

Payoff Statement
Kings Court Master Association
Conway Management Company, Inc.

Property Information:

57 King Richard Ct
Baltimore, MD 21237-4125
Seller: Deidre Fescina Carleton, Trustee
Buyer: AUCTION - TBD AUCTION - TBD

Requestor:

A.J. Billig & Co., Auctioneers
Shannon Stamm
410-296-8440
Estimated Closing Date: 03-13-2026

General Information

This information is good through	12-30-2025
Is this account in collections?	No
What is the current regular assessment against the unit?	54.00

Comments: Per Unit.

This assessment is included in the quarterly HOA fee. It is not collected separately.

What is the frequency of the assessment charge?	Quarterly
The regular assessment is paid through:	12-31-2025
The regular assessment is next due:	01-01-2026
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	
The penalty for delinquent assessments is:	No late fee

Specific Fees Due To Kings Court Master Association

Closing agent is required to collect the following number of additional regular assessments at closing:	
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

Comments: Master fee included with HOA dues. Not collected separately.

General Association Information

Are there any violations against this unit?	
Comments: Compliance inspection not ordered. N/A, pool.	
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No

Insurance Information

Insurance broker's or agent's company name:	Harford General
Identify the insurance agent's name:	Nelson Hannahs



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Insurance agent's phone number:	410-560-3553
Insurance agent's fax number:	410-560-3375
Insurance agent's email address:	COI@harfordgeneral.com

Amanda Famolaro

Amanda Famolaro, Accounting Administrator

Date: 12-30-2025

Conway Management Company, Inc.

Phone: 410-879-9655



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Estimated Closing Date: 03-13-2026

Comments:

NOTE: The \$54.00 is INCLUDED in the regular quarterly association fees. It is not a separate fee, please DO NOT collect this in addition to the quarterly fee.

It is the responsibility of each Unit Owner to stop any/all automatic payments to the Association.

\$175.00 Transfer Fee to be made payable to Conway Management.

Please call Conway Management (410)879-9655, 3-5 business days before your settlement to ensure the most current balance due number is used.



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Estimated Closing Date: 03-13-2026

Fee Summary

Amounts Prepaid

Convenience Fee	\$9.95
MD Required Resale Disclosure Package (Certificate, Pay off and Association Documents)	\$294.84
HomeWiseDocs.com Service/Delivery Fees	\$39.00
Total	\$343.79

Fees Due to Conway Management Company, Inc.

Transfer Fee	\$175.00
Total	\$175.00



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Shannon Stamm
410-296-8440
Estimated Closing Date: 03-13-2026

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER 87JZFX849 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Conway Management Company, Inc.

Transfer Fee	\$175.00
Total	\$175.00

Include this confirmation number 87JZFX849 on the check for \$175.00 payable to and send to the address below.

Conway Management Company, Inc.
1660 Robin Circle
Forest Hill, MD 21050



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Conway Management Company, Inc.

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Baltimore, MD 21237-4125
Seller: Deidre Fescina Carleton, Trustee
Buyer: AUCTION - TBD AUCTION - TBD

Requestor:

A.J. Billig & Co., Auctioneers
Shannon Stamm
6500 Falls Road
Baltimore, MD 21209
410-296-8440
shannon@ajbillig.com

Closing Information

File/Escrow Number:
Estimated Close Date: 03-13-2026
HomeWiseDocs Confirmation #: 87JZFX849

Sales Price:
Closing Date:
Is buyer occupant? Yes

Status Information

Date of Order: 12-10-2025
Board Approval Date:
Order Completion Date: 12-30-2025
Date Paid: 12-10-2025

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Conway Management Company, Inc.
Completed By: Conway Management
Primary Contact: Amanda Famolaro
Address:
1660 Robin Circle
Forest Hill, MD 21050
Phone: 410-879-9655
Fax:
Email: afamolaro@conway-mgt.com



HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Kings Court Master Association

Current Owner: Deidre Fescina Carleton, Trustee
Property Address: 57 King Richard Ct
Baltimore, MD 21237-4125

Requestor Name: Shannon Stamm
Requestor Phone: 410-296-8440

Date Prepared: 12-30-2025

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

The following items are attached to this certificate:

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

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:

\$54.00 per quarter and is INCLUDED in the quarterly HOA assessment. It is not collected separately.

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

Please refer to the HOA resale disclosure for balance due as this fee is included in the quarterly fees.

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.
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.

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

None

7. Capital expenditures approved by the Association 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 and the current operating budget of the Association.

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Kings Court Master Association

9. Unsatisfied judgments as of the date of this certificate are listed here.

None

10. 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

11. Following is a general description of any insurance policies provided for the benefit of the unit owner:

**For insurance information, contact:
Harford General
410-560-3553**

12. The policy is available for inspection during normal business hours at the offices of Conway Management Company, 1660 Robin Circle, Forest Hill, MD 21050. The terms of the policy prevail over the description given in this Certificate.

13. The Association has knowledge of the following violation of the applicable health or building codes with respect to the selling unit, the limited common elements assigned to the selling unit, or any other portion of the Association:

None

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

Community Clubhouse, Walking Path and Two (2) Community pools

15. Are these facilities part of the common elements?

Yes

16. 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.

17. NOTE: THIS RESALE CERTIFICATE IS GOOD FOR 30 DAYS FROM THE DATE OF ISSUANCE ABOVE.

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Kings Court Master Association

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

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

TO BE COMPLETED BY THE SELLING UNIT OWNER

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

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

HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Kings Court Master Association

Comments

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It is the responsibility of each Unit Owner to stop any/all automatic payments to the Association.

\$175.00 Transfer Fee to be made payable to Conway Management.

Please call Conway Management (410)879-9655, 3-5 business days before your settlement to ensure the most current balance due number is used.

Annual Board Meeting Minutes Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Kings Court Master
Board Meeting ~ December 18, 2024

- To leave fees the same. \$54.00 quarter, \$216.00 year.
- Keep Pool 1 closed.
 - Needs new pumps/filter.
 - Coating/concrete work
 - Cost for 1 guard pool 1 around \$25,000.00 in the past 5 to 10 people a day.
- Pool 2
 - Should do a white coat this year.
 - Equipment is all good.
 - American Pool \$47,000.00.
 - Getting a price from Aqua Safe. They do 2 of our pools and did a great job/Guards were good and are usually \$5,000 to \$15,000 less than other pool companies.
- Maria Scar from Community Association Management has sent request to the Board to release money into escrow.

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- Maria Scar from Community Association Management has sent request to the Board to release money into escrow.

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

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Annual Financials
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT
KING'S COURT
CONDOMINIUM ASSOCIATION, INC.
Year ended December 31, 2023

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Strauss & Associates, P.A.

Certified Public Accountants

9 Park Center Court, Suite 300 • Owings Mills, Maryland 21117
(410) 363-1011 • Fax (410) 363-6919

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of King's Court Condominium Association, Inc.

Opinion

We have audited the accompanying financial statements of King's Court Condominium Association, Inc., which comprise the balance sheet as of December 31, 2023, 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of King's Court Condominium Association, Inc. as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of King's Court Condominium Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about King's Court Condominium Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 King's Court Condominium Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about King's Court Condominium Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Emphasis of Matter

As discussed in Note E, the Association has not conducted a study to estimate the remaining lives and replacement costs of the common property and therefore, has not presented the estimates of future costs of major repairs and replacements that the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of, the basic financial statements.

Strunk & Associates, P.A.

February 17, 2025
Owings Mills, Maryland

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

BALANCE SHEET

December 31, 2023

ASSETS

	Operating fund	Replacement fund	Total
CURRENT ASSETS			
Cash	\$ 36,131	\$ 33,510	\$ 69,641
Assessments receivable	397,315	-	397,315
Prepaid expenses	3,892	-	3,892
Due from operating fund	-	107,497	107,497
Total current assets	<u>\$ 437,338</u>	<u>\$ 141,007</u>	<u>\$ 578,345</u>

LIABILITIES AND FUND BALANCES

CURRENT LIABILITIES			
Accounts payable	\$ 24,009	\$ -	\$ 24,009
Assessments received in advance	27,108	-	27,108
Due to replacement fund	107,497	-	107,497
Total current liabilities	158,614	-	158,614
FUND BALANCES	278,724	141,007	419,731
Total liabilities and fund balances	<u>\$ 437,338</u>	<u>\$ 141,007</u>	<u>\$ 578,345</u>

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES

Year ended December 31, 2023

	Operating fund	Replacement fund	Total
REVENUES			
Assessments	\$ 157,420	\$ 28,340	\$ 185,760
Pool income	2,255	-	2,255
Water and sewer reimbursements	35,415	-	35,415
Interest income	-	1,030	1,030
	<u>195,090</u>	<u>29,370</u>	<u>224,460</u>
EXPENSES			
Administrative	4,391	-	4,391
Capital improvements	-	13,606	13,606
Clubhouse expenses	1,307	-	1,307
Electricity and gas	7,734	-	7,734
Grounds	35,974	-	35,974
Insurance	9,099	-	9,099
Management fees	13,200	-	13,200
Pool expenses	75,579	-	75,579
Professional fees	1,550	-	1,550
Repairs and maintenance	4,588	-	4,588
Snow removal	205	-	205
Taxes - other	2,862	-	2,862
Telephone	1,437	-	1,437
Water and sewer	35,415	-	35,415
	<u>193,341</u>	<u>13,606</u>	<u>206,947</u>
EXCESS OF REVENUES OVER EXPENSES	1,749	15,764	17,513
FUND BALANCES			
- beginning of year	<u>276,975</u>	<u>125,243</u>	<u>402,218</u>
FUND BALANCES			
- end of year	<u>\$ 278,724</u>	<u>\$ 141,007</u>	<u>\$ 419,731</u>

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

STATEMENT OF CASH FLOWS

Year ended December 31, 2023

	Operating fund	Replacement fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of revenues over expenses	\$ 1,749	\$ 15,764	\$ 17,513
Adjustments to reconcile excess of revenues over expenses to net cash provided (used) by operating activities:			
(Increase) decrease in:			
Assessments receivable	(63,063)	-	(63,063)
Prepaid expenses	(399)	-	(399)
Due from operating fund	-	(64,944)	(64,944)
Increase (decrease) in:			
Accounts payable	18,010	-	18,010
Assessments received in advance	6,642	-	6,642
Due to replacement fund	64,944	-	64,944
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	27,883	(49,180)	(21,297)
NET INCREASE (DECREASE) IN CASH	27,883	(49,180)	(21,297)
CASH AT BEGINNING OF YEAR	8,248	82,690	90,938
CASH AT END OF YEAR	\$ 36,131	\$ 33,510	\$ 69,641

SUPPLEMENTAL DISCLOSURE

Income taxes paid

See accompanying notes to financial statements.

Order: 87JZFX849

Address: 57 King Richard Ct

Print Date: 12-30-2023

Document not for resale

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KING'S COURT CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

December 31, 2023

NOTE A - ORGANIZATION, PURPOSE, AND MANAGEMENT

King's Court Condominium Association, Inc., a non-stock corporation incorporated in the State of Maryland in November 1973, exists for the private benefit of its members having as its purpose the maintenance and operation of the King's Court swimming pools, recreational facilities, and any other common expenses of the members. The Association, located in Baltimore, Maryland, is comprised of seven condominium and homeowners' associations in the King's Court community.

The Association has engaged Conway Management Company, Inc. as its agent to collect maintenance fees for the members, 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 17, 2025, 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.

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2023

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, 2023, 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, 2023, 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 quarterly 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 members. The Association's policy is to retain legal counsel to help in the collection of members whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. It is the opinion of the Board of Directors that the Association will ultimately prevail against members with delinquent assessments and, accordingly, no allowance for credit losses is deemed necessary.

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 \$334,252 and \$397,315, respectively.

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2023

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, 2023, the Association maintained its funds in the following manner:

<u>Institution</u>	<u>Type of account</u>	<u>Cash</u>
Enterprise Bank & Trust	Checking	\$ 36,131
Enterprise Bank & Trust	Money Market	5,924
Enterprise Bank & Trust	Certificate of Deposit	<u>27,586</u>
		<u>\$ 69,641</u>

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

December 31, 2023

NOTE E - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association has not conducted a study to determine the remaining useful lives of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. Legislation passed requiring all homeowner associations, condominium associations, and cooperative housing corporations in the State of Maryland to obtain a reserve study at least every five years. The Association is not in compliance with this legislation.

The Association levied assessments of \$28,340 during the year ended December 31, 2023, for estimated future major repairs and replacements.

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Funds are being accumulated in the replacement fund based on estimated future costs for repairs and replacements of common property components. 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 F – MASTER ASSOCIATION

The Association receives monthly association fees from Barrington Single Family Association, Inc., King's Court Condominium – Section 1, King's Court Condominium – Section 2, King's Court Condominium – Section 3, Inc., King's Court Condominium – Section 4, King's Court Townhouse Association #1, Inc., and King's Court Townhouse Association #2, Inc. These funds are to provide for the Association's shared operating expenses and future major repairs and replacements. The total amount due from the Association was \$397,315 as of December 31, 2023, which includes assessments and water and sewer reimbursements.

NOTE G – RELATED PARTY TRANSACTIONS

The Association retains Conway Management Company, Inc. as its managing agent. Additionally, Conway Management Company, Inc. provided maintenance services for the Association. In 2023, the Association incurred \$22,048 of expenses for these services.

Architectural Guidelines
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

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

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Articles of Incorporation
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

THAT I, JOCELYN SADOWSKY, WHOSE POST OFFICE ADDRESS IS 10007 WOODKEY LANE, OWINGS MILLS, MARYLAND 21117, BEING AT LEAST TWENTY-ONE (21) YEARS OF AGE, DO HEREBY DECLARE MYSELF AS INCORPORATOR WITH THE INTENTION OF FORMING A CORPORATION UNDER AND BY VIRTUE OF THE GENERAL LAWS OF THE STATE OF MARYLAND, AND FOR SUCH PURPOSES DO HEREBY MAKE, EXECUTE AND ADOPT THE FOLLOWING ARTICLES OF INCORPORATION:

ARTICLE I. THE NAME OF THIS CORPORATION SHALL BE: KING'S COURT CONDOMINIUM ASSOCIATION, INC.

ARTICLE II. THE PERIOD OF EXISTENCE AND DURATION OF THE LIFE OF THIS CORPORATION SHALL BE PERPETUAL.

