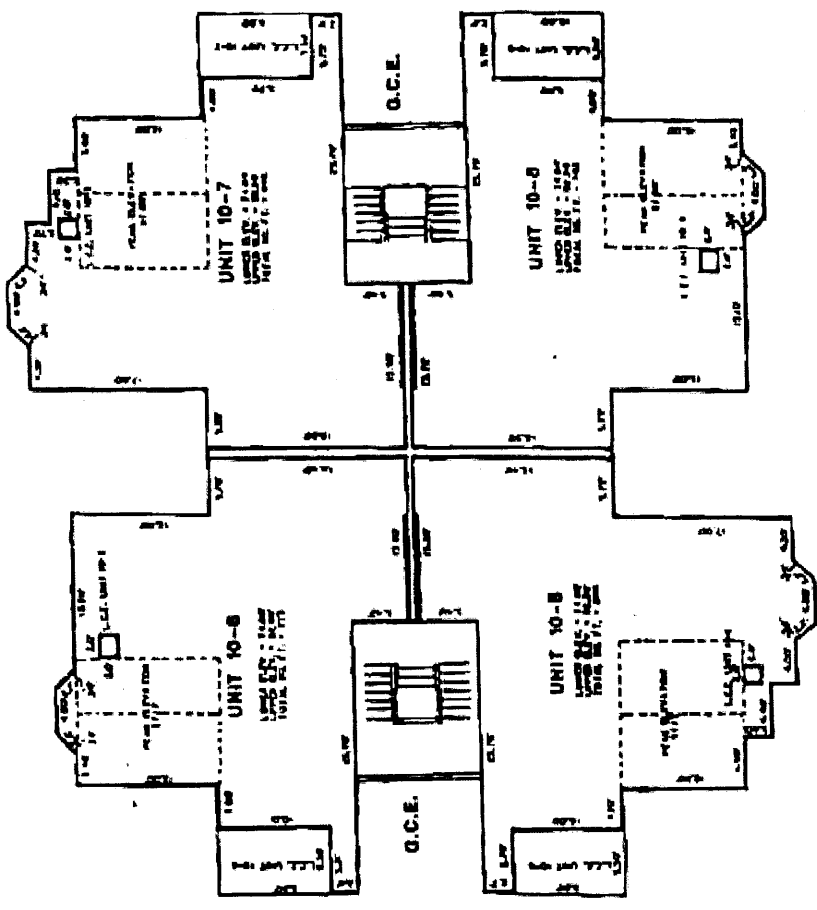
LORDS LANDING VILLAGE CONDOMINIUM

PHASE II
 (LOOR PLAN)
 UNITS 9-9 (NOV) 9-12

FOR BUILDING ELECTION OFFICER
 PROJECT: LORDS LANDING VILLAGE CONDOMINIUM
 SCALE: 1/8" = 1'-0" (NOV) 9-12
 RDA
 1000 BROADWAY, SUITE 1000, NEW YORK, NY 10018
 TEL: (212) 697-1100



Order: 100-100-100
 Address: 100-100 Lord Landing Ln
 Order: 100-100-100
 100-100-100-100
 100-100-100-100



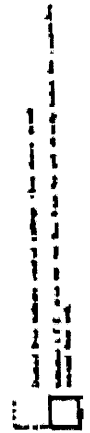
SECOND FLOOR



NOTES

1. The floor and wall finish shall be as shown on the floor plan.
2. The floor and wall finish shall be as shown on the floor plan.
3. The floor and wall finish shall be as shown on the floor plan.
4. The floor and wall finish shall be as shown on the floor plan.
5. The floor and wall finish shall be as shown on the floor plan.
6. The floor and wall finish shall be as shown on the floor plan.
7. The floor and wall finish shall be as shown on the floor plan.
8. The floor and wall finish shall be as shown on the floor plan.
9. The floor and wall finish shall be as shown on the floor plan.
10. The floor and wall finish shall be as shown on the floor plan.

LEGEND



7830 23

PHASE II
FLOOR PLAN
UNITS 10-5 THROUGH 10-8

LORDS LANDING VILLAGE CONDOMINIUM

MARK APPROVED ELECTRICAL DESIGNER
STATE OF CALIFORNIA LICENSE NO. 100000000
DATE: 08/11/01

MARK APPROVED ARCHITECTURAL DESIGNER
STATE OF CALIFORNIA LICENSE NO. 100000000
DATE: 08/11/01

REVISIONS
NO. 1

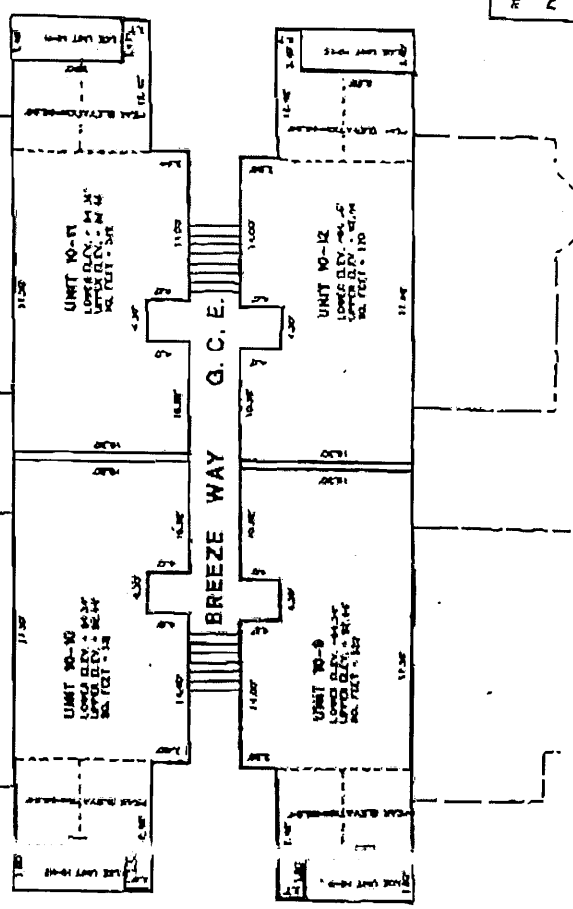
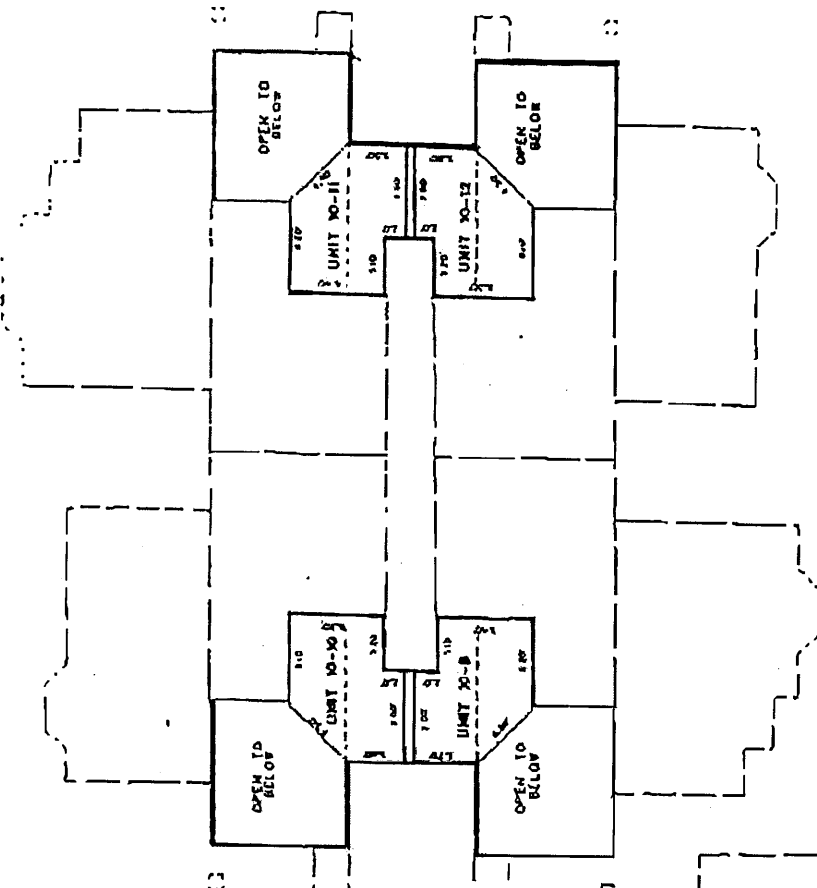
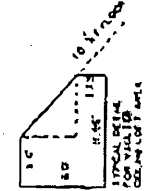
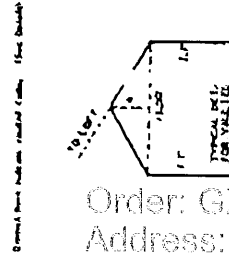
Order: 02070189003
Address: 13033 Lord Sterling Pl
Order Date: 09-07-2001
HomeWired.com

7830 24

NOTES

1. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.
2. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.
3. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.
4. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.
5. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.
6. All work shall be in accordance with the applicable codes and standards, and all materials shall be of the highest quality.

LEGEND



UNIT	LOFT AREA		TOTAL SQ. FEET
	LOWER ELEV.	UPPER ELEV.	
10-8	83.28	10.14	93.42
10-9	83.28	10.14	93.42
10-10	83.28	10.14	93.42
10-11	83.28	10.14	93.42
10-12	83.28	10.14	93.42

THIRD FLOOR

PHASE 31
FLOOR PLAN
DATE: 10-03-1994 10-12

LORDS LANDING VILLAGE CONDOMINIUM

MANAGED BY: ELECTION DISTRICT
PROJECT: GEORGE'S COUNTY, MARYLAND
DATE: 10-03-1994

REVISION
DATE

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI - 180 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	.5556	1
1-2	.5556	1
1-3	.5556	1
1-4	.5556	1
1-5	.5556	1
1-6	.5556	1
1-7	.5556	1
1-8	.5556	1
2-1	.5556	1
2-2	.5556	1
2-3	.5556	1
2-4	.5556	1
2-5	.5556	1
2-6	.5556	1
2-7	.5556	1
2-8	.5556	1
3-1	.5556	1
3-2	.5556	1
3-3	.5556	1
3-4	.5556	1
3-5	.5556	1
3-6	.5556	1
3-7	.5556	1
3-8	.5556	1
4-1	.5556	1
4-2	.5556	1
4-3	.5556	1
4-4	.5556	1
4-5	.5556	1
4-6	.5556	1
4-7	.5556	1
4-8	.5556	1
5-1	.5556	1
5-2	.5556	1
5-3	.5556	1
5-4	.5556	1
5-5	.5556	1
5-6	.5556	1
5-7	.5556	1
5-8	.5556	1

Exhibit "C"

Order: 09/07/2021
(Percentage Interests and Votes)
Order Date: 09/07/2021
Document not for resale
Hogan Lovell LLP

7830

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI - 180 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
6-1	.5556	1
6-2	.5556	1
6-3	.5556	1
6-4	.5556	1
6-5	.5556	1
6-6	.5556	1
6-7	.5556	1
6-8	.5556	1
7-1	.5556	1
7-2	.5556	1
7-3	.5556	1
7-4	.5556	1
7-5	.5556	1
7-6	.5556	1
7-7	.5556	1
7-8	.5556	1
7-9	.5556	1
7-10	.5556	1
7-11	.5556	1
7-12	.5556	1
8-1	.5556	1
8-2	.5556	1
8-3	.5556	1
8-4	.5556	1
8-5	.5556	1
8-6	.5556	1
8-7	.5556	1
8-8	.5556	1
8-9	.5556	1
8-10	.5556	1
8-11	.5556	1
8-12	.5556	1
9-1	.5556	1
9-2	.5556	1
9-3	.5556	1
9-4	.5556	1
9-5	.5556	1
9-6	.5556	1
9-7	.5556	1
9-8	.5556	1
9-9	.5556	1
	.5556	1
	.5556	1

Order: GX74FS9XK

Address: 13528 Lord Sterling Pl

Order Date: 09-07-2021

Document not for resale

HomeWiseDocs

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI - 180 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
9-11	.5556	1
9-12	.5556	1
10-1	.5556	1
10-2	.5556	1
10-3	.5556	1
10-4	.5556	1
10-5	.5556	1
10-6	.5556	1
10-7	.5556	1
10-8	.5556	1
10-9	.5556	1
10-10	.5556	1
10-11	.5556	1
10-12	.5556	1
13-1	.5556	1
13-2	.5556	1
13-3	.5556	1
13-4	.5556	1
13-5	.5556	1
13-6	.5556	1
13-7	.5556	1
13-8	.5556	1
14-1	.5556	1
14-2	.5556	1
14-3	.5556	1
14-4	.5556	1
14-5	.5556	1
14-6	.5556	1
14-7	.5556	1
14-8	.5556	1
14-9	.5556	1
14-10	.5556	1
14-11	.5556	1
14-12	.5556	1
15-1	.5556	1
15-2	.5556	1
15-3	.5556	1
15-4	.5556	1
15-5	.5556	1
15-6	.5556	3
15-7	.5556	1

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI - 180 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
15-8	.5556	1
16-1	.5556	1
16-2	.5556	1
16-3	.5556	1
16-4	.5556	1
16-5	.5556	1
16-6	.5556	1
16-7	.5556	1
16-8	.5556	1
16-9	.5556	1
16-10	.5556	1
16-11	.5556	1
16-12	.5556	1
17-1	.5556	1
17-2	.5556	1
17-3	.5556	1
17-4	.5556	1
17-5	.5556	1
17-6	.5556	1
17-7	.5556	1
17-8	.5556	1
17-9	.5556	1
17-10	.5556	1
17-11	.5556	1
17-12	.5556	1
18-1	.5556	1
18-2	.5556	1
18-3	.5556	1
18-4	.5556	1
18-5	.5556	1
18-6	.5556	1
18-7	.5556	1
18-8	.5556	1
19-1	.5556	1
19-2	.5556	1
19-3	.5556	1
19-4	.5556	1
19-5	.5556	1
19-6	.5556	1
19-7	.5556	1

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Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII, IX, X and XI - 180 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
19-8	.5556	1
20-1	.5556	1
20-2	.5556	1
20-3	.5556	1
20-4	.5556	1
20-5	.5556	1
20-6	.5556	1
20-7	.5556	1
20-8	.5556	1
21-1	.5556	1
21-2	.5556	1
21-3	.5556	1
21-4	.5556	1
21-5	.5556	1
21-6	.5556	1
21-7	.5556	1
21-8	.5476	1
Totals	100.000%	180

Order: CXXAFSSXK
Address: 13530 Lord Sterling Pl
Order Date: 00-07-2001
Docum: C-5
HomeViewDoc

8010 713

SUPPLEMENTARY DECLARATION

LORDS LANDING VILLAGE CONDOMINIUM

12th THIS SUPPLEMENTARY DECLARATION, made and entered into this day of August, 1991, by WELLINGTON HOMES, a California general partnership (hereinafter and in the exhibits attached hereto sometimes called the "Declarant").

