

DECLARATION OF RESTRICTIONS FOR CERTAIN STRUCTURES IN THE FLOOD PLAIN

THIS DECLARATION OF RESTRICTIONS made this 30 day of APRIL
in the year 2018, by BIRD RIVER GROVE, LLC.,
hereinafter referred to as Declarant;

WHEREAS, this Declaration of Restrictions shall apply to the property located at
11320 BIRD RIVER GROVE ROAD in the 15th Election District
of Baltimore County and described in a deed dated 5/31/2006 and recorded along the
Land Records of Baltimore County, Maryland at Liber 24000, Folio 425,
currently owned by the Declarant and hereinafter referred to as the Property;

WHEREAS, The Declarant has applied to Baltimore County, Maryland for building permit
number B-945678 to elevate an existing or new structure on the Property in
accordance with the Baltimore County Code and the Baltimore County Building Code in effect
on the date the building permit application was filed;

WHEREAS, at the site of the existing or new structure, the Flood Protection Elevation is
10.50 feet in accordance with the North American Vertical Datum of 1988 (NAVD
88), which elevation is one foot above the base flood elevation for existing structures and is two
feet above the base flood elevation for new structures, the base flood being the flood that has a 1-
percent chance of being equaled or exceeded in any given year as shown in the most recent
Flood Insurance Rate Map published by the Federal Emergency Management Agency;

NOW THEREFORE, Declarant hereby unconditionally and irrevocably certifies and
declares that the Property described above shall be held, sold and conveyed subject to the
covenants, conditions and restrictions set forth below, that shall run with the land, and be binding
on all parties that have or shall have any right, title or interest in the property.

1. That the enclosed areas below the Flood Protection Elevation ("FPE") shall be used solely
for parking of vehicles, limited storage, and access to the building.

2. That all interior walls, ceilings, and floors below the FPE shall be unfinished and
constructed of flood resistant materials.

3. That no mechanical, electrical, or plumbing devices shall be installed below the FPE. Fuel
oil tanks and propane tanks shall be substantially anchored to prevent flotation.

4. That the walls of the enclosed areas below the Flood Protection Elevation (FPE) shall be
equipped with a minimum of two vents each of which must be on at least two different sides of
the exterior walls with a minimum of one square inch of net open area for each square foot of
enclosed area for non-engineered openings OR A minimum of ONE engineered inch for each
square foot of enclosed area for an engineered opening and the bottom of the vent opening shall
not be higher than 12 inches above the adjacent grade to allow the automatic entry and exit of
floodwater.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 40368, p. 0283, MSA_CE62_40225. Date available 06/19/2018. Printed 04/16/2021.

Declaration/Covenant
 Declaration Fee 20.00
 Recording Fee 20.00
 Name: BIRD RIVER GROVE, LLC
 42.00
 60.00
 60.00
 60.00
 60.00
 18-43
 CC03-SG
 01.03

5. Inspection. Baltimore County, Maryland shall have the right to enter upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to ensure compliance with the terms of this Declaration.

6. Enforcement. In the event of a breach or threatened breach of this Declaration, any party adversely affected by such breach, including Baltimore County, Maryland, shall be entitled to institute proceedings at law or in equity for relief from the consequences of said breach including seeking injunctive relief to prevent a violation thereof. The prevailing party in any such action shall be awarded its costs and expenses, including reasonable attorneys' fees, which shall be deemed to have accrued on the commencement of such action and shall be awarded whether or not such action is prosecuted to judgment.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, have hereunto set their hands and seals on the day and year first above written.

WITNESS:

[Signature]

D.R.K. Bird River Grove LLC (Seal)
Declarant

Declarant (Seal)

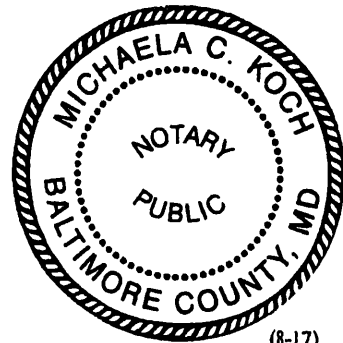
STATE OF MARYLAND County OF Baltimore TO WIT:

I hereby certify that on this 15 day of May, 2018, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Daniel R Koch and _____ known to me, or satisfactorily proven to be the person(s) whose name(s) is(are) subscribed to the foregoing Declaration and who acknowledged the foregoing Declaration to be their voluntary act and they further made oath in due form of law that he(they) has(have) executed it for the purposes therein set forth.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

[Signature]
NOTARY

My Commission expires on 9/20/20



(8-17)

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: BALTIMORE
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

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1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.						
	Deed of Trust	Mortgage Lease	<input checked="" type="checkbox"/> Other DLR	Other _____				
2	Conveyance Type Check Box	Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation						
		State Transfer						
		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X () %	= \$	<i>Exempt</i>		
		Balance of Existing Mortgage	\$	Less Exemption Amount	= \$			
		Other:	\$	Total Transfer Tax	= \$			
		Other:	\$	Recordation Tax Consideration	\$			
		Full Cash Value:	\$	X () per \$500	= \$	<i>Exempt</i>		
			TOTAL DUE	\$				
5	Fees <i>Dec</i>	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 60.00	\$	\$	Tax Bill:		
		Surcharge	\$	\$	\$	C.B. Credit:		
		State Recordation Tax	\$	\$	\$	Ag. Tax/Other:		
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
	Other	\$	\$	\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		15TH	15-13750331	24000/425	73		324	<input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		PLAT OF BIRD RIVER GROVE		LOT 2		A	07/189	0.145 AC.
		Location/Address of Property Being Conveyed (2)						
		11320 BIRD RIVER GROVE RD - 6,363' ± SOUTHEASTERLY FROM CENTERLINE OF EBENEZER ROAD						
		Other Property Identifiers (if applicable)						
		VACANT LOT WITH TREES						
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____						
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____						
	If Partial Conveyance, List Improvements Conveyed: _____							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		BIRD RIVER GROVE LLC						
	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
		BA CO.						
	New Owner's (Grantee) Mailing Address							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					Return to Contact Person <input type="checkbox"/>	
		Name: WILLIAM N. BAFITIS P.E.					Hold for Pickup <input type="checkbox"/>	
		Firm BAFITIS & ASSOCIATES, INC. Address: 1249 ENLEBERTH ROAD BALTIMORE MD. 21221 bafitissassoc@comcast.net Phone: (410) 391-2336					Return Address Provided <input type="checkbox"/>	
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information	Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?					
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Does transfer include personal property? If yes, identify: _____					
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
	Assessment Use Only - Do Not Write Below This Line							
	Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification			
	Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:			
	Year 20	20	Geo. Grid	Map	Block		Lot	
	Land		Zoning	Use	Occ. Cd.			
	Buildings		Use					
	Total		Town Cd.					
	REMARKS: _____							
	ART 11 TITLES SUBTITLE 2, 11-3-202							
	RECORDATION TAX _____							
	Date <u>6/18/18</u>							

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