ARTICLE III. THE PRINCIPAL OFFICE FOR THE TRANSACTION OF BUSINESS OF THIS CORPORATION SHALL BE 235 EQUITABLE BUILDING, BALTIMORE, MARYLAND 21202. F. P. TUNNEY, WHOSE MAILING ADDRESS IS 5820 SOUTHWESTERN BOULEVARD, BALTIMORE, MARYLAND 21227, SHALL BE DESIGNATED AS THE STATUTORY RESIDENT AGENT OF THIS CORPORATION. SAID RESIDENT AGENT IS A CITIZEN AND ACTUAL RESIDENT OF THE STATE OF MARYLAND.

ARTICLE IV. THE GENERAL PURPOSE FOR WHICH THIS CORPORATION IS FORMED, AND THE BUSINESS OR OBJECTS TO BE CARRIED ON AND PROMOTED BY IT, ARE AS FOLLOWS:

(A) TO ORGANIZE AND OPERATE A CORPORATION, NO PART OF THE NET EARNINGS OF WHICH IS TO INURE TO THE BENEFIT OF ANY MEMBER OR OTHER INDIVIDUAL;

(B) TO PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS AND OWNERS WITHIN THE CONDOMINIUM PROJECT KNOWN AS "KING'S COURT CONDOMINIUM" LOCATED IN BALTIMORE COUNTY, MARYLAND.

(C) TO OWN, ACQUIRE, BUILD, OPERATE AND MAINTAIN RECREATION PARKS, CULTURAL OR EDUCATIONAL FACILITIES, PLAYGROUNDS, SWIMMING POOLS, COMMONS, STREETS, FOOTWAYS, INCLUDING BUILDINGS, STRUCTURES, AND PERSONAL PROPERTY INCIDENTAL THERETO, HEREINAFTER REFERRED TO AS "THE FACILITIES", AS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR KING'S COURT.

FOR THE GENERAL PURPOSES AFORESAID, AND LIMITED TO THOSE PURPOSES, THIS

ALL 90 001548

CORPORATION SHALL HAVE THE RIGHT TO EXERCISE ALL OF THE POWERS AND PRIVILEGES AND TO PERFORM ALL OF THE DUTIES AND OBLIGATIONS OF THE KING'S COURT CONDOMINIUM ASSOCIATION, INC., AS THE SAME ARE SET FORTH IN A CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS DATED THE 15TH DAY OF ~~November~~ 12, 1973, AND RECORDED THE 23RD DAY OF ~~November~~ 12, 1973, IN LIBER 5410 AT FOLIO 262. AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, WHICH DECLARATION IS BY THIS REFERENCE INCORPORATED HEREIN AS IF SET FORTH AT LENGTH.

ARTICLE V. THIS CORPORATION SHALL BE WITHOUT CAPITAL STOCK AND WILL NOT BE OPERATED FOR PROFIT. THIS CORPORATION DOES NOT CONTEMPLATE THE DISTRIBUTION OF GAINS, PROFITS OR DIVIDENDS TO ANY OF ITS MEMBERS. THE MEMBERS OF THIS CORPORATION SHALL NOT BE PERSONALLY LIABLE FOR THE DEBTS, LIABILITIES OR OBLIGATIONS OF THIS CORPORATION.

ARTICLE VI. THE AUTHORIZED MEMBERSHIPS OF THIS CORPORATION SHALL CONSIST OF THE FOLLOWING NUMBERS AND CLASSES:

(A) EVERY PERSON, GROUP OF PERSONS OR ENTITY WHO IS A RECORD OWNER OF A FEE INTEREST IN ANY LOT OR CONDOMINIUM UNIT WHICH IS OR BECOMES SUBJECT BY COVENANTS OF RECORD TO ASSESSMENT BY THIS CORPORATION SHALL BE A CLASS A MEMBER OF THIS CORPORATION, PROVIDED, HOWEVER, THAT ANY SUCH PERSON, GROUP OF PERSONS OR ENTITY WHO HOLDS SUCH INTEREST MERELY AS SECURITY FOR THE PERFORMANCE OF AN OBLIGATION SHALL NOT BE A MEMBER. CLASS A MEMBERS SHALL BE ENTITLED TO ONE VOTE FOR EACH LOT OR CONDOMINIUM UNIT IN WHICH THEY HOLD THE INTEREST REQUIRED FOR MEMBERSHIP.

(B) THERE SHALL BE CLASS B MEMBERSHIPS, ALL OF WHICH SHALL BE ISSUED TO DECLARANT, CHESAPEAKE HOMES, INC., A MARYLAND CORPORATION, OR ITS NOMINEE OR NOMINEES, IN THE MANNER PROVIDED IN ARTICLE III OF THE DECLARATION HEREINABOVE REFERRED TO. THE CLASS B MEMBERS SHALL BE ENTITLED TO THREE VOTES FOR EACH MEMBERSHIP SO HELD, PROVIDED, HOWEVER, THAT EACH CLASS B MEMBERSHIP SHALL LAPSE AND BECOME A NULLITY ON THE FIRST TO HAPPEN OF THE FOLLOWING EVENTS:

(i) WHEN THE AMOUNT OF THE TOTAL AUTHORIZED, ISSUED AND OUTSTANDING CLASS A MEMBERSHIPS EQUALS 1500, OR

(ii) ON THE SEVENTH ANNIVERSARY OF THE DATE OF THE EXECUTION OF THESE

ARTICLES OF INCORPORATION; OR

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ROLL 90 PAGE 1549

(III) UPON SURRENDER OF SAID CLASS B MEMBERSHIPS BY THE THEN HOLDER OR HOLDERS THEREOF FOR CANCELLATION ON THE BOOKS OF THIS CORPORATION.

ARTICLE VII. THE NUMBER OF DIRECTORS OF THIS CORPORATION SHALL NOT BE LESS THAN THREE (3), AND THE NAMES AND POST OFFICE ADDRESSES OF THE DIRECTORS WHO SHALL ACT AS SUCH UNTIL THE FIRST ANNUAL MEETING, OR UNTIL SUCH TIME AS THEIR SUCCESSORS ARE DULY CHOSEN AND QUALIFIED ARE:

<u>NAME</u>	<u>ADDRESS</u>
1. JOCELYN SADOWSKY	10007 WOODKEY LANE, OWINGS MILLS, MARYLAND 21117
2. CAROLYN SAFFRON	4240 ST. VINCENTS DRIVE, BALTIMORE, MARYLAND 21215
3. PATRICIA S. WEINSTEIN	3910 SYBIL ROAD, RANDALLSTOWN, MARYLAND 21133

ARTICLE VIII. THIS CORPORATION RESERVES THE RIGHT TO AMEND, ALTER OR REPEAL ANY PROVISION CONTAINED IN THESE ARTICLES IN THE MANNER NOW OR HEREAFTER PRESCRIBED BY STATUTE FOR THE AMENDMENT OF ARTICLES OF INCORPORATION AND FURTHER SUBJECT TO THE APPROVAL OF BALTIMORE COUNTY, MARYLAND.

ARTICLE IX. IN THE EVENT OF DISSOLUTION OF THE CORPORATION, THE ASSETS OF THE CORPORATION, BOTH REAL AND PERSONAL, MAY BE DEDICATED TO AN APPROPRIATE PUBLIC AGENCY TO BE DEVOTED TO PURPOSES AS NEARLY AS PRACTICABLE THE SAME AS THOSE TO WHICH THEY WERE REQUIRED TO BE DEVOTED BY THE CORPORATION. IN THE EVENT THAT SUCH DEDICATION IS REFUSED ACCEPTANCE, SUCH ASSETS MAY BE GRANTED, CONVEYED AND ASSIGNED TO ANY NON-PROFIT CORPORATION, ASSOCIATION, TRUST OR OTHER ORGANIZATION TO BE DEVOTED TO PURPOSES AND USES THAT WOULD MOST NEARLY REFLECT THE PURPOSES AND USES TO WHICH THEY WERE REQUIRED TO BE DEVOTED BY THIS CORPORATION. THIS CORPORATION SHALL NOT BE DISSOLVED WITHOUT THE PRIOR WRITTEN CONSENT OF AT LEAST TWO-THIRDS (2/3) OF EACH CLASS OF MEMBERS AND BALTIMORE COUNTY, MARYLAND.

ARTICLE X. IN THE EVENT THIS CORPORATION (1) IS CONSOLIDATED WITH ANOTHER CORPORATION, OR (2) IS MERGED INTO ANOTHER CORPORATION, OR (3) SELLS, LEASES, EXCHANGES OR OTHERWISE TRANSFERS ALL OR SUBSTANTIALLY ALL ITS PROPERTY AND ASSETS, NO MEMBER OF THIS CORPORATION SHALL BE ENTITLED TO DEMAND OR RECEIVE PAYMENT OF ANY AMOUNT FOR HIS MEMBERSHIP OF OR FROM THIS CORPORATION OF THE CONSOLIDATED CORPORATION, THE CORPORATION SURVIVING THE MERGER OR THE TRANSFEREE PROVIDED, HOWEVER, THAT THE SUCCESSOR :

(A) SHALL BE A CORPORATION ORGANIZED UNDER AND BY VIRTUE OF THE GENERAL LAWS OF THE STATE OF MARYLAND; AND

(B) SHALL BE WITHOUT CAPITAL STOCK AND SHALL NOT BE OPERATED FOR PROFIT; AND

(C) SHALL BE ORGANIZED FOR THE SAME PURPOSES AS SPECIFIED IN ARTICLE IV OF THESE ARTICLES OF INCORPORATION.

ARTICLE XI. AS USED IN THESE ARTICLES OF INCORPORATION, THE TERMS "FACILITIES", "DECLARANT" AND "LOT" SHALL HAVE THE SAME MEANING AS EACH IS DEFINED TO HAVE IN THE DECLARATION OF COVENANTS AND RESTRICTIONS HEREINABOVE REFERRED TO.

ARTICLE XII. IN ADDITION TO AND NOT AS A LIMITATION OF THE POWERS SET FORTH HEREIN, THE CORPORATION SHALL ESTABLISH AND MAINTAIN A RESERVE FUND FOR REPLACEMENTS BY THE ALLOCATION AND PAYMENT ANNUALLY TO SUCH RESERVE FUND IN SUCH AMOUNTS AS ARE ESTABLISHED BY THE BOARD OF DIRECTORS. SUCH FUND SHALL BE DEPOSITED IN A SPECIAL ACCOUNT WITH A SAFE AND RESPONSIBLE DEPOSITORY AND MAY BE IN THE FORM OF A CASH DEPOSIT OR INVESTED IN OBLIGATIONS OF, OR FULLY GUARANTEED AS TO PRINCIPAL BY, THE UNITED STATES OF AMERICA. THE RESERVE FUND SHALL BE FOR THE PURPOSE OF EFFECTING REPLACEMENTS FOR ANY OF THE FACILITIES OWNED AND MAINTAINED BY THE CORPORATION AND FOR SUCH OTHER PURPOSES AS MAY BE DETERMINED BY THE BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE SIGNED THESE ARTICLES OF INCORPORATION THE 15TH DAY OF November, 1973.

WITNESS:

Michael H. M... Joelyn Sadowsky (SEAL)
JOCELYN SADOWSKY

BE IT REMEMBERED, THAT ON THIS 15TH DAY OF November 1973, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF MARYLAND, OF BALTIMORE, JOCELYN SADOWSKY, PARTY TO THE AFOREGOING ARTICLES OF INCORPORATION, KNOWN PERSONALLY TO ME AS SUCH, AND I HAVING FIRST MAKE KNOWN TO HER THE CONTENTS OF SAID ARTICLES OF INCORPORATION, SHE DID ACKNOWLEDGE THAT SHE SIGNED, SEALED AND DELIVERED THE SAME AS HER VOLUNTARY ACT AND DEED, AND SHE ACKNOWLEDGED THE FACTS STATED TO BE TRUE AS SET FORTH.

GIVEN UNDER MY HAND THE YEAR AND DAY FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 7/1/74

Order: 87JZF849
Address: 5000 ...
Order Date: 12-10-2025
NOTARY PUBLIC
JUDITH R. SHUB
BALTIMORE CITY, MD

OF

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation
of Maryland November 23, 1973 at 8:30 o'clock A.M. as in conformity
with law and ordered recorded.

A 27740

Recorded in Liber 2019, folio 57, one of the Charter Records of the State
Department of Assessments and Taxation of Maryland.

mus tax paid \$ 20.00 Recording fee paid \$ 15.00

To the clerk of the Superior Court of Baltimore City

IT IS HEREBY CERTIFIED, that the within instrument, together with all indorsements thereon,
has been received, approved and recorded by the State Department of Assessments and Taxation of
Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.



RECEIVED FOR RECORD
MAR. 8 1974 AT 9 O'CLOCK,
A.M. SAME DAY RECORDED IN LIBER
R. H. B. No. 70 FOLIO 1547c.

ONE OF THE CHARTER RECORDS OF
BALTIMORE CITY AND EXAMINED.