WHEREAS, the Declarant is the owner in fee simple of certain land and premises and the buildings constructed or to be constructed thereon (hereinafter called the "Additional Property"), located in Prince George's County, State of Maryland, and more particularly described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, prior to the recordation hereof, the Declarant recorded among the Land Records of Prince George's County, Maryland, in Liber 7178 at Folio 898, et seq., a certain Declaration for Lords Landing Village Condominium, with exhibits thereto (hereinafter called the "Declaration"); and

WHEREAS, prior to the recordation hereof, the Declarant has recorded among the aforesaid Land Records a certain "Plat of Lords Landing Village Condominium", in Condominium Plat Book No. NLP143 at Plat 78, et seq. (hereinafter called the "Plat"); and

WHEREAS, prior to the recordation hereof, the Additional Property was subjected to the covenants and restrictions of the Amended Declaration of Covenants, Conditions and Restrictions of Villages of Marlborough Community Association, Inc. recorded among the Land Records of Prince George's County, Maryland, in Liber 6296 at folio 286 et seq., including all amendments and modifications thereto; and

WHEREAS, by the recordation of the Declaration, the Declarant submitted the Property as described in said Declaration and Exhibit "A" thereto, to the provisions of the Real Property Article, Title 11, Section 11-101, et seq., of the Annotated Code of Maryland (1988 Repl. Vol., as amended) (hereinafter called the "Act"), as a Condominium; and

WHEREAS, the Declarant retained in the Declaration the absolute right, to be exercised prior to seven (7) years from the date of recordation of the Declaration to annex to the Condominium, as originally established by the Declaration, the Additional Property, including improvements thereon and appurtenances thereto, thereby submitting same to each and every provision of the Declaration and the Act; and

WHEREAS, the Declarant intends by the execution and recordation hereof to exercise the aforesaid right to expand the Condominium as originally established by the Declaration.

Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

NOW, THEREFORE, the Declarant hereby grants and declares that all of the Property and Additional Property and all appurtenances thereto shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated and/or encumbered subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens hereinafter and in the Declaration set forth, including the provisions of the Bylaws of the Council of Unit Owners of Lords Landing Village Condominium (a copy of which is attached to the Declaration as Exhibit "B" and by this reference incorporated herein), all of which are declared and agreed to be in aid of a plan for establishing the Property and Additional Property as a Condominium, and all of which shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant and/or any Unit owner in accordance with the Declaration.

ARTICLE I

As of the recordation of this Supplementary Declaration, the Additional Land and all improvements thereon are hereby annexed and made a part of the Condominium to the same extent as and if the Additional Land was fully described in Exhibit "A" of the Declaration.

As of the recordation of this Supplementary Declaration, the common elements and condominium units described on Exhibit "B" attached hereto and made a part hereof are made a part of the Condominium to the same extent as and if they were fully described in the Plat incorporated in the Declaration as Exhibit "C" thereto. The Condominium Plat of Phase XII of Lords Landing Village Condominium was recorded among the Land Records of Prince George's County, Maryland, in Plat Book No. V 159 at Plat 9/14/98 at seq.

As of the recordation of this Supplementary Declaration, each Unit in the Condominium shall have the Percentage Interest in Common Elements and votes as set forth in Exhibit "C" attached hereto and made a part hereof.

ARTICLE II

Section 1. Severability. Invalidation of any part of this Supplementary Declaration by judgment, decree or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect. The provisions of this Supplementary Declaration shall be liberally construed so as to effect the expansion of the Condominium as contemplated by the Act, the Declaration and this Supplementary Declaration.

Section 2. Captions. The captions contained in this Supplementary Declaration are for convenience only, are not a part

8010 720

of this Supplementary Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Supplementary Declaration.

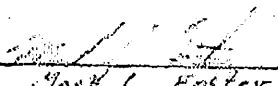
Section 3. Definitions. Unless specified herein to the contrary, the defined terms used herein shall have the same meaning as in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused this writing to be executed and delivered in its name and on its behalf on the day and year first above written.

ATTEST:

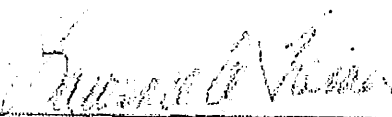
WELLINGTON HOMES
a California general partnership

By: FOSTER SOUTH CORPORATION,
a California corporation,
General Partner



Mark L. Foster
(Assistant) Secretary

(CORPORATE SEAL)

By: 

Lawrence A. Tiernan
(Vice) President

8010 721

* * *

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

*
* to wit:
*

On this 10th day of August, 1991, before me, the undersigned officer, personally appeared Lawrence A. Tiernan and M. FOSTER, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument as (Vice) President and (Assistant) Secretary, respectively, of Foster South Corporation, a California corporation, general partner of Wellington Homes, a California general partnership, and acknowledged that they executed the same for the purposes therein contained, as their own free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robin E. Lee
Robin E. Lee Notary Public

My Commission Expires: 5-31-93

[NOTARIAL SEAL]

ATTORNEY'S CERTIFICATE

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

Sharon D. Nelson
Sharon D. Nelson, Esquire

8010 722

Order: ~~0001~~ 59XK
Address: 12538 (Phase 1) g PI
(Legal Description)
Order Date: 09-07-2021
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HomeWiseDocs

8030 723

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC. ENGINEERS • LAND PLANNERS • LAND SURVEYORS

15207A MARLBORO PIKE, FORD OFFICE BUILDING
UPPER MARLBORO, MARYLAND 20772
TELEPHONE (301) 627-3100

Ben Robertson, R.L.S.

July 29, 1991

C. Shekhar Dhalwala, P.E.

LEGAL DESCRIPTION

FOR

PHASE XII, LORDS LANDING VILLAGE CONDOMINIUM

Being a parcel of land lying in the Marlboro (3rd) Election District of Prince George's County, Maryland said parcel being part of Parcel F as shown on a plat of subdivision entitled, "Plat Twenty-One, Parcel F, Black F, Villages of Marlborough" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 135 at Plat No. 53, being more particularly described as follows:

Beginning for the same at the end of the fourth (4th) or South 80° 30' 00" East 500.00 foot line of said Parcel F, thence running with part of the fifth (5th) line of said parcel:

1. North 70° 00' 00" East 67.00 feet to a point, thence running with the westerly outline of Phase VIII, Lords Landing Village Condominium for the following two (2) courses and distances:

2. South 10° 08' 15" East 162.72 feet to a point, thence

3. South 24° 34' 43" West 35.00 feet to a point on the northerly outline of Lord Sterling Place, thence running with the same the following twelve (12) courses and distances:

4. 27.02 feet along the arc of a curve to the left, having a radius of 167.00 feet and a chord bearing and distance North 69° 42' 18" West 23.00 feet to a point, thence

5. North 72° 00' 15" West 40.49 feet to a point, thence

6. 28.11 feet along the arc of a curve to the left, having a radius of 98.00 feet and a chord bearing and distance North 88° 07' 29" West 47.82 feet to a point, thence

Order 00741-808K
Address: 13631 Lord Sterling Pl
Order Date: 09-07-2024
Document not for resale
HomeWired.com

5010 724

7. 18.85 feet along the arc of a curve to the right, having a radius of 12.00 feet and a chord bearing and distance North $57^{\circ} 14' 42''$ West 16.97 feet to a point, thence

8. North $12^{\circ} 14' 42''$ West 5.00 feet to a point, thence

9. 7.85 feet along the arc of a curve to the right, having a radius of 5.00 feet and a chord bearing and distance North $32^{\circ} 45' 18''$ East 7.07 feet to a point, thence

10. North $77^{\circ} 45' 18''$ East 11.50 feet to a point, thence

11. North $12^{\circ} 14' 42''$ West 18.00 feet to a point, thence

12. South $77^{\circ} 45' 18''$ West 11.50 feet to a point, thence

13. 7.85 feet along the arc of a curve to the right, having a radius of 5.00 feet and a chord bearing and distance North $57^{\circ} 14' 42''$ West 7.07 feet to a point, thence

14. North $12^{\circ} 14' 42''$ West 14.00 feet to a point, thence

15. South $77^{\circ} 45' 18''$ West 118.00 feet to a point, thence leaving said Lord Sterling Place and running with the easterly outline of Phase XI, Lords Landing Village Condominium

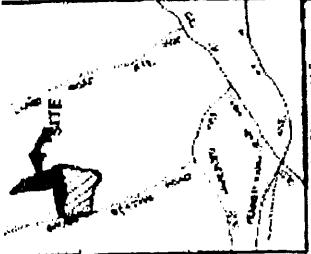
16. North $00^{\circ} 23' 45''$ West 118.91 feet to a point on the said fourth(4th) line of Parcel F, thence running with the same

17. South $80^{\circ} 30' 00''$ East 180.00 feet to the point of beginning.

Containing 32,364 square feet or 0.7430 Acres of land, more or less.

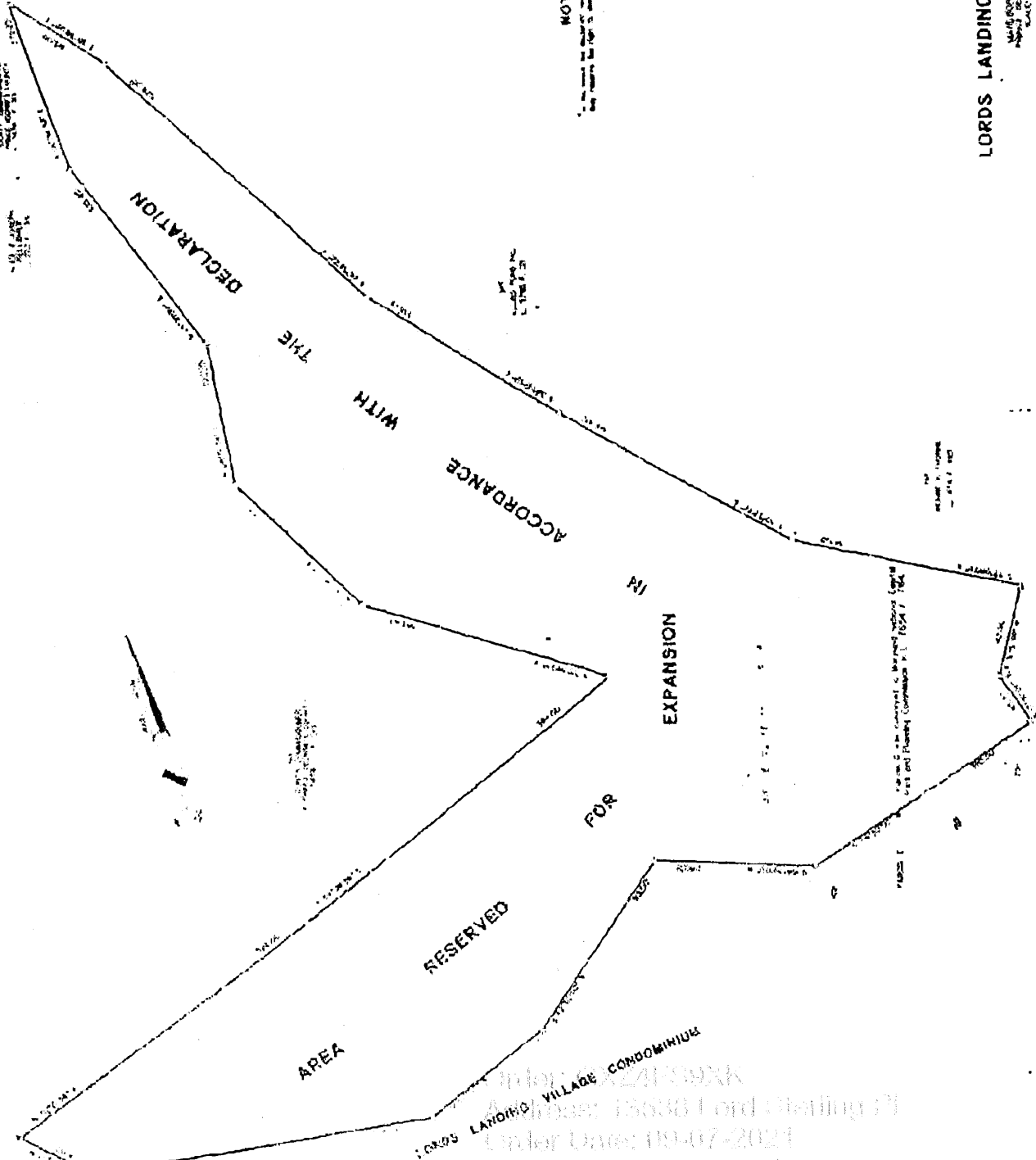
8010 775

Order: GX/41-39XK
A Exhibit "B" 3 Lond Sterling Pl
(Condominium Plats - Phase XII)
Order Date: 09-07-2021
Document not for resale
HomeWireDocs



SCALE: 1" = 200'

50410 727



NOTE
The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies.

LORDS LANDING VILLAGE CONDOMINIUM

PHASE 315

MANAGED BY: [Name]
PROPERTY ADDRESS: [Address]

IRDA

FOR THE RECORD: [Name]
ADDRESS: [Address]
DATE: [Date]

PAGE 2 OF 2

LORDS LANDING VILLAGE CONDOMINIUM
Address: 13038 Lord Sterling Dr
Under Order: 19-07-2024
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8010 728

SITE

SHEET NO. 1 OF 2

NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LORDS LANDING VILLAGE CONDOMINIUM

PHASE III

APPROVED FOR THE CITY OF STERLING
DATE: 07/20/2021

ADA

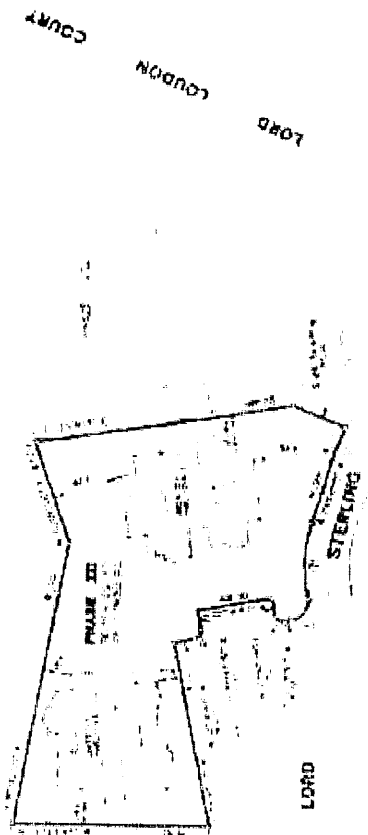
ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STERLING
ZONING ORDINANCE AND THE INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION WITH ALL AMENDMENTS THROUGH 2018.

CURVE DATA

STATION	PC	PT	PI	LC	EA	EB	EC	ED	EA	EB	EC	ED
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00

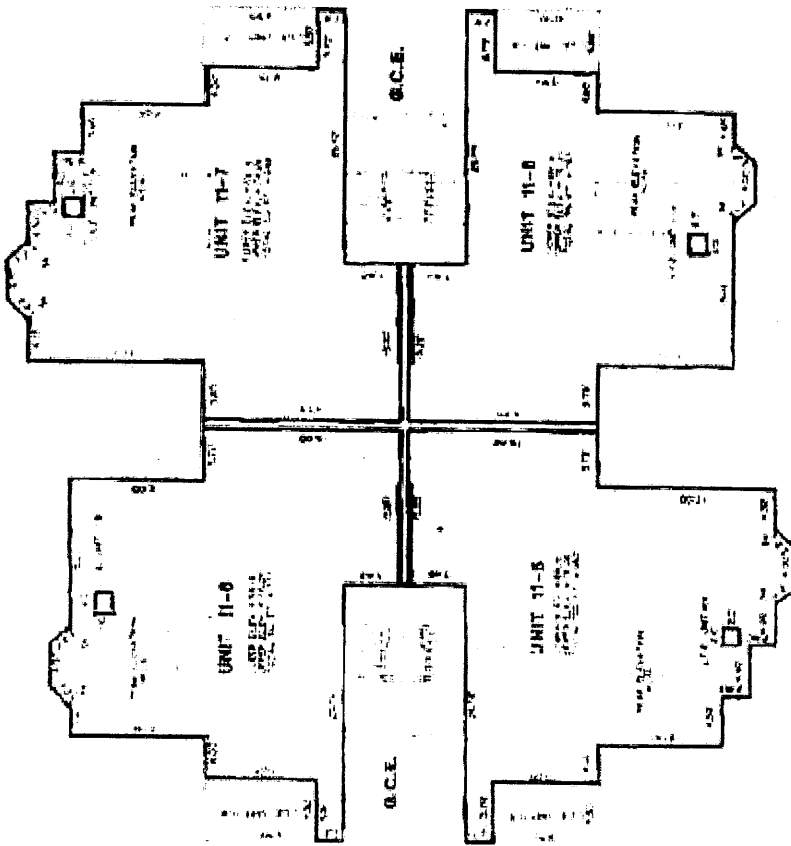


PARCEL B
LORDS LANDING VILLAGE CONDOMINIUM
SHEET 3 OF 3



PLACE

Order: GXZ4FS9XK
 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeViseDocs



SECOND FLOOR



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES TO BE DETERMINED BY ARCHITECT.

3. SEE NOTES TO GENERAL NOTES FOR FINISHES.

4. SEE NOTES TO GENERAL NOTES FOR FINISHES.

5. SEE NOTES TO GENERAL NOTES FOR FINISHES.

6. SEE NOTES TO GENERAL NOTES FOR FINISHES.

7. SEE NOTES TO GENERAL NOTES FOR FINISHES.

8. SEE NOTES TO GENERAL NOTES FOR FINISHES.

9. SEE NOTES TO GENERAL NOTES FOR FINISHES.

10. SEE NOTES TO GENERAL NOTES FOR FINISHES.

LEGEND

□ COMMON ELEMENTS

8040 730

DATE: 01/15/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]

LORDS LANDING VILLAGE CONDOMINIUM

ARCHITECT: [Name]
 PROJECT: LORDS LANDING VILLAGE
 SHEET: 11-02
 DATE: 01/15/2021

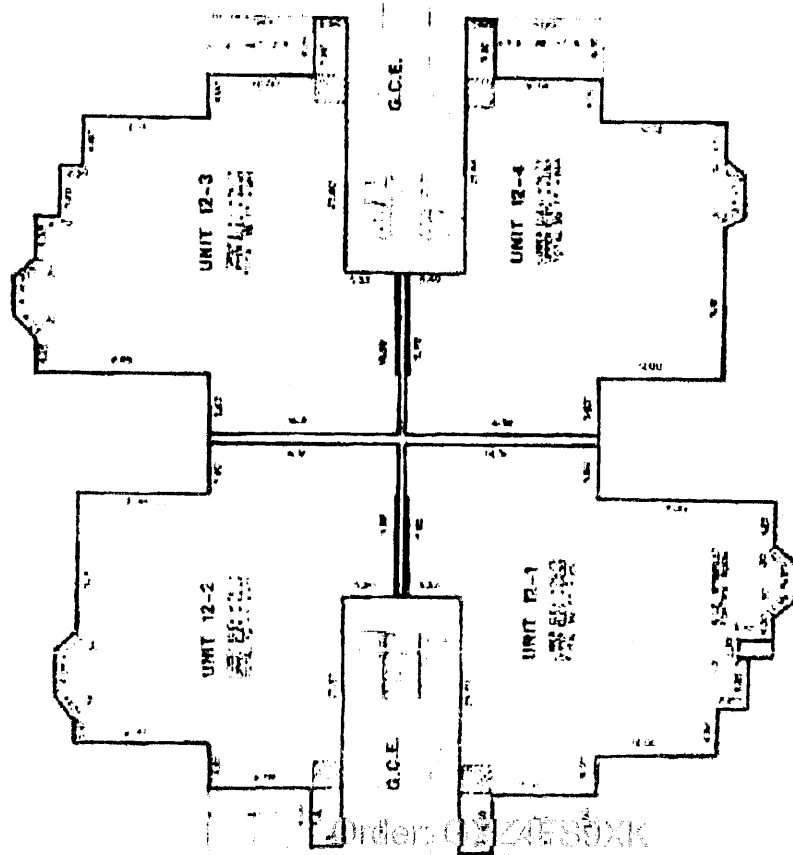
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 Address: 13538 Lord Sterling Pl
 Order Date: 09-07-2021
 Document not for resale
 HomeWiseDocs

NOTES

[Faded text in the notes section]

80040 732

LORDS LANDING VILLAGE CONDOMINIUM



FIRST FLOOR

PLANNED BY: ...
DESIGNED BY: ...
DRAWN BY: ...
DATE: ...

Order: 0124585XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

8042 733

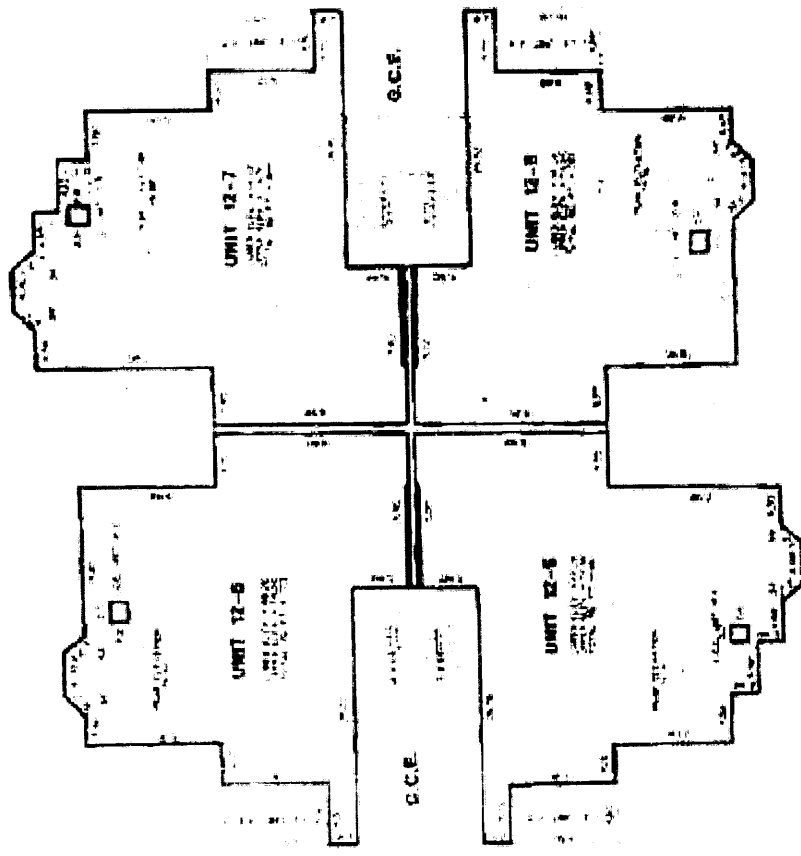


NOTES

Notes section containing several lines of text, likely describing the units and their specifications.

LEGEND

Legend section with a small square symbol and text describing the symbols used in the floor plan.



SECOND FLOOR

LORDS LANDING VILLAGE CONDOMINIUM

Project information including dates and names: PROJECT 121, 12/20/2018, 12/20/2018, 12/20/2018, 12/20/2018, 12/20/2018.

Order: GX24159XK
Address: 13533 Lord Sterling Pl
Order Date: 01-07-2021
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Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII,
IX, X, XI and XII - 200 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
1-1	.5000	1
1-2	.5000	1
1-3	.5000	1
1-4	.5000	1
1-5	.5000	1
1-6	.5000	1
1-7	.5000	1
1-8	.5000	1
2-1	.5000	1
2-2	.5000	1
2-3	.5000	1
2-4	.5000	1
2-5	.5000	1
2-6	.5000	1
2-7	.5000	1
2-8	.5000	1
3-1	.5000	1
3-2	.5000	1
3-3	.5000	1
3-4	.5000	1
3-5	.5000	1
3-6	.5000	1
3-7	.5000	1
3-8	.5000	1
4-1	.5000	1
4-2	.5000	1
4-3	.5000	1
4-4	.5000	1
4-5	.5000	1
4-6	.5000	1
4-7	.5000	1
4-8	.5000	1
5-1	.5000	1
5-2	.5000	1
5-3	.5000	1
5-4	.5000	1
5-5	.5000	1
5-6	.5000	1
5-7	.5000	1
5-8	.5000	1
6-1	.5000	1

Order: 0174059XK
Exhibit "C"

Address: 13538 Lord Sterling Pl
(Percentage Interests and Votes)
Order Date: 09-07-2021

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8010 725

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII,
IX, X, XI and XII - 200 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
6-2	.5000	1
6-3	.5000	1
6-4	.5000	1
6-5	.5000	1
6-6	.5000	1
6-7	.5000	1
6-8	.5000	1
7-1	.5000	1
7-2	.5000	1
7-3	.5000	1
7-4	.5000	1
7-5	.5000	1
7-6	.5000	1
7-7	.5000	1
7-8	.5000	1
7-9	.5000	1
7-10	.5000	1
7-11	.5000	1
7-12	.5000	1
8-1	.5000	1
8-2	.5000	1
8-3	.5000	1
8-4	.5000	1
8-5	.5000	1
8-6	.5000	1
8-7	.5000	1
8-8	.5000	1
8-9	.5000	1
8-10	.5000	1
8-11	.5000	1
8-12	.5000	1
9-1	.5000	1
9-2	.5000	1
9-3	.5000	1
9-4	.5000	1
9-5	.5000	1
9-6	.5000	1
9-7	.5000	1
9-8	.5000	1
9-9	.5000	1
9-10	.5000	1
9-11	.5000	1
9-12	.5000	1

Order #: 2021-592K
Address: 12533 Lord Sterling Pl
Order #: 2021-09-07-2021
Document used for records
HomeWire.com

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII,
IX, X, XI and XII - 200 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
10-1	.5000	1
10-2	.5000	1
10-3	.5000	1
10-4	.5000	1
10-5	.5000	1
10-6	.5000	1
10-7	.5000	1
10-8	.5000	1
10-9	.5000	1
10-10	.5000	1
10-11	.5000	1
10-12	.5000	1
11-1	.5000	1
11-2	.5000	1
11-3	.5000	1
11-4	.5000	1
11-5	.5000	1
11-6	.5000	1
11-7	.5000	1
11-8	.5000	1
11-9	.5000	1
11-10	.5000	1
11-11	.5000	1
11-12	.5000	1
12-1	.5000	1
12-2	.5000	1
12-3	.5000	1
12-4	.5000	1
12-5	.5000	1
12-6	.5000	1
12-7	.5000	1
12-8	.5000	1
13-1	.5000	1
13-2	.5000	1
13-3	.5000	1
13-4	.5000	1
13-5	.5000	1
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13-8	.5000	1
14-1	.5000	1
14-2	.5000	1
14-3	.5000	1

Order: GXZ4FSS000
Address: 13538 5000 Sterling Pl
Order Date: 09-07-2021
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Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII,
IX, X, XI and XII - 200 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
14-4	.5000	1
14-5	.5000	1
14-6	.5000	1
14-7	.5000	1
14-8	.5000	1
14-9	.5000	1
14-10	.5000	1
14-11	.5000	1
14-12	.5000	1
15-1	.5000	1
15-2	.5000	1
15-3	.5000	1
15-4	.5000	1
15-5	.5000	1
15-6	.5000	1
15-7	.5000	1
15-8	.5000	1
16-1	.5000	1
16-2	.5000	1
16-3	.5000	1
16-4	.5000	1
16-5	.5000	1
16-6	.5000	1
16-7	.5000	1
16-8	.5000	1
16-9	.5000	1
16-10	.5000	1
16-11	.5000	1
16-12	.5000	1
17-1	.5000	1
17-2	.5000	1
17-3	.5000	1
17-4	.5000	1
17-5	.5000	1
17-6	.5000	1
17-7	.5000	1
17-8	.5000	1
17-9	.5000	1
17-10	.5000	1
17-11	.5000	1
17-12	.5000	1
18-1	.5000	1
18-2	.5000	1

Order: GX24F89
Address: 13638 1st Street, N.W.
Order Date: 09-07-2021
Document not for sale
Henry-Windburn

8040 728

Schedule of Percentage Interests and Votes

Lords Landing Village Condominium

Phases I, II, III, IV, V, VI, VII, VIII,
IX, X, XI and XII - 200 Units

<u>Unit</u>	<u>Percentage Interest</u>	<u>Vote</u>
18-3	.5000	1
18-4	.5000	1
18-5	.5000	1
18-6	.5000	1
18-7	.5000	1
18-8	.5000	1
19-1	.5000	1
19-2	.5000	1
19-3	.5000	1
19-4	.5000	1
19-5	.5000	1
19-6	.5000	1
19-7	.5000	1
19-8	.5000	1
20-1	.5000	1
20-2	.5000	1
20-3	.5000	1
20-4	.5000	1
20-5	.5000	1
20-6	.5000	1
20-7	.5000	1
20-8	.5000	1
21-1	.5000	1
21-2	.5000	1
21-3	.5000	1
21-4	.5000	1
21-5	.5000	1
21-6	.5000	1
21-7	.5000	1
21-8	.5000	1
TOTAL	100.0000	200

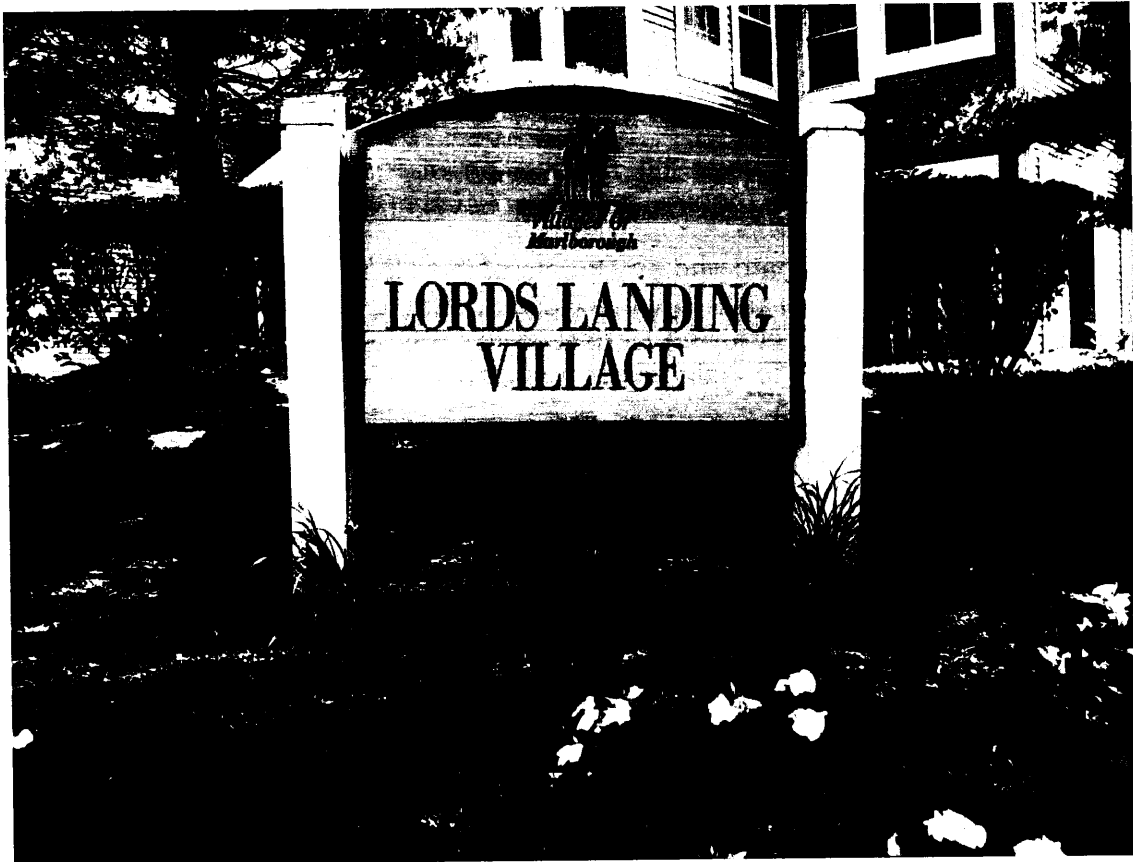
Shaw and Associates
10th Floor
1010 Wayne Avenue
P.O. Box 8728
Silver Spring, MD 20907

Attn: Gina Williamson

Order: GXZ4FS9XK
Address: 13538 Lord Sterling Pl
Order Date: 09-07-2021
Document not for resale
HomeWiseDocs

FULL RESERVE STUDY

Lords Landing Village Condominium



Upper Marlboro, Maryland

June 20, 2018



Long-term thinking. Everyday commitment.