PER

ROBERT H. POPEL CLERK

Order: 8727X5-10
Address: King Richard Ct
Order Date: 12-10-2025
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Balance Sheet/Income Expense Statement
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Income Statement - Operating

Kings Court Condomium Master

10/31/2025

Date: 11/18/2025

Time: 2:37 pm

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Description	Current Period		Year-to-date		Annual
	Actual	Budget	Actual	Budget	Budget
OPERATING INCOME					
INCOME					
4050-00 Water/Sewer Reimbursable	\$ -	\$ 6,250.00	\$ 34,807.91	\$ 25,000.00	\$ 25,000.00
4105-00 Master Fees	39,096.00	46,440.00	241,184.64	185,760.00	185,760.00
4180-00 Misc. Income	-	-	40.00	-	-
4182-00 Pool Passes	-	-	7,840.00	5,000.00	5,000.00
4185-00 Annual Assessment	-	-	60.00	-	-
Total INCOME	\$ 39,096.00	\$ 52,690.00	\$ 283,932.55	\$ 215,760.00	\$215,760.00
Total OPERATING INCOME	\$ 39,096.00	\$ 52,690.00	\$ 283,932.55	\$ 215,760.00	\$215,760.00
OPERATING EXPENSE					
GENERAL AND ADMINISTRATIVE EXPENSES					
6071-00 Clubhouse rental refund	-	-	52.50	-	-
7000-00 Office Expense	59.16	291.00	4,382.20	2,910.00	3,500.00
7060-00 Legal Fees	-	-	-	500.00	500.00
7090-00 Insurance Premium	-	-	12,249.00	11,000.00	11,000.00
7100-00 Management Fees	1,100.00	1,100.00	11,000.00	11,000.00	13,200.00
7190-00 Audits/Accounting Fees	-	-	-	1,400.00	1,400.00
7210-00 Property Taxes	-	-	3,118.06	3,000.00	3,000.00
Total GENERAL AND ADMINISTRATIVE EX	\$ 1,159.16	\$ 1,391.00	\$ 30,801.76	\$ 29,810.00	\$ 32,600.00
UTILITIES					
5000-00 Electrical/Gas	962.49	541.00	7,696.56	5,410.00	6,500.00
5003-00 Fuel Oil	-	-	710.91	1,000.00	1,500.00
5040-00 Water/Sewer	-	7,500.00	22,897.68	30,000.00	30,000.00
6350-00 Telephone	57.21	72.00	912.70	720.00	875.00
Total UTILITIES	\$ 1,019.70	\$ 8,113.00	\$ 32,217.85	\$ 37,130.00	\$ 38,875.00
GROUNDS REPAIR AND MAINTENANCE					
6100-00 Snow Removal	-	-	2,510.00	800.00	800.00
6110-00 Grounds Maintenance	2,747.00	3,000.00	50,256.24	30,000.00	36,000.00
Total GROUNDS REPAIR AND MAINTENAN	\$ 2,747.00	\$ 3,000.00	\$ 52,766.24	\$ 30,800.00	\$ 36,800.00
BUILDING REPAIR AND MAINTENANCE					
6030-00 Repairs & Maintenance	388.00	1,000.00	2,424.93	13,000.00	15,000.00
6073-00 Clubhouse Cleaning	-	200.00	272.50	1,600.00	2,000.00
6075-00 Clubhouse Repairs	-	250.00	8,346.66	2,500.00	3,000.00
Total BUILDING REPAIR AND MAINTENAN	\$ 388.00	\$ 1,450.00	\$ 11,044.09	\$ 17,100.00	\$ 20,000.00
COMMON AREA EXPENSES					
6052-00 Common Area Maintenance	-	500.00	3,901.38	4,200.00	5,000.00
Total COMMON AREA EXPENSES	\$ -	\$ 500.00	\$ 3,901.38	\$ 4,200.00	\$ 5,000.00
POOL EXPENSES					
6072-00 Pool Supplies	-	-	911.57	1,000.00	1,000.00
6076-00 Pool #1 Maintenance	-	-	11,590.00	4,000.00	4,000.00
6078-00 Pool #2 Maintenance	-	-	26,761.65	10,000.00	10,000.00
6079-00 Pool #2 Management	-	-	54,490.00	45,000.00	45,000.00
Total POOL EXPENSES	\$ -	\$ -	\$ 93,753.22	\$ 60,000.00	\$ 60,000.00
RESERVES					
7260-00 Reserves	1,873.75	1,873.75	16,417.50	18,737.50	22,485.00
Total RESERVES	\$ 1,873.75	\$ 1,873.75	\$ 16,417.50	\$ 18,737.50	\$ 22,485.00
Total OPERATING EXPENSE	\$ 7,187.61	\$ 16,327.75	\$ 240,902.04	\$ 197,777.50	\$215,760.00
Net Income:	\$ 31,908.39	\$ 36,362.25	\$ 43,030.51	\$ 17,982.50	\$ 0.00

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	EBT-Operating-4494	\$52,132.34	\$0.00	\$7,187.61	\$44,944.73
12-1217-00	EBT-Savings-7116	\$26,713.95	\$1,885.37	\$0.00	\$28,599.32
12-1228-00	EBT - Reserves- 7376	\$3,397.51	\$1.44	\$0.00	\$3,398.95
12-1336-00	EBT - 6M CD - 9240	\$29,178.36	\$0.00	\$0.00	\$29,178.36
14-1200-00	Accounts Receivable	(\$18,892.00)	\$0.00	\$0.00	(\$18,892.00)
20-2100-00	Pre-Paid	(\$39,096.00)	\$39,096.00	\$0.00	\$0.00
30-1217-00	Int Income EBT Savings 7116	(\$69.19)	\$0.00	\$11.62	(\$80.81)
30-1228-00	Int Income EBT 7376	(\$13.60)	\$0.00	\$1.44	(\$15.04)
30-1336-00	Int Income EBT 9240	(\$601.28)	\$0.00	\$0.00	(\$601.28)
30-3100-00	Retained Earnings	(\$27,084.22)	\$0.00	\$0.00	(\$27,084.22)
30-3200-00	Reserves Equity	(\$14,543.75)	\$0.00	\$1,873.75	(\$16,417.50)
40-4050-00	Water/Sewer Reimbursable	(\$34,807.91)	\$0.00	\$0.00	(\$34,807.91)
40-4105-00	Master Fees	(\$202,088.64)	\$0.00	\$39,096.00	(\$241,184.64)
40-4180-00	Misc. Income	(\$40.00)	\$0.00	\$0.00	(\$40.00)
40-4182-00	Pool Passes	(\$7,840.00)	\$0.00	\$0.00	(\$7,840.00)
40-4185-00	Annual Assessment	(\$60.00)	\$0.00	\$0.00	(\$60.00)
60-6071-00	Clubhouse rental refund	\$52.50	\$0.00	\$0.00	\$52.50
60-7000-00	Office Expense	\$4,323.04	\$59.16	\$0.00	\$4,382.20
60-7090-00	Insurance Premium	\$12,249.00	\$0.00	\$0.00	\$12,249.00
60-7100-00	Management Fees	\$9,900.00	\$1,100.00	\$0.00	\$11,000.00
60-7210-00	Property Taxes	\$3,118.06	\$0.00	\$0.00	\$3,118.06
65-5000-00	Electrical/Gas	\$6,734.07	\$962.49	\$0.00	\$7,696.56
65-5003-00	Fuel Oil	\$710.91	\$0.00	\$0.00	\$710.91
65-5040-00	Water/Sewer	\$22,897.68	\$0.00	\$0.00	\$22,897.68
65-6350-00	Telephone	\$855.49	\$57.21	\$0.00	\$912.70
67-6100-00	Snow Removal	\$2,510.00	\$0.00	\$0.00	\$2,510.00
67-6110-00	Grounds Maintenance	\$47,509.24	\$2,747.00	\$0.00	\$50,256.24
70-6030-00	Repairs & Maintenance	\$2,036.93	\$388.00	\$0.00	\$2,424.93
70-6073-00	Clubhouse Cleaning	\$272.50	\$0.00	\$0.00	\$272.50
70-6075-00	Clubhouse Repairs	\$8,346.66	\$0.00	\$0.00	\$8,346.66
72-6052-00	Common Area Maintenance	\$3,901.38	\$0.00	\$0.00	\$3,901.38
74-6072-00	Pool Supplies	\$911.57	\$0.00	\$0.00	\$911.57
74-6076-00	Pool #1 Maintenance	\$11,590.00	\$0.00	\$0.00	\$11,590.00
74-6078-00	Pool #2 Maintenance	\$26,761.65	\$0.00	\$0.00	\$26,761.65



General Ledger Trial Balance
Kings Court Condomium Master
From: 10-1000-00 To: 99-9995-00 10/01/2025 To 10/31/2025

Date: 11/18/2025
Time: 2:37 pm
Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
74-6079-00	Pool #2 Management	\$54,490.00	\$0.00	\$0.00	\$54,490.00
99-7260-00	Reserves	\$14,543.75	\$1,873.75	\$0.00	\$16,417.50
Totals:		\$0.00	\$48,170.42	\$48,170.42	\$0.00

Date	Description	Ref No	R	P	Transaction Amount
EBT-Operating-4494 - ***4494		Prior Balance			\$52,132.34
10/13/2025	CAM ELECTRIC, INC. - Invoice: 250509	1452	X	X	(\$ 388.00)
10/13/2025	SANDBEK, LLC - Invoice # 10910	1453	X	X	(2,747.00)
10/15/2025	BGE - Electrical/Gas- 5300 King Avenue- Account #: 6592331000	0	X	X	(934.25)
10/17/2025	BGE - Electrical/Gas- R 31 King Richard Court- Account #: 5605840000	0	X	X	(28.24)
10/20/2025	Transfer to EBT-Savings-7116		X	X	(1,873.75)
10/23/2025	VERIZON -	1454	X	X	(57.21)
10/29/2025	CONWAY MANAGEMENT COMPANY, INC - Monthly Administrative and Management Fees	1455	X	X	(1,159.16)
EBT-Operating-4494 Total					\$ 44,944.73
EBT-Savings-7116 - ***7116		Prior Balance			\$26,713.95
10/20/2025	Transfer from EBT-Operating-4494		X	X	1,873.75
10/31/2025	Interest		X	X	11.62
EBT-Savings-7116 Total					\$ 28,599.32
EBT - Reserves - 7376 - ***7376		Prior Balance			\$3,397.51
10/31/2025	Interest		X	X	1.44
EBT - Reserves - 7376 Total					\$ 3,398.95
Association Total					\$ 76,943.00



Check Print Log

Kings Court Condomium Master

From 10/1/2025 To 10/31/2025

Date: 11/18/2025

Time: 2:37 pm

Page: 1

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
EBT-Operating-4494: ***4494		Current Balance:	\$44,472.36	
10/13/25 3:41 pm Amanda Famolaro	CAM ELECTRIC, INC. Invoice: 250509	9944 Harford Road Baltimore, MD 21234	1452	\$388.00
10/13/25 3:41 pm Amanda Famolaro	SANDBEK, LLC Invoice # 10910	5200 GLEN ARM ROAD Suite M GLEN ARM, MD 21057	1453	\$2,747.00
10/23/25 11:41 am Amanda Famolaro	VERIZON	PO Box 16801 NEWARK, NJ 07101-6801	1454	\$57.21
10/29/25 10:16 am Amanda Famolaro	CONWAY MANAGEMENT COMPANY, II Monthly Administrative and Management	1660 ROBIN CIRCLE FOREST HILL, MD 21050	1455	\$1,159.16
EBT-Operating-4494: ***4494 Total Check Amount Printed				\$4,351.37
Kings Court Condomium Master Total Check(s) & Amount Printed			4	\$4,351.37



Homeowner Aging Report Excluding Prepaid

Kings Court Condomium Master

End Date: 10/31/2025

Date: 11/18/2025

Time: 2:37 pm

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Description	Current	Over 30	Over 60	Over 90	Balance
KCMAKCC3 - Kings Court Condo #3 & Tidewater Property Management Inc. Owner 3600 Crondall Lane					Last Payment: \$3,041.28 on 08/21/2025

Total:	\$6,912.00	\$0.00	\$0.00	\$152,355.08	\$159,267.08
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KCMAKCC4 - Kings Court Condo #4 Owner 1660 Robin Circle					Last Payment: \$600.00 on 09/16/2025
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Total:	\$432.00	\$0.00	\$0.00	\$10,313.43	\$10,745.43
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Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Kings Court Condomium Master	\$7,344.00	\$0.00	\$0.00	\$162,668.51	\$170,012.51

Description	Total
Master Fees 2020	\$1,728.00
Master Fees 2021	\$27,951.36
Master Fees 2022	\$29,376.00
Master Fees 2023	\$29,376.00
Master Fees 2024	\$29,376.00
Master Fees 2025	\$29,376.00
Water/Sewer Reimbursable 2019	\$187.35
Water/Sewer Reimbursable 2025	\$22,641.80

AR Total: \$170,012.51

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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PrePaid Homeowner List
End Date: 10/31/2025

Date:	11/18/2025
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No Data Found

Total

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
KCMABSF - Barrington Single Family - (Owner)						
Master Fees 2025	\$0.00	\$13,122.00	(\$13,122.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$13,122.00)	\$0.00	\$0.00	\$0.00	\$13,122.00	\$0.00
Homeowner Totals:	(\$13,122.00)	\$13,122.00	(\$13,122.00)	\$0.00	\$13,122.00	\$0.00
KCMAKCC1 - Kings Court Condo #1 - (Owner)						
Master Fees 2025	\$0.00	\$3,456.00	(\$3,456.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$3,456.00)	\$0.00	\$0.00	\$0.00	\$3,456.00	\$0.00
Homeowner Totals:	(\$3,456.00)	\$3,456.00	(\$3,456.00)	\$0.00	\$3,456.00	\$0.00
KCMAKCC2 - Kings Court Condo #2 - (Owner)						
Master Fees 2025	\$0.00	\$3,186.00	(\$3,186.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$3,186.00)	\$0.00	\$0.00	\$0.00	\$3,186.00	\$0.00
Homeowner Totals:	(\$3,186.00)	\$3,186.00	(\$3,186.00)	\$0.00	\$3,186.00	\$0.00
KCMAKCC3 - Kings Court Condo #3 & Tidewater Property Management Inc. - (Owner)						
Master Fees 2021	\$26,223.36	\$0.00	\$0.00	\$0.00	\$0.00	\$26,223.36
Master Fees 2022	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2023	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2024	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2025	\$20,736.00	\$6,912.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Water/Sewer Reimbursable 2025	\$22,451.72	\$0.00	\$0.00	\$0.00	\$0.00	\$22,451.72
Homeowner Totals:	\$152,355.08	\$6,912.00	\$0.00	\$0.00	\$0.00	\$159,267.08
KCMAKCC4 - Kings Court Condo #4 - (Owner)						
Master Fees 2020	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2021	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2022	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2023	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2024	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2025	\$1,296.00	\$432.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Water/Sewer Reimbursable 2019	\$187.35	\$0.00	\$0.00	\$0.00	\$0.00	\$187.35
Water/Sewer Reimbursable 2025	\$190.08	\$0.00	\$0.00	\$0.00	\$0.00	\$190.08
Homeowner Totals:	\$10,313.43	\$432.00	\$0.00	\$0.00	\$0.00	\$10,745.43
KCMAKCT1 - Kings Ct Townhse #1 - (Owner)						
Master Fees 2025	\$0.00	\$7,344.00	(\$7,344.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$7,344.00)	\$0.00	\$0.00	\$0.00	\$7,344.00	\$0.00
Homeowner Totals:	(\$7,344.00)	\$7,344.00	(\$7,344.00)	\$0.00	\$7,344.00	\$0.00
KCMAKCT2 - Kings Ct Townhse #2 - (Owner)						
Master Fees 2025	\$0.00	\$11,988.00	(\$11,988.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$11,988.00)	\$0.00	\$0.00	\$0.00	\$11,988.00	\$0.00
Homeowner Totals:	(\$11,988.00)	\$11,988.00	(\$11,988.00)	\$0.00	\$11,988.00	\$0.00
Assessment Totals:						
Master Fees 2020	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2021	\$27,951.36	\$0.00	\$0.00	\$0.00	\$0.00	\$27,951.36
Master Fees 2022	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2023	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2024	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2025	\$22,032.00	\$46,440.00	(\$39,096.00)	\$0.00	\$0.00	\$29,376.00
PrePaid	(\$39,096.00)	\$0.00	\$0.00	\$0.00	\$39,096.00	\$0.00
Water/Sewer Reimbursable 2019	\$187.35	\$0.00	\$0.00	\$0.00	\$0.00	\$187.35
Water/Sewer Reimbursable 2025	\$22,641.80	\$0.00	\$0.00	\$0.00	\$0.00	\$22,641.80
Association Totals:	\$123,572.51	\$46,440.00	(\$39,096.00)	\$0.00	\$39,096.00	\$170,012.51