This Report contains intellectual property developed by Reserve Advisors, Inc. and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.



Long-term thinking. Everyday commitment.

Lords Landing Village Condominium
Upper Marlboro, Maryland

Corporate Office

Reserve Advisors, Inc.
735 N. Water Street, Suite 175
Milwaukee, WI 53202

Dear Board of Directors of Lords Landing Village Condominium:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Lords Landing Village Condominium in Upper Marlboro, Maryland and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 20, 2018.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two years. We look forward to continuing to help Lords Landing Village Condominium plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on September 18, 2018 by

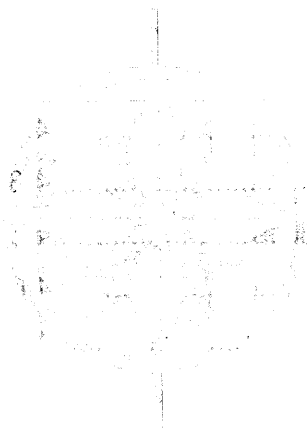
Reserve Advisors, Inc.



Visual Inspection and Report by: Nicholas R. Julia, RS¹ and Aime Mbakop
Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance

¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607

PHYSICAL CHEMISTRY

LONG-TERM VISITING FELLOWSHIP PROGRAM



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1. RESERVE STUDY EXECUTIVE SUMMARY	1.1
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Balconies, Wood.....	4.1
Chimney Caps, Metal.....	4.2
Gutters and Downspouts, Aluminum.....	4.3
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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Lords Landing Village Condominium (Lords Landing)

Location: Upper Marlboro, Maryland

Reference: 101328

Property Basics: Lords Landing Village Condominium is a condominium style development of 200 units in 21 buildings. The buildings were built from 1987 to 1992.

Reserve Components Identified: 25 Reserve Components.

Inspection Date: June 20, 2018. We conducted the original Reserve Study on December 3, 2015.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2021 due to replacement of the asphalt shingle roofs, 2028 due to replacement of the aluminum siding, and 2040 due to subsequent replacement of the asphalt shingle roofs.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 1.7% anticipated annual rate of return on invested reserves
- 2.8% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund:

- \$264,201 as of May 31, 2018
- 2018 budgeted Reserve Contributions of \$202,571

Project Prioritization: We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Replacement of the gutters and downspouts
- Replacement of the asphalt shingle roofs
- Mill and overlay of the asphalt pavement
- Replacement of the remaining of the wood trim at the buildings
- Replacement of the asphalt walking paths
- Partial Replacement of the concrete sidewalk
- Replacement of the playground equipment

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Phased increases of approximately \$19,000 from 2019 through 2021
- Inflationary increases from 2022 through 2028
- Decrease to \$275,000 by 2029 due to fully funding for replacement of the aluminum siding
- Inflationary increases from 2030 through 2040

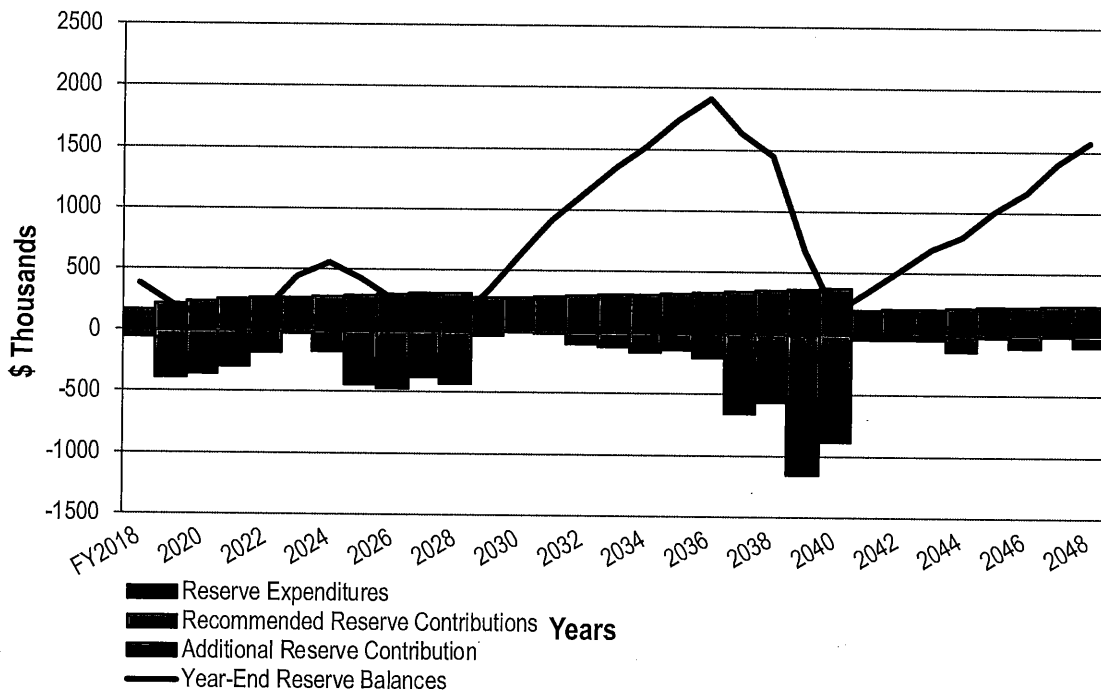


- Decrease to \$200,000 by 2041 due to fully funding for the subsequent replacement of asphalt shingle roofs.
- Inflationary increases through 2048, the limit of this study's Cash Flow Analysis
- Additional reserve contribution of \$47,580 from March 2018 through March 2019 from the chimney cap replacement financial settlement.
- Initial adjustment in Reserve Contributions of \$19,029 represents an average monthly increase of \$7.93 per homeowner and about a two percent (2.6%) adjustment in the 2018 total Operating Budget of \$744,810.



Lords Landing
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2019	221,600	218,797	2029	275,000	324,449	2039	362,400	682,652
2020	240,600	109,886	2030	282,700	615,068	2040	372,500	177,707
2021	259,600	78,511	2031	290,600	906,714	2041	200,000	342,686
2022	266,900	176,651	2032	298,700	1,128,553	2042	205,600	515,005
2023	274,400	438,556	2033	307,100	1,340,415	2043	211,400	694,958
2024	282,100	559,211	2034	315,700	1,522,290	2044	217,300	794,106
2025	290,000	418,104	2035	324,500	1,743,684	2045	223,400	1,008,034
2026	298,100	258,320	2036	333,600	1,915,112	2046	229,700	1,154,995
2027	306,400	192,086	2037	342,900	1,631,889	2047	236,100	1,397,686
2028	315,000	79,714	2038	352,500	1,448,898	2048	242,700	1,575,942





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Lords Landing Village Condominium

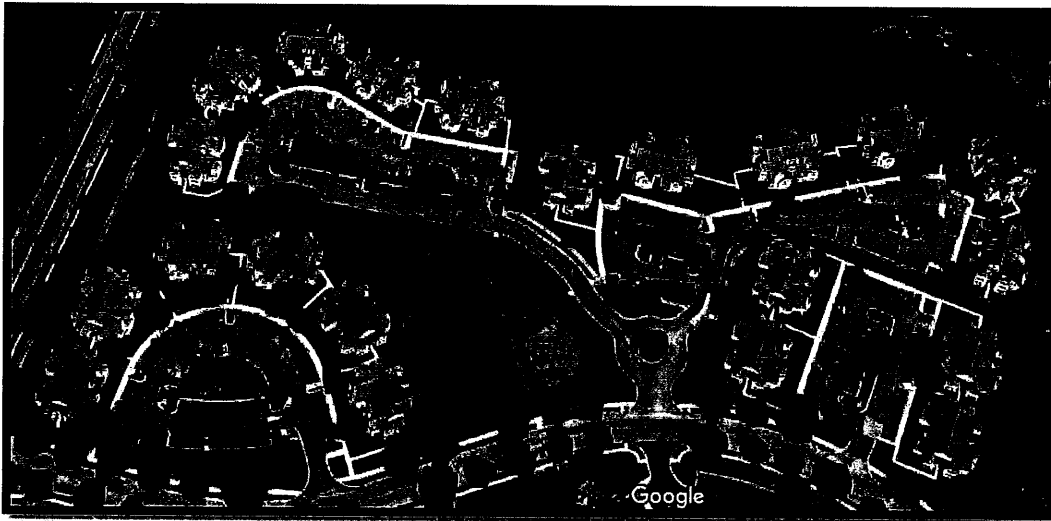
Upper Marlboro, Maryland

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, June 20, 2018. We conducted the original Reserve Study on December 3, 2015.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Lords Landing responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold



Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Electrical Systems, Common
- Foundations
- Structural Frames

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$6,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Fire Extinguisher, Plastic Housings
- Flag pole
- Landscape
- Paint Finishes, Touch Up
- Signage, Entrance Monument, Southeast corner of the property
- Signage, Parking, Street Identification
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to:

- Electrical Systems (Including Circuit Protection Panels)
- Heating, Ventilating and Air Conditioning (HVAC) Units
- Interiors
- Light Fixtures, Exterior
- Pipes (Within Units)
- Windows and Doors



3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2018 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of **Reserve Expenditures** and **Reserve Funding Plan**.

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Individual Reserve Budgets & Cash Flows for the Next 30 Years															
FY2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lords Landing															
Village Condominium															
Upper Marlboro, Maryland															
Reserves at Beginning of Year (Note 1)	264,201	378,720	218,797	109,886	78,511	176,651	438,556	559,211	418,104	258,320	192,086	324,449	615,068	906,714	1,128,553
Plus Recommended Reserve Contributions	118,166	221,600	240,600	259,600	266,900	274,400	282,100	290,000	298,100	306,400	315,000	282,700	290,600	298,700	307,100
Plus Additional Chimney Cap Reserve Contributions	47,580														
Total Recommended Reserve Contributions (Note 2)	165,746	221,600	240,600	259,600	266,900	274,400	282,100	290,000	298,100	306,400	315,000	282,700	290,600	298,700	307,100
Plus Estimated Interest Earned, During Year (Note 3)	3,172	5,036	2,770	1,588	2,151	5,185	8,410	8,237	5,701	3,786	2,291	7,919	12,826	17,154	20,809
Less Anticipated Expenditures, By Year	(54,399)	(386,559)	(352,281)	(292,563)	(170,911)	(17,680)	(169,855)	(439,344)	(463,565)	(376,430)	(429,663)	0	(11,780)	(94,015)	(116,047)
Anticipated Reserves at Year End	\$378,720	\$218,797	\$109,886	\$78,511	\$176,651	\$438,556	\$559,211	\$418,104	\$258,320	\$192,086	\$324,449	\$615,068	\$906,714	\$1,128,553	\$1,340,415

(NOTE 5)

Individual Reserve Budgets & Cash Flows for the Next 30 Years. Continued

(continued)	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Reserves at Beginning of Year	1,340,415	1,522,290	1,743,684	1,915,112	1,631,889	1,448,898	682,652	177,707	342,686	515,005	694,958	794,106	1,008,034	1,154,995	1,397,686
Total Recommended Reserve Contributions	315,700	324,600	333,600	342,900	352,500	362,400	372,500	200,000	205,600	211,400	217,300	223,400	229,700	236,100	242,700
Plus Estimated Interest Earned, During Year	24,128	27,827	30,898	29,895	25,966	17,965	7,251	4,386	7,229	10,198	12,550	15,189	18,231	21,515	25,063
Less Anticipated Expenditures, By Year	(157,953)	(130,633)	(193,010)	(656,019)	(661,457)	(1,146,611)	(864,696)	(39,407)	(40,510)	(41,645)	(130,702)	(24,661)	(100,970)	(14,924)	(89,507)
Anticipated Reserves at Year End	\$1,522,290	\$1,743,684	\$1,915,112	\$1,631,889	\$1,448,898	\$682,652	\$177,707	\$342,686	\$515,005	\$694,958	\$794,106	\$1,008,034	\$1,154,995	\$1,397,686	\$1,575,942

(NOTE 5)

(NOTE 4)

Explanatory Notes:

- 1) Year 2018 starting reserves are as of May 31, 2018; FY2018 starts January 1, 2018 and ends December 31, 2018.
- 2) Reserve Contributions for 2018 are the remaining budgeted 7 months; 2019 is the first year of recommended contributions.
- 3) 1.7% is the estimated annual rate of return on invested reserves; 2018 is a partial year of interest earned.
- 4) Accumulated year 2048 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Two-story building overview



Three-story building overview

Balconies, Wood

Line Item: 1.120

Quantity: 116 wood balconies comprising approximately 11,350 square feet

History: The Association began phased repairs at the balconies in 2014 and plans to complete the repairs by 2020.

Condition: The repaired balconies are reported in good overall condition. We were unable to inspect the balconies from our visual inspection from the ground. However, Management informs us the Association will conduct repairs at the remaining balconies in conjunctions with the wood trim replacements.



Wood balcony overview



Wood balconies overview

Useful Life: 15- to 25-years with proper maintenance.