Assets

CASH

10-1000-00 EBT-Operating-4494	\$44,944.73	
Total CASH:		\$44,944.73

RESERVE ACCOUNTS

12-1217-00 EBT-Savings-7116	28,599.32	
12-1228-00 EBT - Reserves- 7376	3,398.95	
12-1336-00 EBT - 6M CD - 9240	29,178.36	
Total RESERVE ACCOUNTS:		\$61,176.63

ACCOUNTS RECEIVABLE

14-1200-00 Accounts Receivable	(18,892.00)	
Total ACCOUNTS RECEIVABLE:		(\$18,892.00)

Total Assets: **\$87,229.36**

Liabilities & Equity

EQUITY AND RESERVES

30-1217-00 Int Income EBT Savings 7116	80.81	
30-1228-00 Int Income EBT 7376	15.04	
30-1336-00 Int Income EBT 9240	601.28	
30-3100-00 Retained Earnings	27,084.22	
30-3200-00 Reserves Equity	16,417.50	
Total EQUITY AND RESERVES:		\$44,198.85

Net Income Gain / Loss	43,030.51	
		\$43,030.51

Total Liabilities & Equity: **\$87,229.36**

KINGS COURT CONDOMINIUM ASSOCIATION INC
RESERVE
C/O CONWAY MANAGEMENT COMPANY INC
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

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XXXXXX7376
(0)

Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

**IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CALL OUR
CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

Hoa Money Market

Account number	XXXXXX7376	Beginning balance	\$3,397.51
Interest paid year to date	\$15.04	Total additions	1.44
		Total subtractions	0.00
		Ending balance	\$3,398.95

CREDITS

Date	Description	Additions
10-31	' Interest Credit	1.44

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	3,397.51	10-31	3,398.95		

Thank you for banking with Enterprise Bank & Trust

Order: 87521X849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

[illegible]

SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

If we take more than 10 business days to investigate your complaint we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If the error involved an electronic funds transfer to or from your account within 30 days after the first deposit to the account was made, resolving the issue could take up to 20 business days.

Order: 87175X849
Address: 57 King Richard Ct
Order Date: 12-11-2023
Document not for resale
HomeWiseDocs

KINGS COURT CONDOMINIUM ASSOCIATION INC
OPERATING
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

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XXXXXX4494
(6)

Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

**IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CALL OUR
CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

W C Business Analysis Ckg

Account number	XXXXXX4494	Beginning balance	\$53,686.00
Enclosures	6	Total additions	.00
		Total subtractions	7,392.03
		Ending balance	\$46,293.97

CHECKS

Number	Date	Amount	Number	Date	Amount
1449	10-02	56.40	1452	10-22	388.00
1450	10-08	47.04	1453	10-23	2,747.00
1451	10-02	1,151.82	1454	10-28	57.21

DEBITS

Date	Description	Subtractions
10-06	' ACH Debit BALTIMORE GAS AN BILLPAY 251006	24.85
10-06	' ACH Debit BALTIMORE GAS AN BILLPAY 251006	83.47
10-21	' ACH Debit Kings Court Cond CincXfer 251021 D4460	1,873.75
10-27	' ACH Debit BALTIMORE GAS AN BILLPAY 251027	934.25

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
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KINGS COURT CONDOMINIUM ASSOCIATION INC
October 31, 2025

Page 2
XXXXXX4494

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-30	' ACH Debit BALTIMORE GAS AN BILLPAY 251030	28.24

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	53,686.00	10-21	50,448.67	10-28	46,322.21
10-02	52,477.78	10-22	50,060.67	10-30	46,293.97
10-06	52,369.46	10-23	47,313.67		
10-08	52,322.42	10-27	46,379.42		

Thank you for banking with Enterprise Bank & Trust

Order: 87521X845
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

10/01/2025 13 786428 57 335
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1449

PAY Fifty-Six And 40/100 Dollars

DATE 09/25/2025

AMOUNT ***\$56.40

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo:

1000001449 081006162025044494 0000005640

10/02/2025 1449 \$56.40

10/06/2025 43 783394 48 340
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1450

PAY Forty-Seven And 04/100 Dollars

DATE 09/26/2025

AMOUNT ***\$47.04

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo: Account #557-555-326-3001-57

1000001450 081006162025044494 0000004704

10/08/2025 1450 \$47.04

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1451

PAY One Thousand, One Hundred Fifty-One And 82/100 Dollars

DATE 09/29/2025

AMOUNT ***\$1,151.82

TO THE ORDER OF CONWAY MANAGEMENT COMPANY, INC
1680 ROBIN CIRCLE
FOREST HILL, MD 21050

Memo: Monthly Administrative and Management Fees

1000001451 081006162025044494 00000115182

10/02/2025 1451 \$1,151.82

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1452

PAY Three Hundred Eighty-Eight And 06/100 Dollars

DATE 10/13/2025

AMOUNT ***\$388.00

TO THE ORDER OF CAM ELECTRIC, INC.
8944 Harford Road
Baltimore, MD 21234

Memo: Invoice: 250509

1000001452 081006162025044494 00000038800

10/22/2025 1452 \$388.00

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1453

PAY Two Thousand, Seven Hundred Forty-Seven And 00/100 Dollars

DATE 10/13/2025

AMOUNT ***\$2,747.00

TO THE ORDER OF SANDBEK, LLC
5200 GLEN ARM ROAD
Suite M
GLEN ARM, MD 21057

Memo: Invoice # 10910

1000001453 081006162025044494 00000274700

10/23/2025 1453 \$2,747.00

10/27/2025 64 786440 51 333
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1454

PAY Fifty-Seven And 21/100 Dollars

DATE 10/23/2025

AMOUNT ***\$57.21

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo:

1000001454 081006162025044494 0000005721

10/28/2025 1454 \$57.21

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

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SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

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Order: 87175X849
Address: 57 King Richard Ct
Order Date: 12-11-2023
Document not for resale
HomeWiseDocs

KINGS COURT CONDOMINIUM ASSOCIATION INC
SVG
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

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XXXXXX7116
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Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

**IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CALL OUR
CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

Hoa Money Market

Account number	XXXXXX7116	Beginning balance	\$26,713.95
Interest paid year to date	\$80.81	Total additions	1,885.37
		Total subtractions	0.00
		Ending balance	\$28,599.32

CREDITS

Date	Description	Additions
10-21	' ACH Deposit Kings Court Cond CincXfer 251021 C4460	1,873.75
10-31	' Interest Credit	11.62

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	26,713.95	10-21	28,587.70	10-31	28,599.32

Thank you for banking with Enterprise Bank & Trust

Order: 87521-X849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

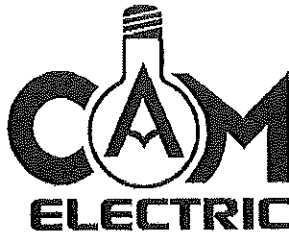
[illegible]

SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

If we take more than 10 business days to investigate your complaint we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If the error involved an electronic funds transfer to or from your account within 30 days after the first deposit to the account was made, resolving the issue could take up to 20 business days.

Order: 87175X849
Address: 57 King Richard Ct
Order Date: 12-11-2023
Document not for resale
HomeWiseDocs

CAM Electric, Inc.
9944 Harford Road
Baltimore, Maryland 21234



Phone 410-663-0481
Facsimile 410-663-0482
www.CAM-ELECTRIC.com

INVOICE

Date: September 25, 2025
Invoice No. 250509
Requisition No. 1
P.O. No.

Conway Management Company, Inc.
1660 Robin Circle
Forest Hill, Maryland 21050

Attention: Doug Shock / Vince Valenti

RE: Kings Court Pool House

I have furnished labor and material in order to make the following electrical improvements to the above referenced space:

Service Call

- * Troubleshoot problems with the outdoor floodlights at the rear of the pool house
- * Replaced the photocell that is mounted up high on the wall behind the building
- * Test the photocell while the extension ladder was in place to confirm proper operation

This work was performed during normal business hours.
Date of Service – May 9, 2025

Amount of Invoice Due

\$388.00

Thank you,
Chester A. Maszczenski Jr.

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

INVOICE

Sandbek LLC
5200 Glen Arm Road
Suite M
Glen Arm, MD 21057

sandbekoutdoors@gmail.com
+1 (410) 977-8180



Bill to
Kings Court Master

Invoice details
Invoice no.: 10910
Terms: Net 15
Invoice date: 10/06/2025
Due date: 10/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/06/2025	Monthly landscaping payment	October landscape payment	1	\$2,747.00	\$2,747.00

Total \$2,747.00

Ways to pay

paypal venmo

View and pay

6110
25
10/13/25

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs



AN EXELON COMPANY

CONTACT US

Customer Service:

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

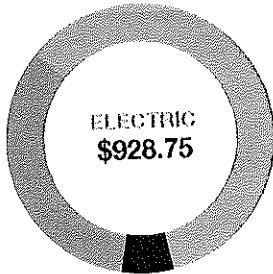
P.O. Box 1475 Baltimore, MD 21203



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OCT 14 2025

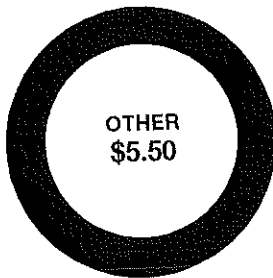
BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
Smartestenergy US LLC
[HTTPS://WWW.SMARTESTENE
RGY.COM/EN_US/](https://www.smartestenergy.com/en_us/)
(800) 448-0995
Electric Choice ID: 6592384586

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Kings Court Condo Assoc Inc
5300 King Ave
Baltimore, MD 21237
Account # 6592331000
Issued Date: October 7, 2025

Previous Balance	\$1,434.33
Payments Received September 26, 2025	-\$1,434.33
BGE Outstanding Balance	\$0.00
Electric	\$928.75
Other charges and credits (See details)	\$5.50
Total amount due by October 30, 2025	\$934.25

Payment received after October 30, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges.
The charge is up to 1.5% for the first month; additional charges will be assessed
on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



AN EXELON COMPANY

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

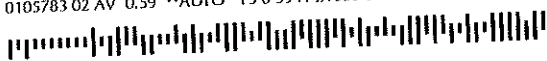
See reverse side for more info ►

Account # 6592331000

Total amount due by Oct 30, 2025 \$934.25

Payment Amount \$

0105783 02 AV 0.59 **AUTO T3 0 3941 21050-3040 -C01-P05708-11 5



Kings Court Condo Assoc Inc
C/O K C Master
Auto Paid
1660 Robin Circle
Forest Hill, MD 21050-3040



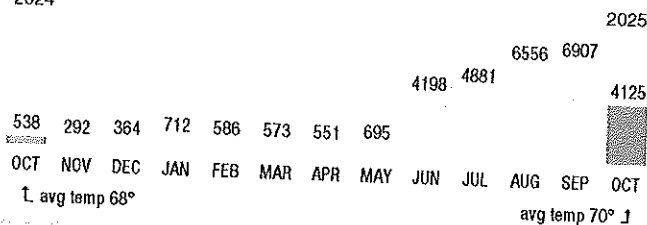
BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025

21654233100020000434258303800009522700
HomeWiseDocs

Electric details

ANNUAL ELECTRIC USAGE
2024



General Service - Schedule G

Billing Period: Sep 3, 2025 - Oct 2, 2025

Next Scheduled Reading: November 2, 2025

Meter #S105000779 Read on Oct 2

POLR Type I

Days Billed: 29

Current Reading	Previous Reading		
46148	42023		
		4125	kWh used
ELECTRIC SUPPLY			
SmartestEnergy US LLC			\$568.05
BGE ELECTRIC DELIVERY			568.05
Customer Charge			\$310.37
EmPower MD Chg	4125 kWh	x	15.10
Distribution Chg	4125 kWh	x	85.39
			.0207
			.05088
TAXES & FEES			209.88
MD Universal Svc Prog			\$50.33
Envir Srchg			6.14
Franchise Tax	4125 kWh	x	0.62
Local Tax	4125 kWh	x	2.56
State Tax	4125 kWh	x	21.86
			.00015
			.00062
			.0053
TOTAL			19.15
			6%
			\$928.75

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 14.625 cents/kWh beginning October 1, 2025 through November 30, 2025. SOS electricity will cost 12.388 cents/kWh beginning December 1, 2025 through February 28, 2026. SOS electricity will cost 14.507 cents/kWh beginning March 1, 2026 through May 31, 2026. The price for SOS from June 1, 2026 through September 30, 2026, as well as the weighted average price through September 30, 2026, will be set in November 2025.

Electric Supplier Charges

SmartestEnergy US LLC

Billing Period: Sep 3, 2025 - Oct 2, 2025

2025 TRANSMISSION 1 MO x 0.

138.50

GENERATION AND TRA 4125 KH x 0.09634

397.40

Sales Tax

32.15

Total Electric Supplier

\$568.05

All inquiries on above supplier billing should be directed to SmartestEnergy US LLC at 800.448.0995

Other charges and credits

Smart Meter Opt Out Monthly

5.50

TOTAL

\$5.50

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 28,698 kWh

Other ways
to pay



BGE app

Available for
download at the
App Store and
Google Play



**Online
BGE.COM**



In-person

Visit **BGE.COM** and
select *Pay My Bill* for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union **
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.



Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

0105783-0012649-0000002 of 0000004-C01-m1-71003941-05788



AN EXELON COMPANY

CONTACT US
Customer Service:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)
P.O. Box 1475 Baltimore, MD 21203



OCT 14 2025

Page 1 of 2

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Kings Court Condo Assoc Inc
R 31 King-Richard Ct *PAL
Baltimore, MD 21237
Account # 5605840000
Issued Date: October 8, 2025

Previous Balance	\$28.24
Payments Received September 29, 2025	-\$28.24
BGE Outstanding Balance	\$0.00
Other charges and credits (See details)	\$28.24
Total amount due by October 31, 2025	\$28.24

Payment received after October 31, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

0106529-001-4096-0000001 of 0000004-C01-m1-71003983-065535



AN EXELON COMPANY

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account # 5605840000

Total amount due by Oct 31, 2025 \$28.24

Payment Amount \$

0106529 02 AV 0.59 **AUTO T8 0 3983 21050-3040 -C01-P06535-11 5



Kings Court Condo Assoc Inc
Master Association
Auto Paid
1660 Robin Cir
Forest Hill, MD 21050-3040



BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

Order: 87JZFX826
Address: 57 King Richard Ct

Order Date: 12-10-2025

2156058400000000000282473040000000286600

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Other charges and credits

ELECTRIC PRIVATE AREA LIGHTING CHARGES \$28.24

Commercial - Schedule B85PLC

Billing Period: September 8, 2025 - October 8, 2025

150w SV Pendant UG	1	x	7.47266667	7.47
	1	x	2.72266667	2.72
Light Only Wood Pole	1	x	18.00	18.00
Envir Srechg	58 kWh	x	.00015	0.01
Franchise Tax	58 kWh	x	.00062	0.04

TOTAL \$28.24

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Other ways
to pay



BGE app

Available for
download at the
App Store and
Google Play



Online

BGE.COM



In-person

Visit **BGE.COM** and
select *Pay My Bill* for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union **
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.



Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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010365794480140956-00000002 of 00000014-01-m1-71003983-40535

**KINGS COURT MASTER**

Primary Phone: 410-574-6240
Account Number: 557-589-006-0001-36
Bill Date: October 17, 2025

**Get answers fast**

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

RECEIVED
OCT 22 2025

Your payment is due:**\$57.21****Total Due by November 16****This month's charges**

Services & Equipment	\$37.00
Fees & Other Charges	\$20.21
Total Due by November 16	\$57.21

**Offers & benefits****Get Digital Ready**

Verizon Small Business Digital Ready gives small businesses like yours personalized tools to help you succeed in today's digital world. Get access to learning modules, expert coaching, peer networking, grant opportunities and more. To learn more, visit verizon.com/smallbusinessdigitalready

Protect your inside wiring

Get diagnostics, maintenance & repair of Verizon-provided inside wiring & jacks for only \$11.99/mo. Our Verizon Service Protection Plan also provides a cost-effective, no-waiting option to address immediate repair needs. Call 888-409-8035 to order today.

Return only this stub with your payment. We will not review or honor other written notifications. Visit verizon.com.

Account Number: 557-589-006-0001-36

Total Due by Nov 16, 2025:**\$57.21 101725**

Make check payable to Verizon

\$



0002860 01 AB 0.641 KM101711 0010 XX
KINGS COURT MASTER
1660 ROBIN CIR
FOREST HILL MD 21050-3040

VERIZON
PO BOX 16801
NEWARK NJ 07101-6801



Order: 87J21 X849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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Document not for resale

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**KINGS COURT MASTER**

Primary Phone: 410-574-6240

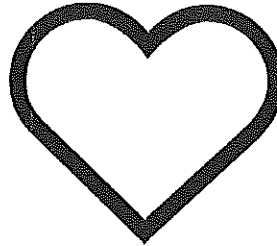
Account Number: 557-589-006-0001-36

Bill Date: October 17, 2025**Use My Business**

Save time. Add services. Pay bills. Manage most account needs online. Learn more at verizon.com/my-business

Thanks for being you.

We know you have a choice...
and we're happy to be yours.

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Get expertise on demand. Access our free series of webinars 24/7 to get guidance from small business experts. Topics include social media, customer loyalty, online strategies & more. Get tips & find valuable insights to help your business. Go to verizon.com/webinar

Frequently Asked Questions

Why does my bill fluctuate?

Your bill amount fluctuates when you:

- Request a change to your service
- Purchase or rent movies
- Use directory assistance
- Make calls outside of your calling plan
- Receive a promotional credit
- Lose a promotional credit
- Receive a price change

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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**KINGS COURT MASTER**

Primary Phone: 410-574-6240
Account Number: 557-589-006-0001-36
Bill Date: October 17, 2025

**Get answers fast**

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

Details of Payments**Payments**

Previous Balance	56.40	
Payment Received- Thank You	-56.40	10/1
Balance Forward	\$0.00	

Details of Charges**Services & Equipment****Services**

Dial Tone Line	37.00	10/18 - 11/17
----------------	-------	---------------

Fees & Other Charges**Taxes, Governmental Fees & Surcharges**

MD Local Excise Tax	3.77
Federal Excise Tax	1.41
Telecommunications Access of MD	
Fee	.09
MD 911 Fee	1.25
MD 988 Fee	.25

Verizon Surcharges & Fees

MD Gross Receipts Tax Surcharge	1.01
Federal Universal Service Fee	3.38
Federal Subscriber Line and Access	
Recovery Charge	9.05

Subtotal **\$20.21**

Total Due **\$57.21**

Equipment and additional services to
personalize your Verizon service.

Includes both Verizon fees and
governmental taxes and fees. For details,
visit verizon.com/taxesandfees.

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Important

FUSF Fee Changes October 1, 2025

Your Federal Universal Service Fund (FUSF) fee may change on October 1, 2025. Authorized and reviewed quarterly by the Federal Communications Commission (FCC), the FUSF funds programs to keep local telephone rates affordable for all customers and provides discounts to schools, libraries, rural health care providers, and low-income families.

Customer Notices

Your Choices to Limit Use and Sharing of Information for Marketing

You have choices about Verizon's use and sharing of certain information for the purpose of marketing new services to you. Verizon offers a full range of services, such as television, telematics, high-speed internet, video, and local and long distance services.

Unless you notify us as explained below, we may use or share your information beginning 30 days after the first time we notify you of this policy. Your choice will remain valid until you notify us that you wish to change it, which you have the right to do at any time. Verizon protects your information and your choices won't affect the provision of any services you currently have with us.

- **Customer Proprietary Network Information**

Customer Proprietary Network Information (CPNI) is information available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. If you don't want us to use or share your CPNI with our affiliates and agents for this purpose, let us know by calling us any time at 1.866.483.9700.

Information about Your Credit

Information about your credit includes your credit score, the information found in your consumer reports and your account history with us. We may share this information among the Verizon family of companies for the purpose of marketing new services to you. If you don't want us to share this information among the Verizon family of companies for the purpose of marketing new services to you, let us know by calling us any time at 1.844.366.2879.

Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1.888.500.5358.

Late Payment Charges

To avoid a late payment charge of 1.5% of your total due, full payment must be received before 05:00 PM on 10/19/2025.

Service Providers

Verizon MD provides regional, local calling and related features, other voice services, and Fios TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and Fios TV equipment. Fios is a registered mark of Verizon Trademark Services LLC.

Services

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Blocking of Third Party Charges Available

You can block third party charges to your Verizon bill. Visit verizon.com/blocking or call 1.800.VERIZON (1.800.837.4966).

Third Party Billing

Verizon may allow third-party vendor billing; free blocking of certain third-party vendor billing may be available.

Order: 87JZFX849

Address: 121 King Richard Ct

Order Date: 12-10-2025

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**TAYLOR RIDGE CONDO ASSOCI**

Primary Phone: 410-420-7051

Account Number: 557-330-075-0001-07

Bill Date: October 13, 2025

**Get answers fast**• Visit verizon.com/business

• Call 1.800.Verizon (1.800.837.4966)

RECEIVED

OCT 22 2025

Your payment is due:**\$37.77**

Total Due by November 12

Please read important information regarding your Commitment Period in the message section at the end of this bill.

This month's charges

Services & Equipment

\$21.84

Fees & Other Charges

\$15.93

Total Due by November 12**\$37.77****Offers & benefits****Get your free Fios quote now**

Upgrade to Fios for ultra-fast internet & powerful Wi-Fi delivered over our 100% fiber-optic network. Ask about our latest offers & how you can get a free price quote. Call 888-231-0811 today. Terms apply.

Get Digital Ready

Verizon Small Business Digital Ready gives small businesses like yours personalized tools to help you succeed in today's digital world. Get access to learning modules, expert coaching, peer networking, grant opportunities and more. To learn more, visit verizon.com/smallbusinessdigitalready

Return only this stub with your payment. We will not review or honor other written notifications. Visit verizon.com.

Account Number: 557-330-075-0001-07

Total Due by Nov 12, 2025:**\$37.77 101325**

Make check payable to Verizon

\$



0007461 01 AB 0.641 KM101311 0028 XX

TAYLOR RIDGE CONDO ASSOCI

% CONWAY MNGMNT

1660 ROBIN CIR

FOREST HILL MD 21050-3040

VERIZON

PO BOX 16801

NEWARK NJ 07101-6801



Order: 87521 X849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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TAYLORRIDGE CONDO ASSOCI

Primary Phone: 410-420-7051

Account Number: 557-330-075-0001-07

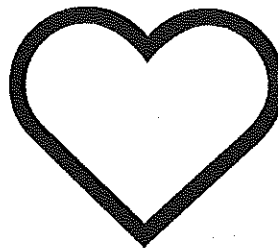
Bill Date: October 13, 2025

Use My Business

Save time. Add services. Pay bills. Manage most account needs online. Learn more at verizon.com/my-business

Thanks for being you.

We know you have a choice...
and we're happy to be yours.



Pair and save

Switch to Fios Business Internet and save \$20/mo when you combine it with a Business Unlimited smartphone plan. Call 888-814-6461 to learn more. Terms & restrictions apply.

Frequently Asked Questions

Why does my bill fluctuate?

Your bill amount fluctuates when you:

- Request a change to your service
- Purchase or rent movies
- Use directory assistance
- Make calls outside of your calling plan
- Receive a promotional credit
- Lose a promotional credit
- Receive a price change

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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RM



INVOICE

TO: Kings Court Condominium Master
RE: Monthly Administrative and Management Fees
DATE: 10/29/2025

Management Fee 2025	\$1,100.00
Office Expense	\$59.16
TOTAL:	\$1,159.16

MAKE CHECK PAYABLE TO:

Conway Management Company, Inc.
1660 Robin Circle
Forest Hill, MD. 21050

7100
or
10/24/25

1660 Robin Circle, Forest Hill, MD 21050
P. 410-879-9655 - F. 410-399-9509
www.Conway-mgt.com
Conwaymanagement@comcast.net

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Bank Account Reconciliation
Kings Court Condomium Master
EBT - 6M CD - 9240 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

EBT - 6M CD - 9240 Summary

Ending Account Balance:	\$	29,178.36
Uncleared Items:	\$	-
Adjusted Balance:	\$	29,178.36
Bank Ending Balance:	\$	29,178.36
Difference:	\$	-



Bank Account Reconciliation
Kings Court Condomium Master
EBT - Reserves - 7376 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
10/31/2025	10/31/2025	Interest			\$1.44
Total Cleared Credits					\$1.44

EBT - Reserves - 7376 Summary	
Ending Account Balance:	\$ 3,398.95
Uncleared Items:	\$-
Adjusted Balance:	\$ 3,398.95
Bank Ending Balance:	\$ 3,398.95
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/29/2025		Return - Check #1124 - Double Payment	63577 - Move or Return Paymer	0	(\$190.08)
10/29/2025		CONWAY MANAGEMENT COMPANY, INC		1455	(\$1,159.16)
				Total Uncleared	(\$1,349.24)
Cleared Items					
Debits					
09/19/2025	10/06/2025	BGE		0	(\$24.85)
09/19/2025	10/06/2025	BGE		0	(\$83.47)
09/25/2025	10/02/2025	VERIZON		1449	(\$56.40)
09/26/2025	10/08/2025	VERIZON		1450	(\$47.04)
09/29/2025	10/02/2025	CONWAY MANAGEMENT COMPANY, INC		1451	(\$1,151.82)
10/13/2025	10/22/2025	CAM ELECTRIC, INC.		1452	(\$388.00)
10/13/2025	10/23/2025	SANDBEK, LLC		1453	(\$2,747.00)
10/15/2025	10/27/2025	BGE		0	(\$934.25)
10/17/2025	10/30/2025	BGE		0	(\$28.24)
10/20/2025	10/21/2025	Transfer to EBT-Savings-7116			(\$1,873.75)
10/23/2025	10/28/2025	VERIZON		1454	(\$57.21)
				Total Cleared Debits	(\$7,392.03)

EBT-Operating-4494 Summary

Ending Account Balance:	\$ 44,944.73
Uncleared Items:	(\$1,349.24)
Adjusted Balance:	\$ 46,293.97
Bank Ending Balance:	\$ 46,293.97
Difference:	\$-

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Bank Account Reconciliation
Kings Court Condomium Master
EBT-Savings-7116 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
10/20/2025	10/21/2025	Transfer from EBT-Operating-4494			\$1,873.75
10/31/2025	10/31/2025	Interest			\$11.62
Total Cleared Credits					\$1,885.37

EBT-Savings-7116 Summary	
Ending Account Balance:	\$ 28,599.32
Uncleared Items:	\$-
Adjusted Balance:	\$ 28,599.32
Bank Ending Balance:	\$ 28,599.32
Difference:	\$-