Component Detail Notes: Balcony construction includes the following:

- Wood deck boards
- Wood frame structures
- Waterproof membrane
- Metal scuppers

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Near term repairs at the balconies are included with the historical wood trim replacement. Our cost includes replacement of scuppers. Proper maintenance should include the following activities funded through the operating budget:

- Annual inspections to identify and correct any unsafe conditions
- Securing of loose fasteners and replacement of deteriorated fasteners
- Replacement of deteriorated wood components
- Power washing with an algaecide and application of a sealer/stain

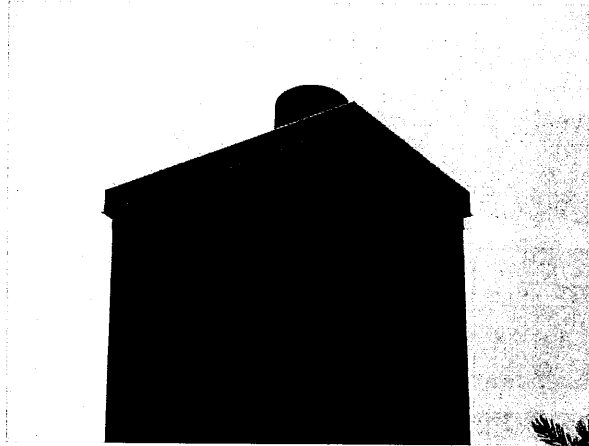
Chimney Caps, Metal

Line Item: 1.140

Quantity: The Association is responsible for 116 metal chimney caps.

History: The Association replaced the chimney caps from 2014 through 2018.

Condition: At the time of inspection the chimney caps were still being replaced. We assume the chimney caps are all in good condition following the last replacements.



Chimney cap

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

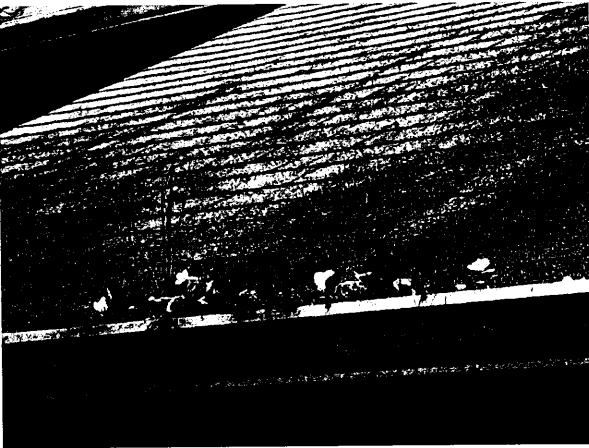
Gutters and Downspouts, Aluminum

Line Item: 1.240

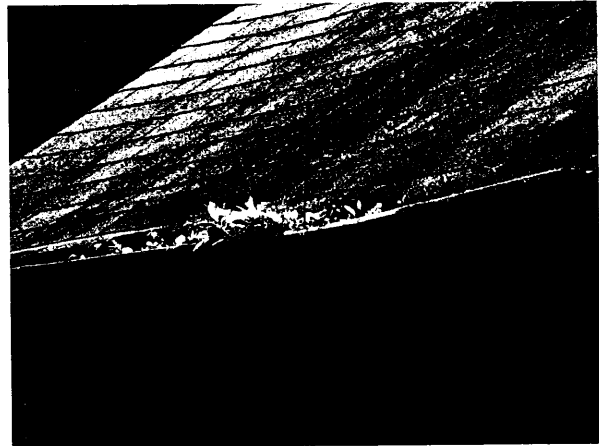
Quantity: Approximately 9,650 linear feet of aluminum five-inch seamless gutters and two-inch by three-inch downspouts

History: Unknown age

Condition: Fair to poor overall with deflection, organic growth, evidence of leaks and dented sections evident



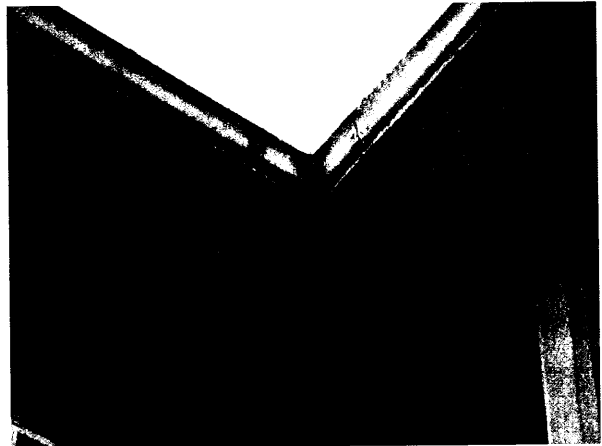
Organic growth at building 3



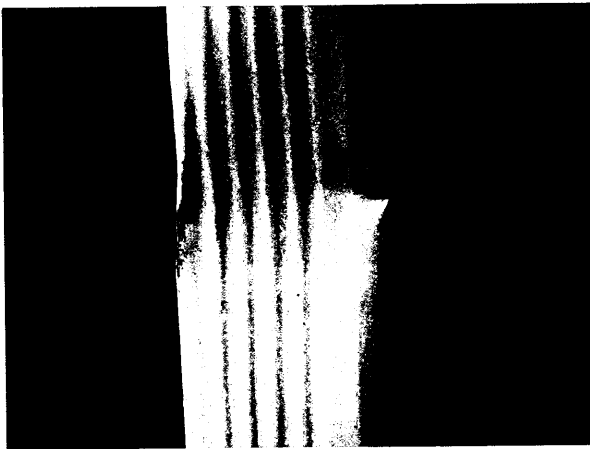
Organic growth at building 4



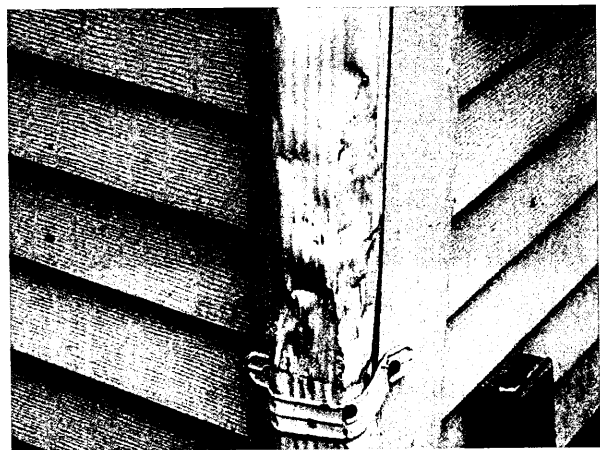
Evidence of gutter leaks at building 4



Evidence of gutter leaks at building 5



Downspout dent at building 5



Downspout dent at building 12

Useful Life: 15- to 20-years

Component Detail Notes: The useful life of gutters and downspouts coincides with that of the asphalt shingle roofs. Coordinated replacement will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Life Safety System, Control Panel and Emergency devices

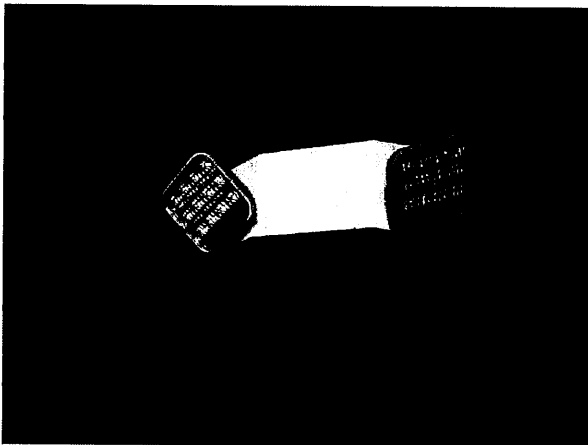
Line Item: 1.243

Quantity: The life safety system at Lords Landing includes the following components:

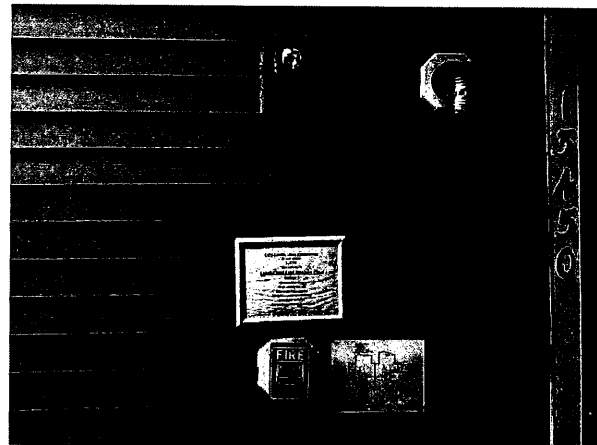
- Fire Extinguishers
- Control Panel
- Emergency Lights
- Pull Stations
- Audio/Visual Fixtures

History: Original

Conditions: Reported satisfactory



Emergency light



Pull station and audio/visual fixture

Useful Life: Up to 25 years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost

considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

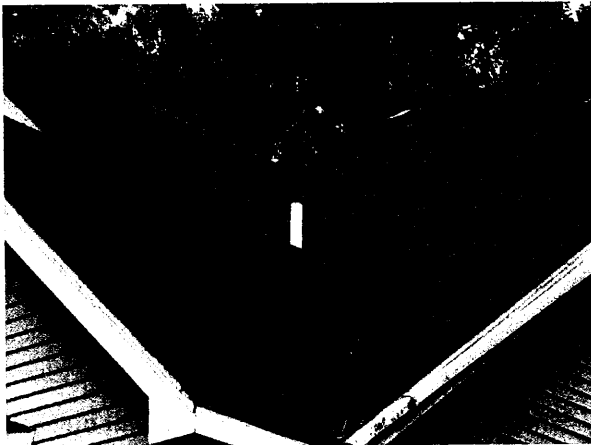
Roofs, Asphalt Shingles

Line Item: 1.280

Quantity: 1,150 squares¹

History: Original

Condition: Fair to poor overall with missing shingles, shingle lift, damaged shingles, patches, organic growth, and shingle discoloration evident from our visual inspection from the ground. Management informs us of active leaks.

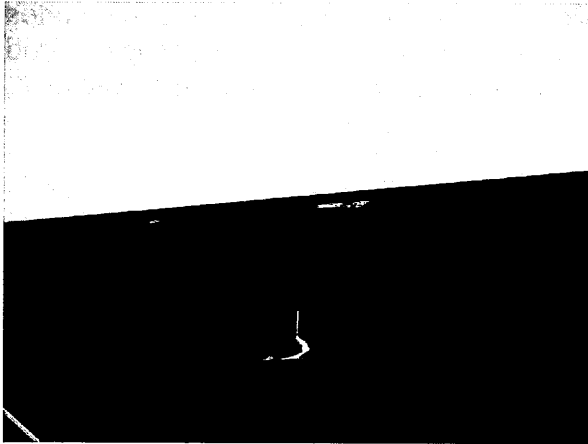


Asphalt shingle roof overview at building 9

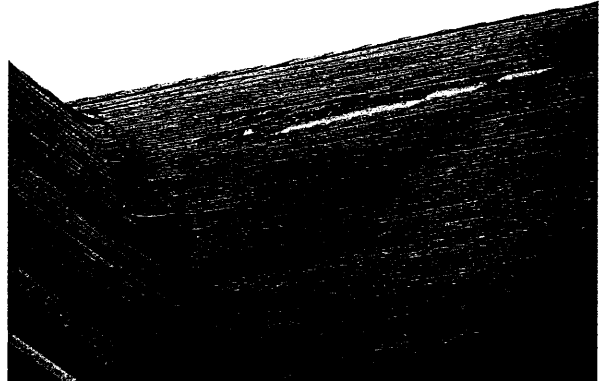


Asphalt shingle roof overview at building 1

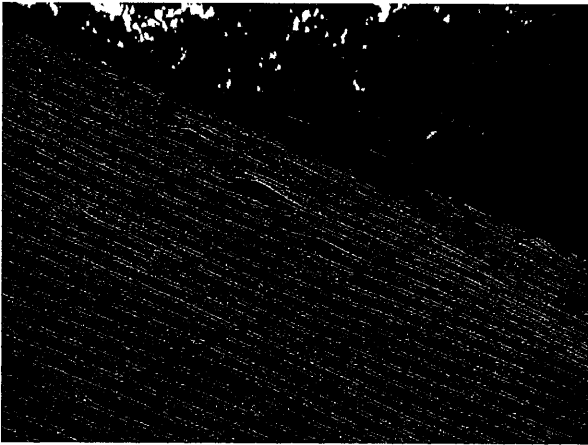
¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Missing shingles at building 1



Missing shingles at building 6



Shingle lift at building 12



Shingle lift and partial replacements at building 9



Shingle damage at building 12



Missing and damaged shingles at building 4



Shingle discoloration at building 10



Organic growth building 10

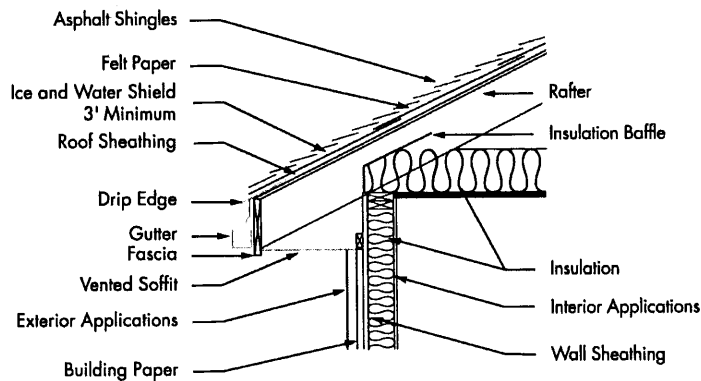
Useful Life: 15- to 20-years

Component Detail Notes: The existing roof assembly comprises the following:

- Three tab shingles
- Boston style ridge caps
- Rubber seal with metal base boot flashing at waste pipes
- Soffit, gable, square hood box, and ridge vents
- Metal drip edge
- Enclosed half weaved valleys

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Lords Landing:

ROOF SCHEMATIC



© Reserve Advisors, Inc.

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our cost on replacement with architectural dimensional shingles.

Shutters, Vinyl

Line Item: 1.560

Quantity: The exteriors of the buildings contain approximately 268 pairs of vinyl shutters.

History: Original

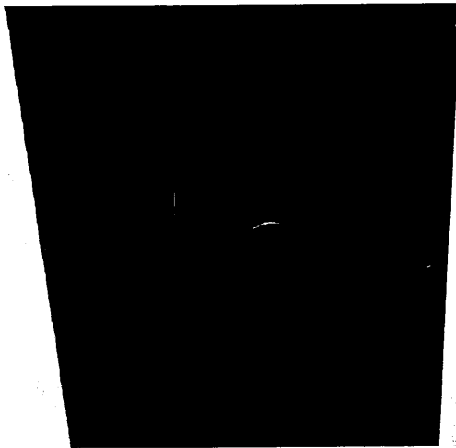
Condition: Fair overall with damaged shutters, paint finish deterioration, and missing shutters evident



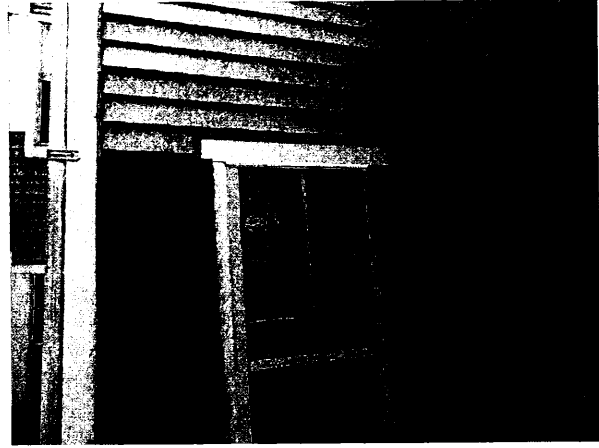
Shutter overview



Shutter damage



Shutter damage



Paint finish deterioration



Paint finish deterioration



Missing shutter

Useful Life: Up to 20 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Staircases, Concrete

Line Item: 1.573

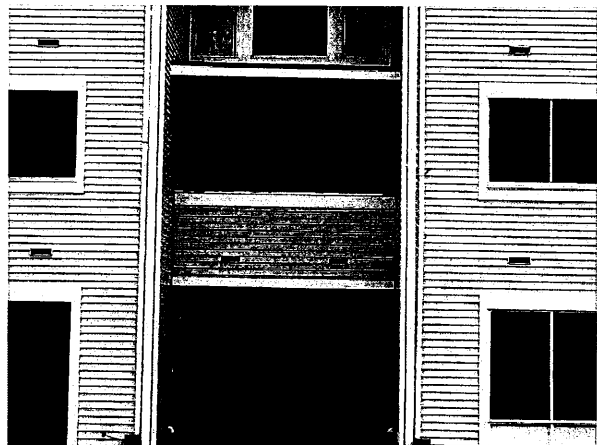
Quantity: The Association is responsible for 42 sets of concrete staircases comprising approximately 6,160 square feet. The staircases comprise metal frames, concrete treads, and concrete landings. A portion of the staircase landings are carpeted.