Income Statement - Operating

Kings Court Condomium Master

10/31/2025

Date: 11/18/2025

Time: 2:37 pm

Page: 1

Description	Current Period		Year-to-date		Annual
	Actual	Budget	Actual	Budget	Budget
OPERATING INCOME					
INCOME					
4050-00 Water/Sewer Reimbursable	\$ -	\$ 6,250.00	\$ 34,807.91	\$ 25,000.00	\$ 25,000.00
4105-00 Master Fees	39,096.00	46,440.00	241,184.64	185,760.00	185,760.00
4180-00 Misc. Income	-	-	40.00	-	-
4182-00 Pool Passes	-	-	7,840.00	5,000.00	5,000.00
4185-00 Annual Assessment	-	-	60.00	-	-
Total INCOME	\$ 39,096.00	\$ 52,690.00	\$ 283,932.55	\$ 215,760.00	\$215,760.00
Total OPERATING INCOME	\$ 39,096.00	\$ 52,690.00	\$ 283,932.55	\$ 215,760.00	\$215,760.00
OPERATING EXPENSE					
GENERAL AND ADMINISTRATIVE EXPENSES					
6071-00 Clubhouse rental refund	-	-	52.50	-	-
7000-00 Office Expense	59.16	291.00	4,382.20	2,910.00	3,500.00
7060-00 Legal Fees	-	-	-	500.00	500.00
7090-00 Insurance Premium	-	-	12,249.00	11,000.00	11,000.00
7100-00 Management Fees	1,100.00	1,100.00	11,000.00	11,000.00	13,200.00
7190-00 Audits/Accounting Fees	-	-	-	1,400.00	1,400.00
7210-00 Property Taxes	-	-	3,118.06	3,000.00	3,000.00
Total GENERAL AND ADMINISTRATIVE EX	\$ 1,159.16	\$ 1,391.00	\$ 30,801.76	\$ 29,810.00	\$ 32,600.00
UTILITIES					
5000-00 Electrical/Gas	962.49	541.00	7,696.56	5,410.00	6,500.00
5003-00 Fuel Oil	-	-	710.91	1,000.00	1,500.00
5040-00 Water/Sewer	-	7,500.00	22,897.68	30,000.00	30,000.00
6350-00 Telephone	57.21	72.00	912.70	720.00	875.00
Total UTILITIES	\$ 1,019.70	\$ 8,113.00	\$ 32,217.85	\$ 37,130.00	\$ 38,875.00
GROUPS REPAIR AND MAINTENANCE					
6100-00 Snow Removal	-	-	2,510.00	800.00	800.00
6110-00 Grounds Maintenance	2,747.00	3,000.00	50,256.24	30,000.00	36,000.00
Total GROUPS REPAIR AND MAINTENAN	\$ 2,747.00	\$ 3,000.00	\$ 52,766.24	\$ 30,800.00	\$ 36,800.00
BUILDING REPAIR AND MAINTENANCE					
6030-00 Repairs & Maintenance	388.00	1,000.00	2,424.93	13,000.00	15,000.00
6073-00 Clubhouse Cleaning	-	200.00	272.50	1,600.00	2,000.00
6075-00 Clubhouse Repairs	-	250.00	8,346.66	2,500.00	3,000.00
Total BUILDING REPAIR AND MAINTENAN	\$ 388.00	\$ 1,450.00	\$ 11,044.09	\$ 17,100.00	\$ 20,000.00
COMMON AREA EXPENSES					
6052-00 Common Area Maintenance	-	500.00	3,901.38	4,200.00	5,000.00
Total COMMON AREA EXPENSES	\$ -	\$ 500.00	\$ 3,901.38	\$ 4,200.00	\$ 5,000.00
POOL EXPENSES					
6072-00 Pool Supplies	-	-	911.57	1,000.00	1,000.00
6076-00 Pool #1 Maintenance	-	-	11,590.00	4,000.00	4,000.00
6078-00 Pool #2 Maintenance	-	-	26,761.65	10,000.00	10,000.00
6079-00 Pool #2 Management	-	-	54,490.00	45,000.00	45,000.00
Total POOL EXPENSES	\$ -	\$ -	\$ 93,753.22	\$ 60,000.00	\$ 60,000.00
RESERVES					
7260-00 Reserves	1,873.75	1,873.75	16,417.50	18,737.50	22,485.00
Total RESERVES	\$ 1,873.75	\$ 1,873.75	\$ 16,417.50	\$ 18,737.50	\$ 22,485.00
Total OPERATING EXPENSE	\$ 7,187.61	\$ 16,327.75	\$ 240,902.04	\$ 197,777.50	\$215,760.00
Net Income:	\$ 31,908.39	\$ 36,362.25	\$ 43,030.51	\$ 17,982.50	\$ 0.00

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1000-00	EBT-Operating-4494	\$52,132.34	\$0.00	\$7,187.61	\$44,944.73
12-1217-00	EBT-Savings-7116	\$26,713.95	\$1,885.37	\$0.00	\$28,599.32
12-1228-00	EBT - Reserves- 7376	\$3,397.51	\$1.44	\$0.00	\$3,398.95
12-1336-00	EBT - 6M CD - 9240	\$29,178.36	\$0.00	\$0.00	\$29,178.36
14-1200-00	Accounts Receivable	(\$18,892.00)	\$0.00	\$0.00	(\$18,892.00)
20-2100-00	Pre-Paid	(\$39,096.00)	\$39,096.00	\$0.00	\$0.00
30-1217-00	Int Income EBT Savings 7116	(\$69.19)	\$0.00	\$11.62	(\$80.81)
30-1228-00	Int Income EBT 7376	(\$13.60)	\$0.00	\$1.44	(\$15.04)
30-1336-00	Int Income EBT 9240	(\$601.28)	\$0.00	\$0.00	(\$601.28)
30-3100-00	Retained Earnings	(\$27,084.22)	\$0.00	\$0.00	(\$27,084.22)
30-3200-00	Reserves Equity	(\$14,543.75)	\$0.00	\$1,873.75	(\$16,417.50)
40-4050-00	Water/Sewer Reimbursable	(\$34,807.91)	\$0.00	\$0.00	(\$34,807.91)
40-4105-00	Master Fees	(\$202,088.64)	\$0.00	\$39,096.00	(\$241,184.64)
40-4180-00	Misc. Income	(\$40.00)	\$0.00	\$0.00	(\$40.00)
40-4182-00	Pool Passes	(\$7,840.00)	\$0.00	\$0.00	(\$7,840.00)
40-4185-00	Annual Assessment	(\$60.00)	\$0.00	\$0.00	(\$60.00)
60-6071-00	Clubhouse rental refund	\$52.50	\$0.00	\$0.00	\$52.50
60-7000-00	Office Expense	\$4,323.04	\$59.16	\$0.00	\$4,382.20
60-7090-00	Insurance Premium	\$12,249.00	\$0.00	\$0.00	\$12,249.00
60-7100-00	Management Fees	\$9,900.00	\$1,100.00	\$0.00	\$11,000.00
60-7210-00	Property Taxes	\$3,118.06	\$0.00	\$0.00	\$3,118.06
65-5000-00	Electrical/Gas	\$6,734.07	\$962.49	\$0.00	\$7,696.56
65-5003-00	Fuel Oil	\$710.91	\$0.00	\$0.00	\$710.91
65-5040-00	Water/Sewer	\$22,897.68	\$0.00	\$0.00	\$22,897.68
65-6350-00	Telephone	\$855.49	\$57.21	\$0.00	\$912.70
67-6100-00	Snow Removal	\$2,510.00	\$0.00	\$0.00	\$2,510.00
67-6110-00	Grounds Maintenance	\$47,509.24	\$2,747.00	\$0.00	\$50,256.24
70-6030-00	Repairs & Maintenance	\$2,036.93	\$388.00	\$0.00	\$2,424.93
70-6073-00	Clubhouse Cleaning	\$272.50	\$0.00	\$0.00	\$272.50
70-6075-00	Clubhouse Repairs	\$8,346.66	\$0.00	\$0.00	\$8,346.66
72-6052-00	Common Area Maintenance	\$3,901.38	\$0.00	\$0.00	\$3,901.38
74-6072-00	Pool Supplies	\$911.57	\$0.00	\$0.00	\$911.57
74-6076-00	Pool #1 Maintenance	\$11,590.00	\$0.00	\$0.00	\$11,590.00
74-6078-00	Pool #2 Maintenance	\$26,761.65	\$0.00	\$0.00	\$26,761.65



General Ledger Trial Balance

Kings Court Condomium Master

From: 10-1000-00 To: 99-9995-00 10/01/2025 To 10/31/2025

Date: 11/18/2025

Time: 2:37 pm

Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
74-6079-00	Pool #2 Management	\$54,490.00	\$0.00	\$0.00	\$54,490.00
99-7260-00	Reserves	\$14,543.75	\$1,873.75	\$0.00	\$16,417.50
Totals:		\$0.00	\$48,170.42	\$48,170.42	\$0.00

Date	Description	Ref No	R	P	Transaction Amount
EBT-Operating-4494 - ***4494		Prior Balance			\$52,132.34
10/13/2025	CAM ELECTRIC, INC. - Invoice: 250509	1452	X	X	(\$ 388.00)
10/13/2025	SANDBEK, LLC - Invoice # 10910	1453	X	X	(2,747.00)
10/15/2025	BGE - Electrical/Gas- 5300 King Avenue- Account #: 6592331000	0	X	X	(934.25)
10/17/2025	BGE - Electrical/Gas- R 31 King Richard Court- Account #: 5605840000	0	X	X	(28.24)
10/20/2025	Transfer to EBT-Savings-7116		X	X	(1,873.75)
10/23/2025	VERIZON -	1454	X	X	(57.21)
10/29/2025	CONWAY MANAGEMENT COMPANY, INC - Monthly Administrative and Management Fees	1455	X	X	(1,159.16)
EBT-Operating-4494 Total					\$ 44,944.73
EBT-Savings-7116 - ***7116		Prior Balance			\$26,713.95
10/20/2025	Transfer from EBT-Operating-4494		X	X	1,873.75
10/31/2025	Interest		X	X	11.62
EBT-Savings-7116 Total					\$ 28,599.32
EBT - Reserves - 7376 - ***7376		Prior Balance			\$3,397.51
10/31/2025	Interest		X	X	1.44
EBT - Reserves - 7376 Total					\$ 3,398.95
Association Total					\$ 76,943.00



Check Print Log

Kings Court Condomium Master

From 10/1/2025 To 10/31/2025

Date: 11/18/2025

Time: 2:37 pm

Page: 1

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
EBT-Operating-4494: ***4494		Current Balance:	\$44,472.36	
10/13/25 3:41 pm Amanda Famolaro	CAM ELECTRIC, INC. Invoice: 250509	9944 Harford Road Baltimore, MD 21234	1452	\$388.00
10/13/25 3:41 pm Amanda Famolaro	SANDBEK, LLC Invoice # 10910	5200 GLEN ARM ROAD Suite M GLEN ARM, MD 21057	1453	\$2,747.00
10/23/25 11:41 am Amanda Famolaro	VERIZON	PO Box 16801 NEWARK, NJ 07101-6801	1454	\$57.21
10/29/25 10:16 am Amanda Famolaro	CONWAY MANAGEMENT COMPANY, II Monthly Administrative and Management	1660 ROBIN CIRCLE FOREST HILL, MD 21050	1455	\$1,159.16
EBT-Operating-4494: ***4494 Total Check Amount Printed				\$4,351.37
Kings Court Condomium Master Total Check(s) & Amount Printed			4	\$4,351.37

**Homeowner Aging Report Excluding Prepaid**

Kings Court Condomium Master

End Date: 10/31/2025

Date: 11/18/2025

Time: 2:37 pm

Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
KCMAKCC3 - Kings Court Condo #3 & Tidewater Property Management Inc. Owner 3600 Crondall Lane				Last Payment: \$3,041.28 on 08/21/2025	
Total:	\$6,912.00	\$0.00	\$0.00	\$152,355.08	\$159,267.08
KCMAKCC4 - Kings Court Condo #4 Owner 1660 Robin Circle				Last Payment: \$600.00 on 09/16/2025	
Total:	\$432.00	\$0.00	\$0.00	\$10,313.43	\$10,745.43
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Kings Court Condomium Master	\$7,344.00	\$0.00	\$0.00	\$162,668.51	\$170,012.51

Description	Total
Master Fees 2020	\$1,728.00
Master Fees 2021	\$27,951.36
Master Fees 2022	\$29,376.00
Master Fees 2023	\$29,376.00
Master Fees 2024	\$29,376.00
Master Fees 2025	\$29,376.00
Water/Sewer Reimbursable 2019	\$187.35
Water/Sewer Reimbursable 2025	\$22,641.80
AR Total:	\$170,012.51

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

Document not for resale

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PrePaid Homeowner List
End Date: 10/31/2025

Date:	11/18/2025
Time:	2:37 pm
Page:	1

No Data Found

Total

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
KCMABSF - Barrington Single Family - (Owner)						
Master Fees 2025	\$0.00	\$13,122.00	(\$13,122.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$13,122.00)	\$0.00	\$0.00	\$0.00	\$13,122.00	\$0.00
Homeowner Totals:	(\$13,122.00)	\$13,122.00	(\$13,122.00)	\$0.00	\$13,122.00	\$0.00
KCMAKCC1 - Kings Court Condo #1 - (Owner)						
Master Fees 2025	\$0.00	\$3,456.00	(\$3,456.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$3,456.00)	\$0.00	\$0.00	\$0.00	\$3,456.00	\$0.00
Homeowner Totals:	(\$3,456.00)	\$3,456.00	(\$3,456.00)	\$0.00	\$3,456.00	\$0.00
KCMAKCC2 - Kings Court Condo #2 - (Owner)						
Master Fees 2025	\$0.00	\$3,186.00	(\$3,186.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$3,186.00)	\$0.00	\$0.00	\$0.00	\$3,186.00	\$0.00
Homeowner Totals:	(\$3,186.00)	\$3,186.00	(\$3,186.00)	\$0.00	\$3,186.00	\$0.00
KCMAKCC3 - Kings Court Condo #3 & Tidewater Property Management Inc. - (Owner)						
Master Fees 2021	\$26,223.36	\$0.00	\$0.00	\$0.00	\$0.00	\$26,223.36
Master Fees 2022	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2023	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2024	\$27,648.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Master Fees 2025	\$20,736.00	\$6,912.00	\$0.00	\$0.00	\$0.00	\$27,648.00
Water/Sewer Reimbursable 2025	\$22,451.72	\$0.00	\$0.00	\$0.00	\$0.00	\$22,451.72
Homeowner Totals:	\$152,355.08	\$6,912.00	\$0.00	\$0.00	\$0.00	\$159,267.08
KCMAKCC4 - Kings Court Condo #4 - (Owner)						
Master Fees 2020	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2021	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2022	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2023	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2024	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2025	\$1,296.00	\$432.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Water/Sewer Reimbursable 2019	\$187.35	\$0.00	\$0.00	\$0.00	\$0.00	\$187.35
Water/Sewer Reimbursable 2025	\$190.08	\$0.00	\$0.00	\$0.00	\$0.00	\$190.08
Homeowner Totals:	\$10,313.43	\$432.00	\$0.00	\$0.00	\$0.00	\$10,745.43
KCMAKCT1 - Kings Ct Townhse #1 - (Owner)						
Master Fees 2025	\$0.00	\$7,344.00	(\$7,344.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$7,344.00)	\$0.00	\$0.00	\$0.00	\$7,344.00	\$0.00
Homeowner Totals:	(\$7,344.00)	\$7,344.00	(\$7,344.00)	\$0.00	\$7,344.00	\$0.00
KCMAKCT2 - Kings Ct Townhse #2 - (Owner)						
Master Fees 2025	\$0.00	\$11,988.00	(\$11,988.00)	\$0.00	\$0.00	\$0.00
PrePaid	(\$11,988.00)	\$0.00	\$0.00	\$0.00	\$11,988.00	\$0.00
Homeowner Totals:	(\$11,988.00)	\$11,988.00	(\$11,988.00)	\$0.00	\$11,988.00	\$0.00
Assessment Totals:						
Master Fees 2020	\$1,728.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,728.00
Master Fees 2021	\$27,951.36	\$0.00	\$0.00	\$0.00	\$0.00	\$27,951.36
Master Fees 2022	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2023	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2024	\$29,376.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,376.00
Master Fees 2025	\$22,032.00	\$46,440.00	(\$39,096.00)	\$0.00	\$0.00	\$29,376.00
PrePaid	(\$39,096.00)	\$0.00	\$0.00	\$0.00	\$39,096.00	\$0.00
Water/Sewer Reimbursable 2019	\$187.35	\$0.00	\$0.00	\$0.00	\$0.00	\$187.35
Water/Sewer Reimbursable 2025	\$22,641.80	\$0.00	\$0.00	\$0.00	\$0.00	\$22,641.80
Association Totals:	\$123,572.51	\$46,440.00	(\$39,096.00)	\$0.00	\$39,096.00	\$170,012.51

Assets

CASH

10-1000-00 EBT-Operating-4494 \$44,944.73

Total CASH:

\$44,944.73

RESERVE ACCOUNTS

12-1217-00 EBT-Savings-7116 28,599.32

12-1228-00 EBT - Reserves- 7376 3,398.95

12-1336-00 EBT - 6M CD - 9240 29,178.36

Total RESERVE ACCOUNTS:

\$61,176.63

ACCOUNTS RECEIVABLE

14-1200-00 Accounts Receivable (18,892.00)

Total ACCOUNTS RECEIVABLE:

(\$18,892.00)

Total Assets:

\$87,229.36

Liabilities & Equity

EQUITY AND RESERVES

30-1217-00 Int Income EBT Savings 7116 80.81

30-1228-00 Int Income EBT 7376 15.04

30-1336-00 Int Income EBT 9240 601.28

30-3100-00 Retained Earnings 27,084.22

30-3200-00 Reserves Equity 16,417.50

Total EQUITY AND RESERVES:

\$44,198.85

Net Income Gain / Loss

43,030.51

\$43,030.51

Total Liabilities & Equity:

\$87,229.36

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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KINGS COURT CONDOMINIUM ASSOCIATION INC
RESERVE
C/O CONWAY MANAGEMENT COMPANY INC
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

Page 1
XXXXXX7376
(0)

Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

**IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CALL OUR
CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

Hoa Money Market

Account number	XXXXXX7376	Beginning balance	\$3,397.51
Interest paid year to date	\$15.04	Total additions	1.44
		Total subtractions	0.00
		Ending balance	\$3,398.95

CREDITS

Date	Description	Additions
10-31	' Interest Credit	1.44

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	3,397.51	10-31	3,398.95		

Thank you for banking with Enterprise Bank & Trust

Order: 87521-X849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

NO.	\$	
TOTAL	\$	

SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

Order: 87175X849
Address: 57 King Richard Ct
Order Date: 2-11-2023
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KINGS COURT CONDOMINIUM ASSOCIATION INC
OPERATING
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

Page 1
XXXXXX4494
(6)

Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

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CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

W C Business Analysis Ckg

Account number	XXXXXX4494	Beginning balance	\$53,686.00
Enclosures	6	Total additions	.00
		Total subtractions	7,392.03
		Ending balance	\$46,293.97

CHECKS

Number	Date	Amount	Number	Date	Amount
1449	10-02	56.40	1452	10-22	388.00
1450	10-08	47.04	1453	10-23	2,747.00
1451	10-02	1,151.82	1454	10-28	57.21

DEBITS

Date	Description	Subtractions
10-06	' ACH Debit BALTIMORE GAS AN BILLPAY 251006	24.85
10-06	' ACH Debit BALTIMORE GAS AN BILLPAY 251006	83.47
10-21	' ACH Debit Kings Court Cond CincXfer 251021 D4460	1,873.75
10-27	' ACH Debit BALTIMORE GAS AN BILLPAY 251027	934.25

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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KINGS COURT CONDOMINIUM ASSOCIATION INC
October 31, 2025

Page 2
XXXXXX4494

<u>Date</u>	<u>Description</u>	<u>Subtractions</u>
10-30	' ACH Debit BALTIMORE GAS AN BILLPAY 251030	28.24

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	53,686.00	10-21	50,448.67	10-28	46,322.21
10-02	52,477.78	10-22	50,060.67	10-30	46,293.97
10-06	52,369.46	10-23	47,313.67		
10-08	52,322.42	10-27	46,379.42		

Thank you for banking with Enterprise Bank & Trust

Order: 87521X845
Address: 57 King Richard Ct
Order Date: 12-10-2025
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10/01/2025 10 786428 57 335
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1449

PAY Fifty-Six And 40/100 Dollars

DATE 09/25/2025

AMOUNT ***\$56.40

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo:

1000001449 081006162025044494 0000005640

10/02/2025 1449 \$56.40

10/06/2025 40 793394 48 340
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1450

PAY Forty-Seven And 04/100 Dollars

DATE 09/26/2025

AMOUNT ***\$47.04

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo: Account #557-555-326-3001-57

1000001450 081006162025044494 0000004704

10/08/2025 1450 \$47.04

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1451

PAY One Thousand, One Hundred Fifty-One And 82/100 Dollars

DATE 09/29/2025

AMOUNT ***\$1,151.82

TO THE ORDER OF CONWAY MANAGEMENT COMPANY, INC
1680 ROBIN CIRCLE
FOREST HILL, MD 21050

Memo: Monthly Administrative and Management Fees

1000001451 081006162025044494 00000115182

10/02/2025 1451 \$1,151.82

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1452

PAY Three Hundred Eighty-Eight And 06/100 Dollars

DATE 10/13/2025

AMOUNT ***\$388.00

TO THE ORDER OF CAM ELECTRIC, INC.
8944 Harford Road
Baltimore, MD 21234

Memo: Invoice: 250509

1000001452 081006162025044494 00000038800

10/22/2025 1452 \$388.00

Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1453

PAY Two Thousand, Seven Hundred Forty-Seven And 00/100 Dollars

DATE 10/13/2025

AMOUNT ***\$2,747.00

TO THE ORDER OF SANDBEK, LLC
5200 GLEN ARM ROAD
Suite M
GLEN ARM, MD 21057

Memo: Invoice # 10910

1000001453 081006162025044494 00000274700

10/23/2025 1453 \$2,747.00

10/27/2025 64 796840 51 53
Enterprise Bank & Trust Atlanta, GA

Kings Court Condominium Master (KCMA)
c/o Conway Management Co., Inc.
1680 Robin Circle
Forest Hill, MD 21050

Check Number: 1454

PAY Fifty-Seven And 21/100 Dollars

DATE 10/23/2025

AMOUNT ***\$57.21

TO THE ORDER OF VERIZON
PO Box 16801
NEWARK, NJ 07101-6801

Memo:

1000001454 081006162025044494 0000005721

10/28/2025 1454 \$57.21

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

[illegible]

SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

If we take more than 10 business days to investigate your complaint we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If the error involved an electronic funds transfer to or from your account within 30 days after the first deposit to the account was made, resolving the issue could take up to 20 business days.

Order: 87175X849
Address: 57 King Richard Ct
Order Date: 2-11-2023
Document not for resale
HomeWiseDocs

KINGS COURT CONDOMINIUM ASSOCIATION INC
SVG
C/O CONWAY MANAGEMENT CO
1660 ROBIN CIR
FOREST HILL MD 21050-3040

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

Page 1
XXXXXX7116
(0)

Direct inquiries to:
833-896-2850

Enterprise Bank & Trust
PO Box 66940
St Louis MO 63166

**IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CALL OUR
CUSTOMER SERVICE CENTER AT 833-896-2850 THANK YOU FOR ALLOWING
ENTERPRISE TO SERVE YOUR BANKING.**

Hoa Money Market

Account number	XXXXXX7116	Beginning balance	\$26,713.95
Interest paid year to date	\$80.81	Total additions	1,885.37
		Total subtractions	0.00
		Ending balance	\$28,599.32

CREDITS

Date	Description	Additions
10-21	' ACH Deposit Kings Court Cond CincXfer 251021 C4460	1,873.75
10-31	' Interest Credit	11.62

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	26,713.95	10-21	28,587.70	10-31	28,599.32

Thank you for banking with Enterprise Bank & Trust

Order: 87521-X849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Using the column marked (✓) in your check register, check off all deposits and withdrawals that appear on this statement. Remember to enter in your register any automatic deposits or withdrawals or any credits (including interest, if any) or charges that you have not yet recorded.

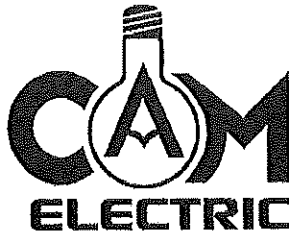
[illegible]

SHOULD AGREE WITH YOUR CHECKBOOK BALANCE

If we take more than 10 business days to investigate your complaint we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If the error involved an electronic funds transfer to or from your account within 30 days after the first deposit to the account was made, resolving the issue could take up to 20 business days.

Order: 87175X849
Address: 57 King Richard Ct
Order Date: 12-11-2023
Document not for resale
HomeWiseDocs

CAM Electric, Inc.
9944 Harford Road
Baltimore, Maryland 21234



Phone 410-663-0481
Facsimile 410-663-0482
www.CAM-ELECTRIC.com

INVOICE

Date: September 25, 2025
Invoice No. 250509
Requisition No. 1
P.O. No.

Conway Management Company, Inc.
1660 Robin Circle
Forest Hill, Maryland 21050

Attention: Doug Shock / Vince Valenti

RE: Kings Court Pool House

I have furnished labor and material in order to make the following electrical improvements to the above referenced space:

Service Call

- * Troubleshoot problems with the outdoor floodlights at the rear of the pool house
- * Replaced the photocell that is mounted up high on the wall behind the building
- * Test the photocell while the extension ladder was in place to confirm proper operation

This work was performed during normal business hours.
Date of Service – May 9, 2025

Amount of Invoice Due

\$388.00

Thank you,
Chester A. Maszczenski Jr.

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

INVOICE

Sandbek LLC
5200 Glen Arm Road
Suite M
Glen Arm, MD 21057

sandbekoutdoors@gmail.com
+1 (410) 977-8180



Bill to
Kings Court Master

Invoice details
Invoice no.: 10910
Terms: Net 15
Invoice date: 10/06/2025
Due date: 10/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/06/2025	Monthly landscaping payment	October landscape payment	1	\$2,747.00	\$2,747.00

Total \$2,747.00

Ways to pay

paypal venmo

View and pay

6110
25
10/13/25

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs



AN EXELON COMPANY

CONTACT US

Customer Service:

Correspondence:

BGE.COM

800.685.0123

800.735.2258 (TTY-TTD)

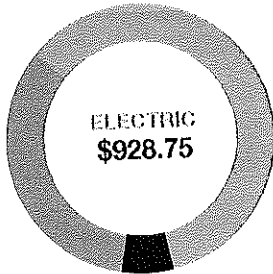
P.O. Box 1475 Baltimore, MD 21203



Page 1 of 2

OCT 14 2025

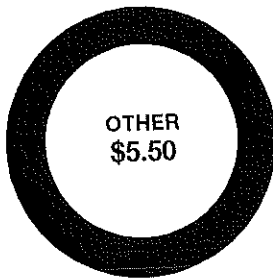
BGE
ELECTRIC
DELIVERY



TAXES & FEES

ELECTRIC SUPPLY
Smartestenergy US LLC
[HTTPS://WWW.SMARTESTENE
RGY.COM/EN_US/](https://www.smartestenergy.com/en_us/)
(800) 448-0995
Electric Choice ID: 6592384586

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Kings Court Condo Assoc Inc
5300 King Ave
Baltimore, MD 21237
Account # 6592331000
Issued Date: October 7, 2025

Previous Balance	\$1,434.33
Payments Received September 26, 2025	-\$1,434.33
BGE Outstanding Balance	\$0.00
Electric	\$928.75
Other charges and credits (See details)	\$5.50
Total amount due by October 30, 2025	\$934.25

Payment received after October 30, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges.
The charge is up to 1.5% for the first month; additional charges will be assessed
on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.



AN EXELON COMPANY

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

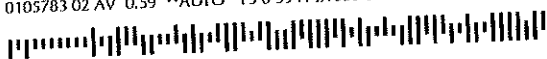
Account # 6592331000

Total amount due by Oct 30, 2025

\$934.25

Payment Amount \$

0105783 02 AV 0.59 **AUTO T3 0 3941 21050-3040 -C01-P05708-11 5



Kings Court Condo Assoc Inc
C/O K C Master
Auto Paid
1660 Robin Circle
Forest Hill, MD 21050-3040



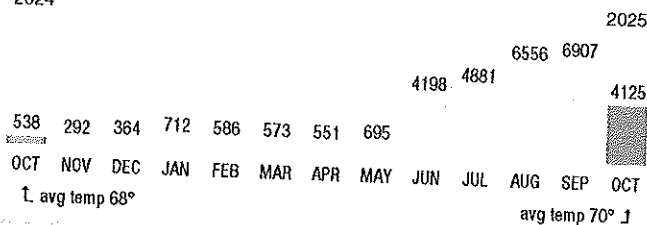
BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025

21654233100020000934258303800009522700
HomeWiseDocs

Electric details

ANNUAL ELECTRIC USAGE
2024



General Service - Schedule G

Billing Period: Sep 3, 2025 - Oct 2, 2025

Next Scheduled Reading: November 2, 2025

Meter #S105000779 Read on Oct 2

POLR Type I

Days Billed: 29

Current Reading	Previous Reading		
46148	42023		
		4125	kWh used
ELECTRIC SUPPLY			\$568.05
SmartestEnergy US LLC			568.05
BGE ELECTRIC DELIVERY			\$310.37
Customer Charge			15.10
EmPower MD Chg		4125 kWh x	.0207 85.39
Distribution Chg		4125 kWh x	.05088 209.88
TAXES & FEES			\$50.33
MD Universal Svc Prog			6.14
Envir Srchg		4125 kWh x	.00015 0.62
Franchise Tax		4125 kWh x	.00062 2.56
Local Tax		4125 kWh x	.0053 21.86
State Tax			6%
TOTAL			\$928.75

BGE SUPPLY PRICE COMPARISON INFORMATION

BGE Supply Price Comparison Information: The current price for Standard Offer Service (SOS) electricity is 14.625 cents/kWh beginning October 1, 2025 through November 30, 2025. SOS electricity will cost 12.388 cents/kWh beginning December 1, 2025 through February 28, 2026. SOS electricity will cost 14.507 cents/kWh beginning March 1, 2026 through May 31, 2026. The price for SOS from June 1, 2026 through September 30, 2026, as well as the weighted average price through September 30, 2026, will be set in November 2025.