History: Original

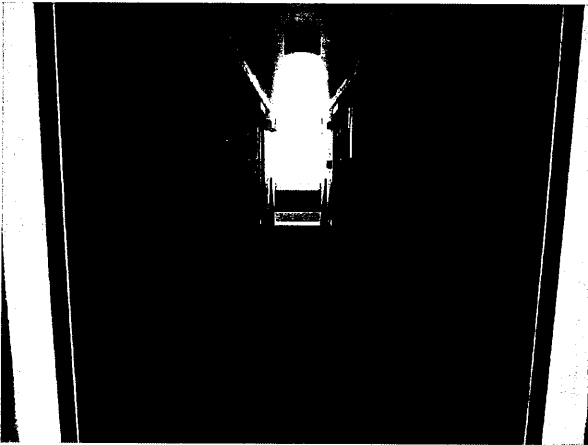
Condition: Good to fair overall with minor cracks at the concrete



Staircase overview



Staircase overview



Staircase landing overview



Staircase landing overview



Staircase landing crack

Useful Life: Up to 65 years. However, we recommend the Association inspections and capital repairs to the concrete staircases every 8- to 12- years.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

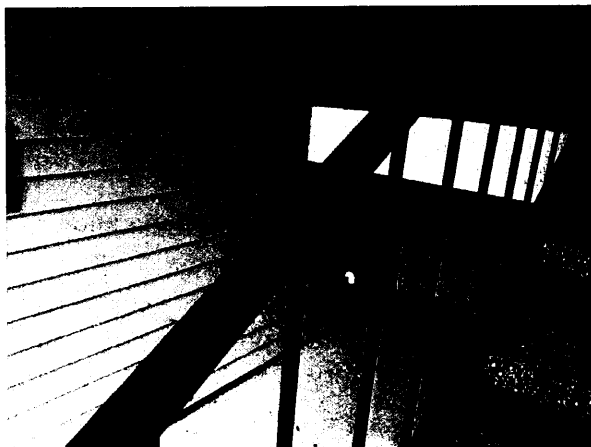
Staircases, Frames and Railings, Metal

Line Items: 1.610 and 1.617

Quantity: The Association is responsible for approximately 4,600 linear feet of metal railings comprising 142 staircases at the 21 buildings.

History: At the time of inspection the association was conducting paint finish applications at the frames and railings. Management informs us the project will be completed in 2018.

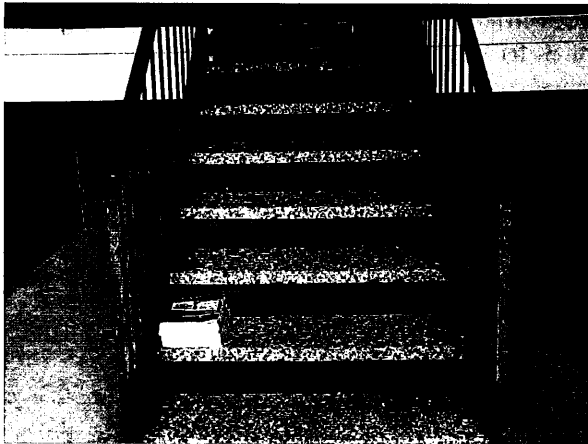
Condition: At the time of inspection, the railings were in fair to poor overall with rust and paint finishes deterioration evident. However, we assume the paint finishes will be in good condition following the near term paint finish project.



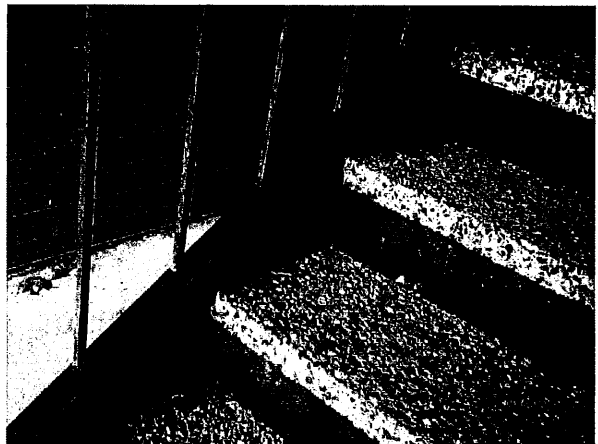
Metal railing overview



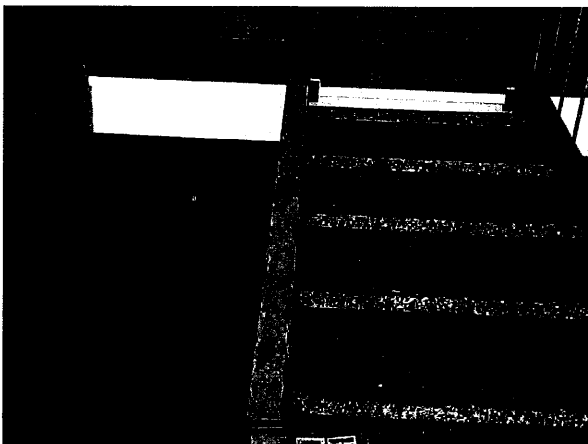
Metal railing rust



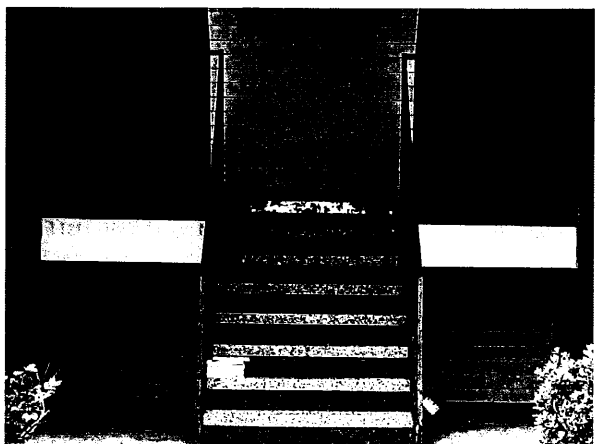
Metal railing rust



Metal railing paint finish deterioration



Metal railing paint finish deterioration



Metal railing paint finish deterioration

Useful Life: The metal frames and railings have a useful life of up to 50 years with proper maintenance. We recommend the Association applies paint finishes and conducts minor repairs to the metal railings and frames every six- to eight- years, except when replacement occurs.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for paint finishes reflects the historical cost provided by the board.

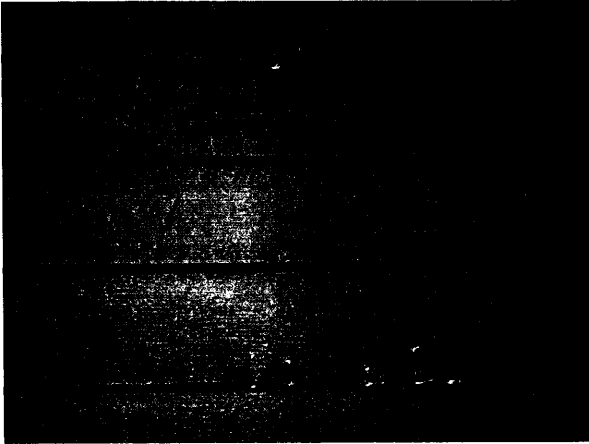
Walls, Aluminum Siding

Line Item: 1.620

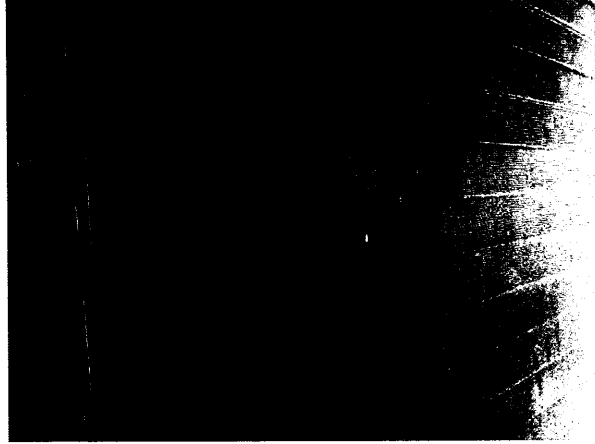
Quantity: The Association is responsible for approximately 176,550 square feet of aluminum siding. This quantity includes soffit and fascia.

History: Original

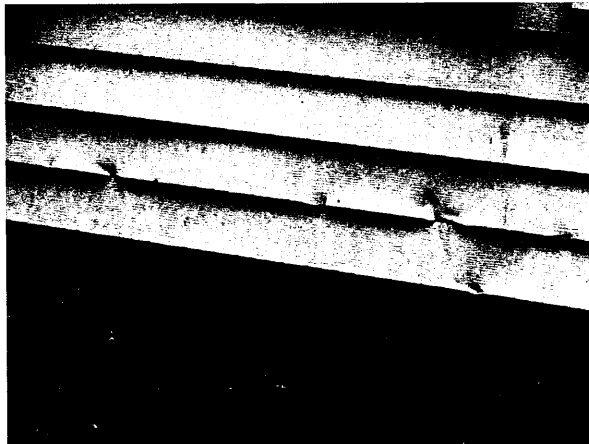
Condition: Good to fair overall with dents, organic growth, stains, and damage evident. Management informs us of a history of aluminum siding issues including water leaks during power washing of the siding.



Aluminum siding dents at building 3



Aluminum siding dents at building 9



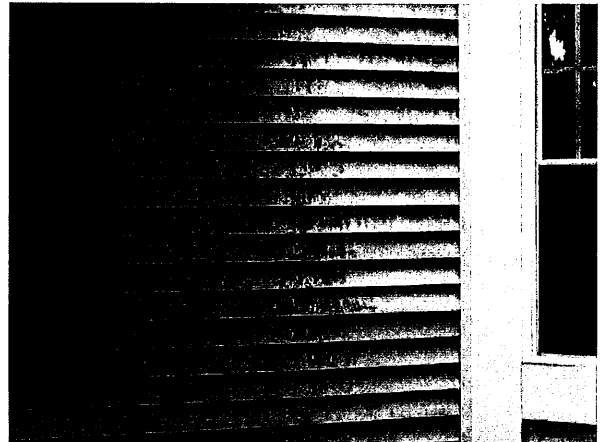
Aluminum siding dents at building 8



Aluminum siding organic growth at building 16



Aluminum siding organic growth at building 7



Aluminum siding stain at building 12



Aluminum siding stain at building 1



Aluminum siding damage at building 1

Useful Life: Up to 40 years

Component Detail Notes: Consideration of appearance largely governs the decision to replace the aluminum siding, in whole or partially, prior to the end of its useful life. Maintenance and partial replacements of the siding may extend the useful life. Normal deterioration mainly relates to fading of the exterior finish from exposure to sunlight, weathering and air pollutants. Aluminum siding gets damaged from forces which cause it to warp and dent, such as rocks thrown from lawn mowers, wind-driven objects, etc. The lack of a water impermeable barrier wrap underneath the siding can result in premature loosening of the siding fasteners from water damage to the substrate sheathing. The lack of replacement pieces matching the color and profile of the existing siding may result in the need for a premature replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Vinyl siding is the predominant replacement material

for aluminum siding. For purposes of this Reserve Study, we assume replacement with .048-inch thick vinyl siding.

Walls, Wood Trim

Line Item: 1.760

History: The Association conducted replacements of the wood trim and encapsulated the wood trim with a composite material at fifteen buildings between 2014 and 2017. The Association plans to replace the remaining building wood trim beginning in 2019 through 2020.

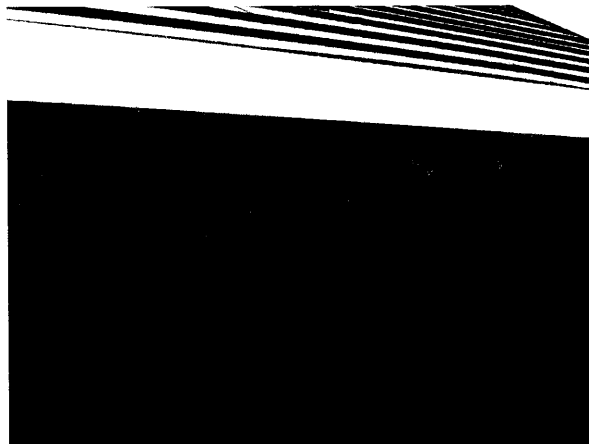
Condition: The original wood trim is in poor condition with wood deterioration evident.



Wood trim deterioration at building 4



Wood trim deterioration at building 11



Wood trim deterioration at building 6



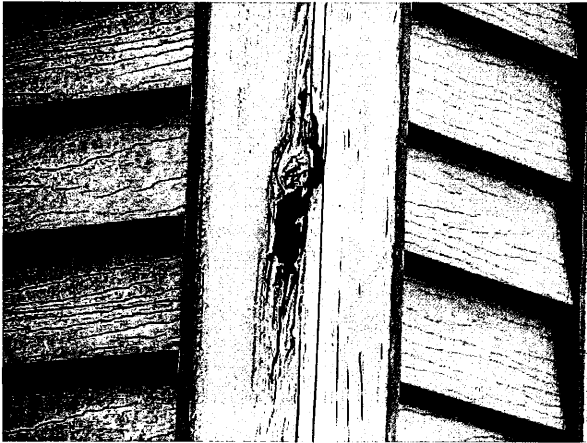
Wood trim deterioration at building 10



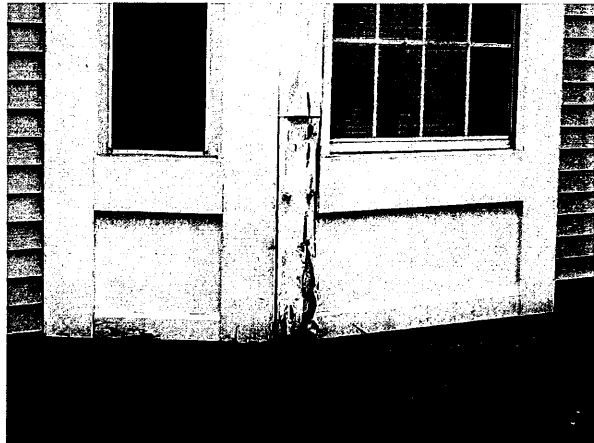
Wood trim deterioration at building 11



Wood trim deterioration at building 12



Wood trim deterioration at building 19



Wood trim deterioration at building 19

Component Detail Notes:

- Replacement of the trim including the bay windows (the exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We commend replacement wherever holes, cracks, and deterioration impair the ability of the material to prevent water infiltration.)
- Encapsulating all wood trim and bay windows with composite material

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Property Site Elements

Asphalt Pavement, Crack Repair, Patch and Seal Coat

Line Item: 4.020

Quantity: The Association is responsible for approximately 14,100 square yards of streets and parking areas throughout the community.

History: Unknown

Condition: Fair to poor overall with cracks, alligator cracks, patches, vehicular fluid stains, block cracks, and potholes evident

Useful Life: Three- to five-years

Component Detail Notes: Proposals for seal coat applications should include crack repairs and patching. The contractor should only apply seal coat applications after repairs are completed. A seal coat does not bridge or close cracks, therefore, unrepaired cracks render the seal coat applications useless.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for crack repairs and patching of up to two percent (2%) of the pavement.

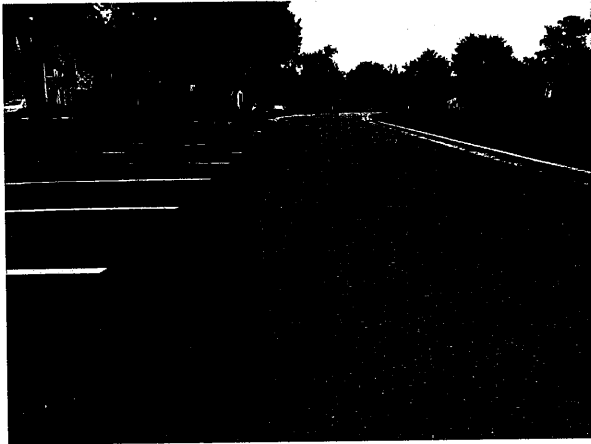
Asphalt Pavement, Repaving

Line Items: 4.040 and 4.045

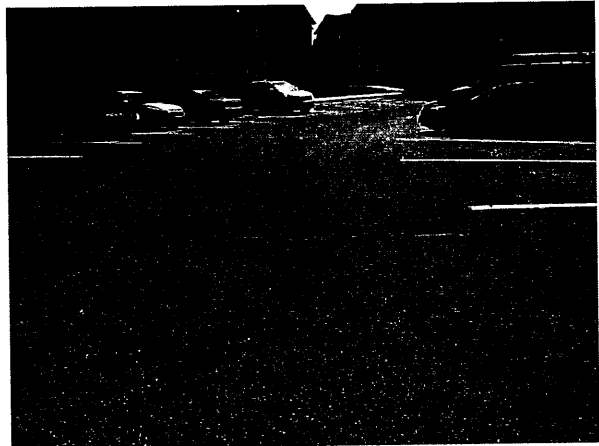
Quantity: The Association is responsible for approximately 14,100 square yards of streets and parking areas throughout the community.

History: Unknown

Condition: Fair to poor overall with cracks, alligator cracks, patches, vehicular fluid stains, block cracks, and potholes evident



Asphalt pavement overview



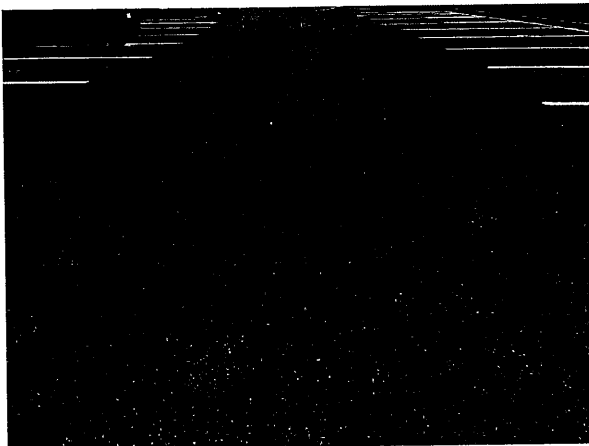
Asphalt pavement overview



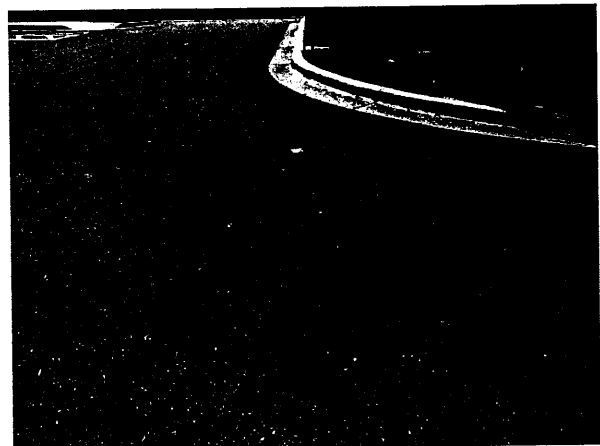
Asphalt pavement cracks



Asphalt pavement cracks



Asphalt pavement cracks



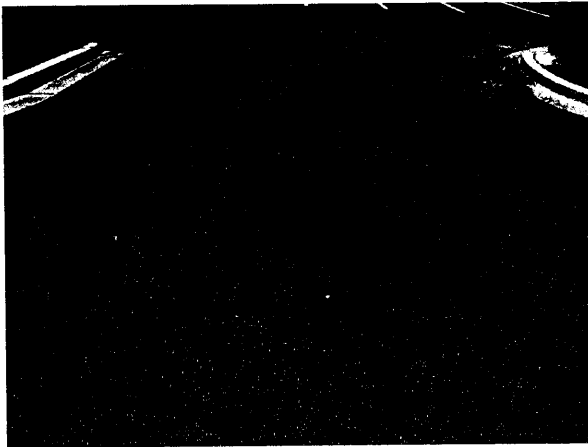
Asphalt pavement alligator cracks



Asphalt pavement cracks



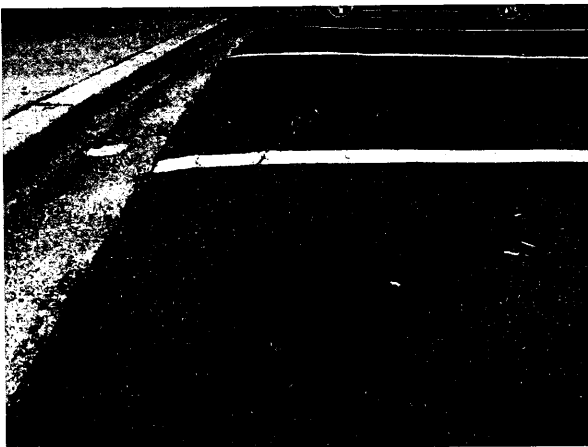
Asphalt pavement patch and cracks



Asphalt pavement vehicle fluid stain



Asphalt pavement vehicle fluid stain



Asphalt pavement ruts and cracks



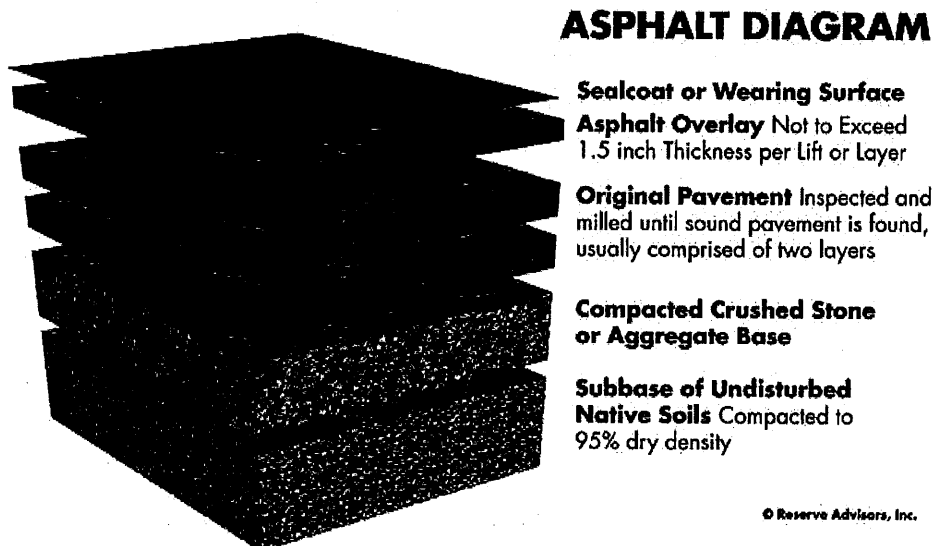
Asphalt pavement ruts and cracks



Asphalt pavement ruts

Useful Life: 15- to 20-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Lords Landing:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes

the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method for initial repaving followed by the total replacement method for subsequent repaving at Lords Landing.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area patching of up to twenty percent (20%).

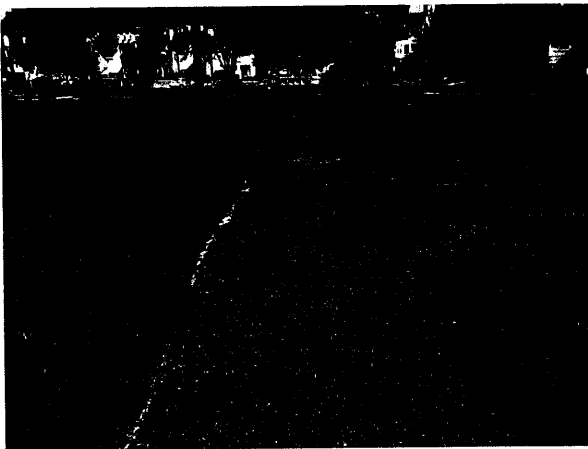
Asphalt Pavement, Repaving, Walking Paths

Line Item: 4.080

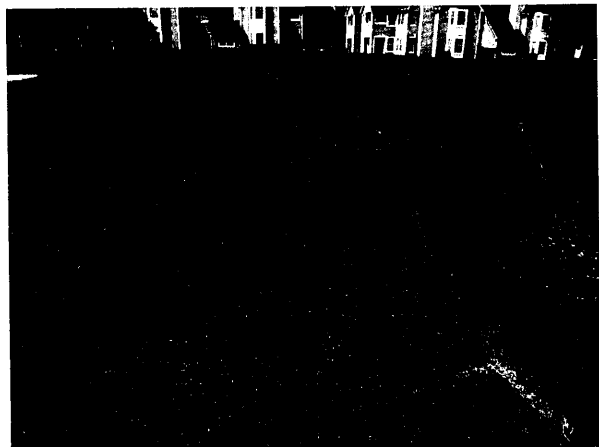
Quantity: The Association is responsible for 670 square yards of asphalt walking paths throughout the community.

History: Unknown

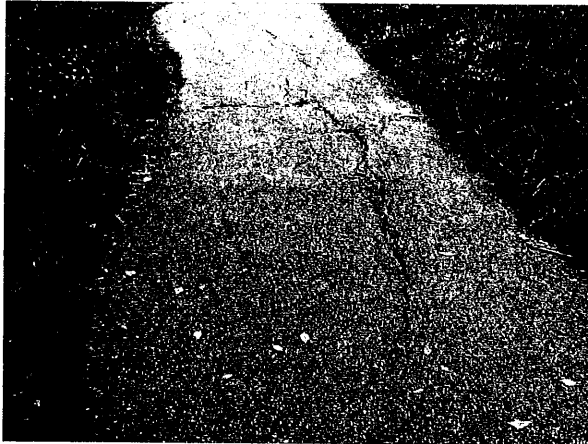
Condition: Fair overall with cracks and heaves evident



Asphalt walking path overview



Asphalt walking path crack



Asphalt walking path crack



Asphalt walking path heave

Useful Life: The need to maintain a safe pedestrian surface results in a useful life of 15- to 20-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

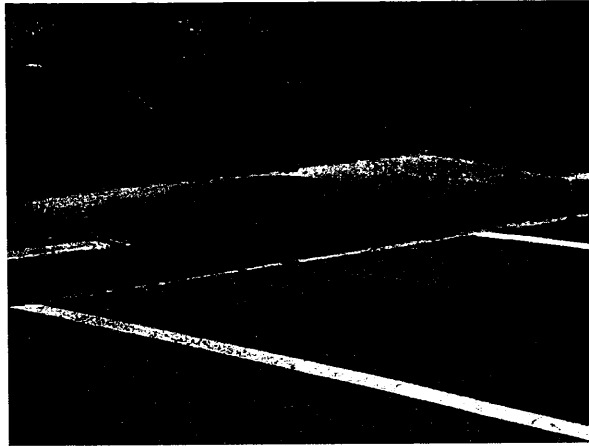
Catch Basins

Line Item: 4.100

Quantity: The Association is responsible for four catch basins located throughout the community.

History: Original

Condition: Good overall without settlement visually apparent



Catch basin overview

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

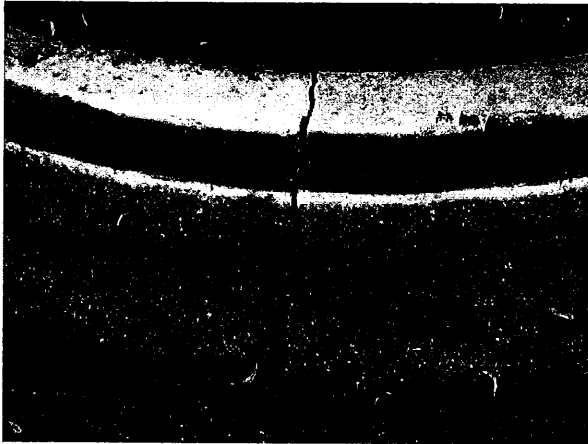
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

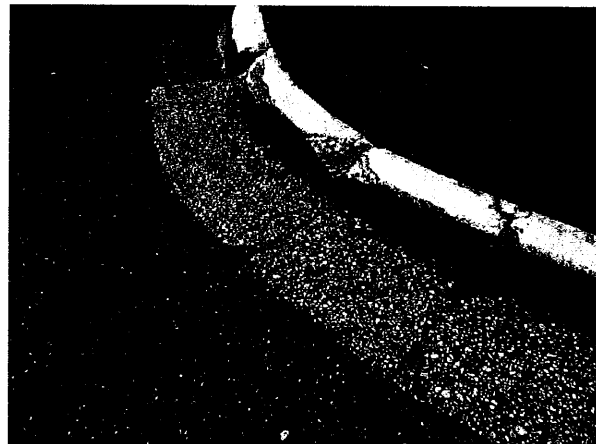
Line Item: 4.110

Quantity: The Association is responsible for 7,100 linear feet of concrete curbs and gutters throughout the community.

Condition: Good to fair overall with cracks and settlement



Concrete curb and gutter crack



Concrete curb and gutter cracks



Concrete curb and gutter settlement

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 1,420 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Patios

Line Item: 4.130

Quantity: The Association is responsible for 84 concrete patios comprising approximately 120 square feet each.

Condition: Good overall with minor cracks evident



Concrete patio overview



Concrete patio minor crack

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

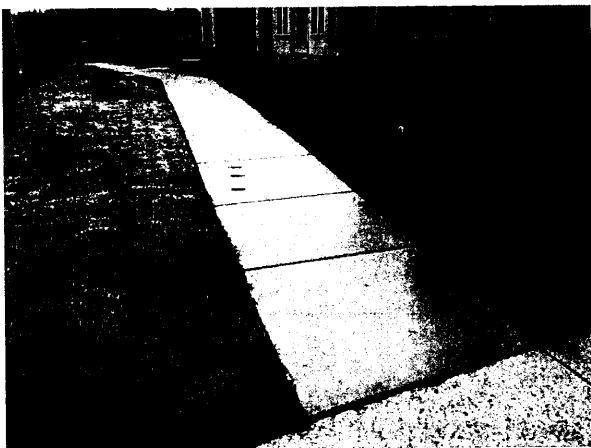
Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for replacement of up to 35 patios, or approximately forty-two percent (41.7%) of the total, during the next 30 years.

Concrete Sidewalks

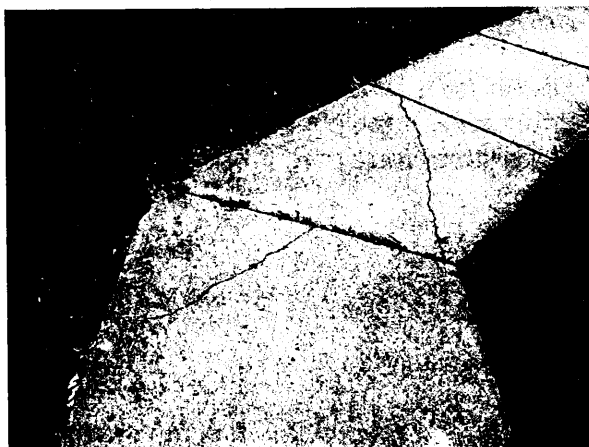
Line Item: 4.140

Quantity: The Association is responsible for approximately 24,700 square feet of concrete sidewalks throughout the community.

Condition: Fair overall with cracks, partial replacements, and settlement evident



Concrete sidewalk overview



Concrete sidewalk cracks



Concrete sidewalk cracks



Concrete sidewalk cracks



Concrete sidewalk partial replacements



Concrete sidewalk settlement

Useful Life: Up to 65 years although interim deterioration of areas is common

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 9,870 square feet of concrete sidewalks, or forty percent (40%) of the total, will require replacement during the next 30 years.

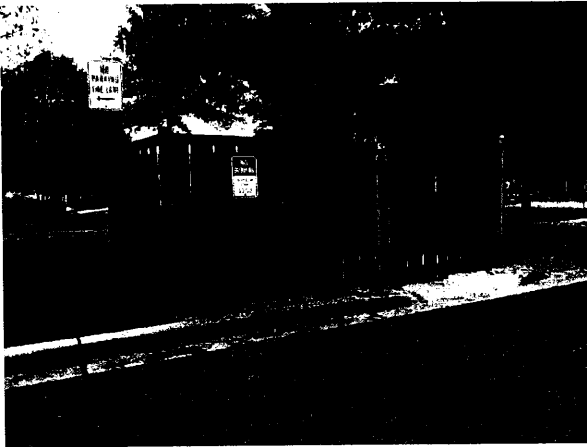
Fences, Wood, Trash Corrals

Line Item: 4.283

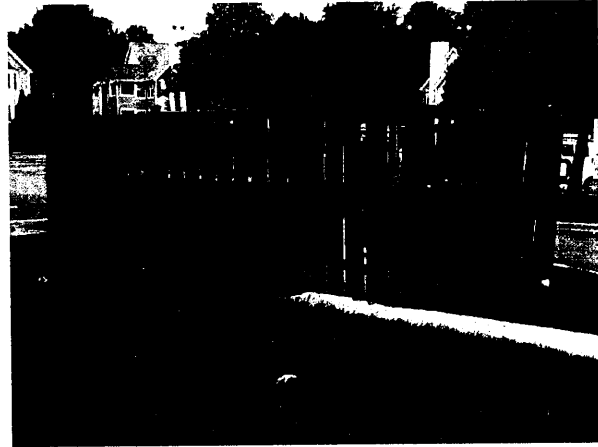
Quantity: The Association is responsible for seven wood trash corral fences.

History: The fences are an unknown age.

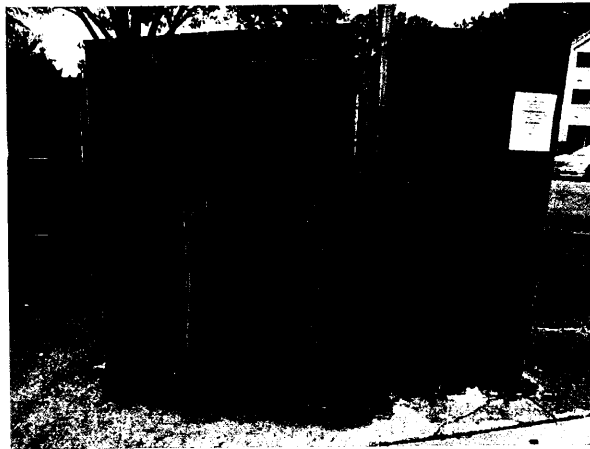
Condition: Good to fair overall with leaning sections and partial replacements



Trash corral fence overview



Trash corral fence leaning section



Trash corral fence partial replacements

Useful Life: 10- to 15- years due to the increased risk of damage from trash removal equipment

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

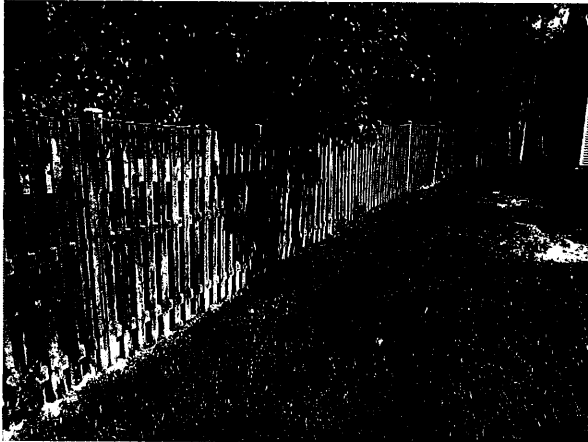
Fence, Wood, West Perimeter

Line Item: 4.285

Quantity: The Association is responsible for approximately 360 linear feet of wood fence located at the west perimeter of the property.

History: The association replaced part of the fence in the 2017; the remaining part of the fence is of unknown age.

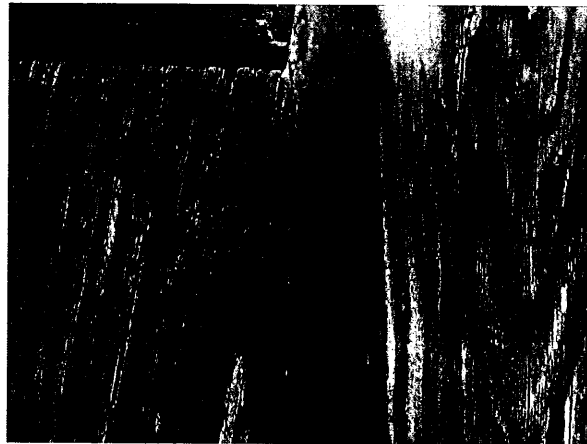
Condition: Good to fair overall condition with loose pickets and fasteners rust evident



Wood fence overview



Wood fence loose picket



Wood fence fastener rust

Useful Life: 15- to 20-years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The Association should anticipate periodic partial replacements due to the non-uniform nature of wood deterioration. Along with these partial replacements, the Association should apply periodic paint applications as needed and fund these activities through the operating budget.

Light Poles and Fixtures

Line Item: 4.560

Quantity: The Association is responsible for 17 metal poles with light fixtures located throughout the community.

History: The light poles and fixtures are of unknown age.

Condition: Good to fair overall



Light pole and fixture

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Mailbox Stations

Line Item: 4.600

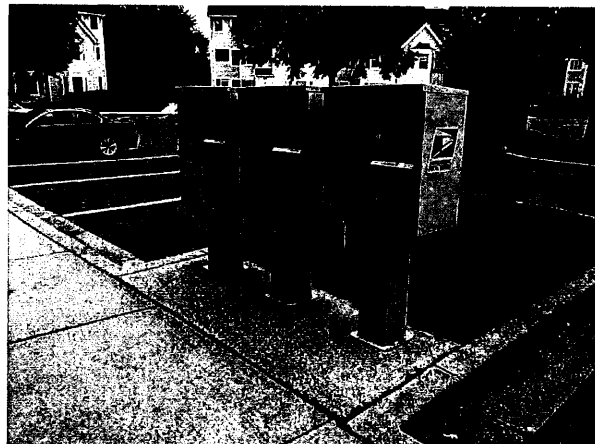
Quantity: The Association is responsible for 13 mailbox stations.

History: Varying unknown ages

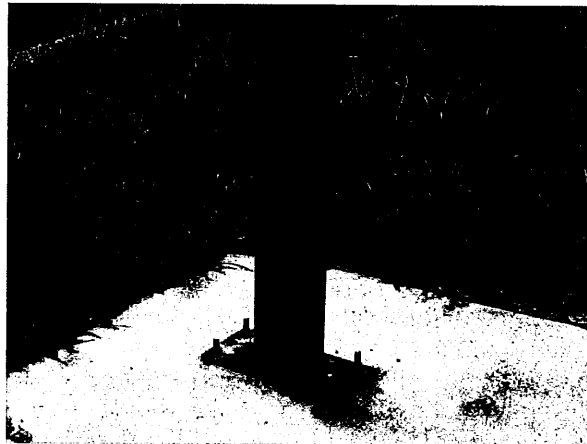
Condition: Vary from good to poor overall condition with rust evident



Mailbox station overview



Mailbox station overview



Mailbox station rust

Useful Life: Up to 25 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Based on the varying conditions of the mailbox stations, we recommend phased replacements beginning by 2019 and concluding by 2031.

Pipes, Subsurface Utilities

Line Item: 4.615

Condition: Management reports a history of isolated partial pipe replacements

Useful Life: Up to and likely beyond 85 years

Component Detail Notes: The Association maintains the subsurface utility pipes throughout the property. The exact amounts and locations of the subsurface utility pipes were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At this time we do not anticipate replacement of continuous lengths of subsurface utility pipes. Rather we recommend the Association budget for repairs to isolated occurrences of breached utilities. Although it is likely that the times of replacement and extent of repair costs may vary from the budgetary allowance, the Association could budget sufficient reserves for these utility repairs and have the opportunity to adjust its future reserves up or down to meet any changes to these budgetary estimates. Updates of this Reserve Study would incorporate changes to budgetary costs through a continued historical analysis of the rate of deterioration and actual repairs to budget sufficient reserves.

Playground Equipment

Line Item: 4.660

History: Original

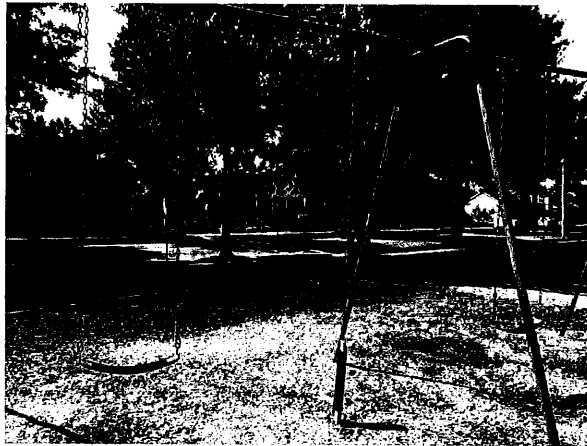
Condition: Fair overall with rust and damaged swings evident



Playground equipment overview



Playground equipment rust



Playground equipment damaged swing

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include an allowance in the unit cost for replacement of the safety surface and replacement of the adjacent park benches.

Signage, Entrance Monument

Line Item: 4.999

Quantity: The Association is responsible for one entrance monument located at the southeast corner of the property at Brown Station Road and Lords Landing Road.

History: The Association plans to replace the current property identification sign with and entrance monument in 2018.

Condition: We anticipate the new monument will be in good condition



Current property identification sign

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our near term cost reflects the budgeted cost provided by Management.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study in two years. Budgeting for an Update demonstrates the Board's objective to



continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Lords Landing can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in City, State at an annual inflation rate. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.



construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Lords Landing and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



QUALIFICATIONS
THEODORE J. SALGADO
Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section

Association of Construction Inspectors - Certified Construction Inspector

Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)

Community Associations Institute - Member and Volunteer Leader of multiple chapters

Concordia Seminary, St. Louis - Member, National Steering Committee

Milwaukee School of Engineering - Member, Corporation Board

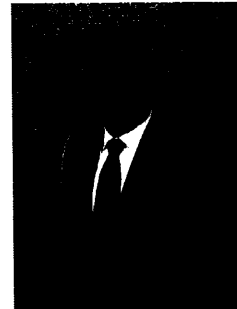
Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.



Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.

PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

CAI Wisconsin Chapter Award
CAI National Rising Star Award
CAI Michigan Chapter Award

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) – member



NICHOLAS R. JULIA, RS
Regional Engineering Manager, Northeast Region

CURRENT CLIENT SERVICES

Nicholas R. Julia, a Civil Engineer, is an Advisor for Reserve Advisors. Mr. Julia is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Nicholas Julia demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

One Park Crest Condominium is an upscale 19-story high rise building located in McLean, Virginia just outside of Washington, D.C. Residents enjoy an 18th floor club room and outdoor pool with expansive views of the surrounding landscape. The building also contains an exercise room, library, professionally decorated lobby and underground parking.

The Maryland Club is an exclusive club located in the heart of Baltimore, Maryland. The elegant white marble main building dates back to 1892. The club contains squash courts, a banquet area, a dining hall, and a professional kitchen amongst many other amenities.

Town of St. Michaels This quaint and scenic town is located on the Eastern Shore of Maryland. The town includes an administrative building, police station, public works garage and offices, and a historic log cabin. The municipality also maintains the asphalt pavement streets throughout the town, multiple parks, two water towers and a complex arsenic removal water treatment system.

One Loudoun Neighborhood Association is an upscale planned unit development comprising townhomes and single family homes located in Ashburn, Virginia. The property includes a high-end clubhouse with over 12,000 square feet of interior space including a gymnasium and yoga studio. The property also includes walking trails, multiple playgrounds, a tennis court, sports court, and a pool.

3883 Connecticut Avenue Condominium is a 10-story midrise located in Washington, D.C. The building was constructed in 2002 and contains luxurious amenities including an elevated outdoor pool on the 8th floor, party room, exercise facility and an underground parking garage.

Lake Petersburg Association This man-made lake community of 380 single family homes is located in Petersburg, Illinois. Components of the property include a community boat launch, dock, three tennis courts, a basketball court, two maintenance buildings, an office, and vehicular equipment. The Association also maintains an earthen dam on the far side of the lake.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Mr. Julia attended Marquette University in Milwaukee, Wisconsin where he attained his Bachelor of Science degree in Civil Engineering. His studies focused on transportation engineering and construction management engineering.

EDUCATION

Marquette University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineer in Training (E.I.T.) – Washington D.C.
Reserve Specialist (RS) - Community Association Institute



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Lords Landing responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Lords Landing responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. The Report contains intellectual property developed by RA and **shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA**.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.