Electric Supplier Charges

SmartestEnergy US LLC

Billing Period: Sep 3, 2025 - Oct 2, 2025

2025 TRANSMISSION 1 MO x 0.

138.50

GENERATION AND TRA 4125 KH x 0.09634

397.40

Sales Tax

32.15

Total Electric Supplier

\$568.05

All inquiries on above supplier billing should be directed to SmartestEnergy US LLC at 800.448.0995

Other charges and credits

Smart Meter Opt Out Monthly

5.50

TOTAL

\$5.50

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Adj Annual Usage Ele 28,698 kWh

Other ways
to pay



BGE app

Available for
download at the
App Store and
Google Play



**Online
BGE.COM**



In-person

Visit **BGE.COM** and
select *Pay My Bill* for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union **
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.



Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

Document not for resale

HomeWiseDocs

0105783-0012649-0000002 of 0000004-C01-m1-71003941-05788



AN EXELON COMPANY

CONTACT US
Customer Service:
Correspondence:

BGE.COM
800.685.0123
800.735.2258 (TTY-TTD)
P.O. Box 1475 Baltimore, MD 21203



Page 1 of 2

OCT 14 2025

OTHER
CHARGES
AND
CREDITS



See details on page 2

Bill Summary

Kings Court Condo Assoc Inc
R 31 King-Richard Ct *PAL
Baltimore, MD 21237
Account # 5605840000
Issued Date: October 8, 2025

Previous Balance	\$28.24
Payments Received September 29, 2025	-\$28.24
BGE Outstanding Balance	\$0.00
Other charges and credits (See details)	\$28.24
Total amount due by October 31, 2025	\$28.24

Payment received after October 31, 2025 will incur a late charge.

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is up to 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

The amounts shown in the circles reflect charges from this bill period.

0106529-001-4096-0000001 of 0000004-C01-m1-71003983-065535



AN EXELON COMPANY

Return only this portion with your check made payable to BGE. Please write your account number on your check.

Pay your bill online, by phone or by mail.

See reverse side for more info ►

Account # 5605840000

Total amount due by Oct 31, 2025 \$28.24

Payment Amount \$

0106529 02 AV 0.59 **AUTO T8 0 3983 21050-3040 -C01-P06535-11 5



Kings Court Condo Assoc Inc
Master Association
Auto Paid
1660 Robin Cir
Forest Hill, MD 21050-3040



BGE
P.O. Box 13070
Philadelphia, PA 19101-3070

Order: 87JZFX826
Address: 57 King Richard Ct

Order Date: 12-10-2025
2156058400000000000282473040000000286600

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Other charges and credits

ELECTRIC PRIVATE AREA LIGHTING CHARGES \$28.24

Commercial - Schedule B85PLC

Billing Period: September 8, 2025 - October 8, 2025

150w SV Pendant UG	1	x	7.47266667	7.47
	1	x	2.72266667	2.72
Light Only Wood Pole	1	x	18.00	18.00
Envir Srechg	58 kWh	x	.00015	0.01
Franchise Tax	58 kWh	x	.00062	0.04

TOTAL \$28.24

IMPORTANT INFORMATION ABOUT YOUR BILL

- The EmPower MD charge funds programs that can help you reduce your energy consumption and save you money. For more information, including how to participate, go to BGESmartEnergy.com.

Federal Tax Identification # 52-0280210

Other ways
to pay



BGE app

Available for
download at the
App Store and
Google Play



Online

BGE.COM



In-person

Visit **BGE.COM** and
select *Pay My Bill* for
a list of authorized
ACE Cash Express**
Fidelity Express**
and Western Union **
payment locations.



Pay-by-phone

Paymentus**
833.209.5245

**Fees may apply.



Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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010365794480140956-00000002 of 000000014-01-m1-71003983-40535

**KINGS COURT MASTER**

Primary Phone: 410-574-6240
Account Number: 557-589-006-0001-36
Bill Date: October 17, 2025

**Get answers fast**

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

RECEIVED
OCT 22 2025

Your payment is due:**\$57.21****Total Due by November 16****This month's charges**

Services & Equipment	\$37.00
Fees & Other Charges	\$20.21
Total Due by November 16	\$57.21

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Account Number: 557-589-006-0001-36

Total Due by Nov 16, 2025:**\$57.21 101725**

Make check payable to Verizon

\$



0002860 01 AB 0.641 KM101711 0010 XX
KINGS COURT MASTER
1660 ROBIN CIR
FOREST HILL MD 21050-3040

VERIZON
PO BOX 16801
NEWARK NJ 07101-6801



Order: 87J21 X849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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**KINGS COURT MASTER**

Primary Phone: 410-574-6240

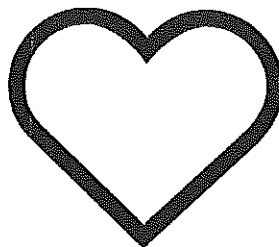
Account Number: 557-589-006-0001-36

Bill Date: October 17, 2025**Use My Business**

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and we're happy to be yours.

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Frequently Asked Questions

Why does my bill fluctuate?

Your bill amount fluctuates when you:

- Request a change to your service
- Purchase or rent movies
- Use directory assistance
- Make calls outside of your calling plan
- Receive a promotional credit
- Lose a promotional credit
- Receive a price change

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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**KINGS COURT MASTER**

Primary Phone: 410-574-6240
Account Number: 557-589-006-0001-36
Bill Date: October 17, 2025

**Get answers fast**

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

Details of Payments**Payments**

Previous Balance	56.40	
Payment Received- Thank You	-56.40	10/1
Balance Forward	\$0.00	

Details of Charges**Services & Equipment****Services**

Dial Tone Line	37.00	10/18 - 11/17
----------------	-------	---------------

Equipment and additional services to personalize your Verizon service.

Fees & Other Charges**Taxes, Governmental Fees & Surcharges**

MD Local Excise Tax	3.77
Federal Excise Tax	1.41
Telecommunications Access of MD Fee	.09
MD 911 Fee	1.25
MD 988 Fee	.25

Includes both Verizon fees and governmental taxes and fees. For details, visit verizon.com/taxesandfees.

Verizon Surcharges & Fees

MD Gross Receipts Tax Surcharge	1.01
Federal Universal Service Fee	3.38
Federal Subscriber Line and Access Recovery Charge	9.05

Subtotal **\$20.21**

Total Due **\$57.21**

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Important

FUSF Fee Changes October 1, 2025

Your Federal Universal Service Fund (FUSF) fee may change on October 1, 2025. Authorized and reviewed quarterly by the Federal Communications Commission (FCC), the FUSF funds programs to keep local telephone rates affordable for all customers and provides discounts to schools, libraries, rural health care providers, and low-income families.

Customer Notices

Your Choices to Limit Use and Sharing of Information for Marketing

You have choices about Verizon's use and sharing of certain information for the purpose of marketing new services to you. Verizon offers a full range of services, such as television, telematics, high-speed internet, video, and local and long distance services.

Unless you notify us as explained below, we may use or share your information beginning 30 days after the first time we notify you of this policy. Your choice will remain valid until you notify us that you wish to change it, which you have the right to do at any time. Verizon protects your information and your choices won't affect the provision of any services you currently have with us.

- **Customer Proprietary Network Information**

Customer Proprietary Network Information (CPNI) is information available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. If you don't want us to use or share your CPNI with our affiliates and agents for this purpose, let us know by calling us any time at 1.866.483.9700.

Information about Your Credit

Information about your credit includes your credit score, the information found in your consumer reports and your account history with us. We may share this information among the Verizon family of companies for the purpose of marketing new services to you. If you don't want us to share this information among the Verizon family of companies for the purpose of marketing new services to you, let us know by calling us any time at 1.844.366.2879.

Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1.888.500.5358.

Late Payment Charges

To avoid a late payment charge of 1.5% of your total due, full payment must be received before 05:00 PM on 10/19, 2025.

Service Providers

Verizon MD provides regional, local calling and related features, other voice services, and Fios TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and Fios TV equipment. Fios is a registered mark of Verizon Trademark Services LLC.

Services

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Blocking of Third Party Charges Available

You can block third party charges to your Verizon bill. Visit verizon.com/blocking or call 1.800.VERIZON (1.800.837.4966).

Third Party Billing

Verizon may allow third-party vendor billing; free blocking of certain third-party vendor billing may be available.

Order: 87JZFX849

Address: 121 King Richard Ct

Order Date: 12-10-2025

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**TAYLOR RIDGE CONDO ASSOCI**

Primary Phone: 410-420-7051

Account Number: 557-330-075-0001-07

Bill Date: October 13, 2025

**Get answers fast**• Visit verizon.com/business

• Call 1.800.Verizon (1.800.837.4966)

RECEIVED

OCT 22 2025

Your payment is due:**\$37.77**

Total Due by November 12

Please read important information regarding your Commitment Period in the message section at the end of this bill.

This month's charges

Services & Equipment

\$21.84

Fees & Other Charges

\$15.93

Total Due by November 12**\$37.77****Offers & benefits****Get your free Fios quote now**

Upgrade to Fios for ultra-fast internet & powerful Wi-Fi delivered over our 100% fiber-optic network. Ask about our latest offers & how you can get a free price quote. Call 888-231-0811 today. Terms apply.

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Return only this stub with your payment. We will not review or honor other written notifications. Visit verizon.com.

Account Number: 557-330-075-0001-07

Total Due by Nov 12, 2025:**\$37.77 101325**

Make check payable to Verizon

\$



0007461 01 AB 0.641 KM101311 0028 XX

TAYLOR RIDGE CONDO ASSOCI

% CONWAY MNGMNT

1660 ROBIN CIR

FOREST HILL MD 21050-3040

VERIZON

PO BOX 16801

NEWARK NJ 07101-6801



Order: 87321 X849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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TAYLORRIDGE CONDO ASSOCI

Primary Phone: 410-420-7051

Account Number: 557-330-075-0001-07

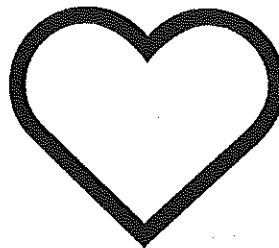
Bill Date: October 13, 2025

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Thanks for being you.

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and we're happy to be yours.



Pair and save

Switch to Fios Business Internet and save \$20/mo when you combine it with a Business Unlimited smartphone plan. Call 888-814-6461 to learn more. Terms & restrictions apply.

Frequently Asked Questions

Why does my bill fluctuate?

Your bill amount fluctuates when you:

- Request a change to your service
- Purchase or rent movies
- Use directory assistance
- Make calls outside of your calling plan
- Receive a promotional credit
- Lose a promotional credit
- Receive a price change

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

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KM101311 007461 0002

RM



INVOICE

TO: Kings Court Condominium Master
RE: Monthly Administrative and Management Fees
DATE: 10/29/2025

Management Fee 2025	\$1,100.00
Office Expense	\$59.16
TOTAL:	\$1,159.16

MAKE CHECK PAYABLE TO:

Conway Management Company, Inc.
1660 Robin Circle
Forest Hill, MD. 21050

7100
or
10/24/25

1660 Robin Circle, Forest Hill, MD 21050
P. 410-879-9655 - F. 410-399-9509
www.Conway-mgt.com
Conwaymanagement@comcast.net

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs



Bank Account Reconciliation
Kings Court Condomium Master
EBT - 6M CD - 9240 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

EBT - 6M CD - 9240 Summary		
Ending Account Balance:	\$	29,178.36
Uncleared Items:	\$	-
Adjusted Balance:	\$	29,178.36
Bank Ending Balance:	\$	29,178.36
Difference:	\$	-



Bank Account Reconciliation
Kings Court Condomium Master
EBT - Reserves - 7376 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
10/31/2025	10/31/2025	Interest			\$1.44
Total Cleared Credits					\$1.44

EBT - Reserves - 7376 Summary	
Ending Account Balance:	\$ 3,398.95
Uncleared Items:	\$-
Adjusted Balance:	\$ 3,398.95
Bank Ending Balance:	\$ 3,398.95
Difference:	\$-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/29/2025		Return - Check #1124 - Double Payment	63577 - Move or Return Paymer	0	(\$190.08)
10/29/2025		CONWAY MANAGEMENT COMPANY, INC		1455	(\$1,159.16)
				Total Uncleared	(\$1,349.24)
Cleared Items					
Debits					
09/19/2025	10/06/2025	BGE		0	(\$24.85)
09/19/2025	10/06/2025	BGE		0	(\$83.47)
09/25/2025	10/02/2025	VERIZON		1449	(\$56.40)
09/26/2025	10/08/2025	VERIZON		1450	(\$47.04)
09/29/2025	10/02/2025	CONWAY MANAGEMENT COMPANY, INC		1451	(\$1,151.82)
10/13/2025	10/22/2025	CAM ELECTRIC, INC.		1452	(\$388.00)
10/13/2025	10/23/2025	SANDBEK, LLC		1453	(\$2,747.00)
10/15/2025	10/27/2025	BGE		0	(\$934.25)
10/17/2025	10/30/2025	BGE		0	(\$28.24)
10/20/2025	10/21/2025	Transfer to EBT-Savings-7116			(\$1,873.75)
10/23/2025	10/28/2025	VERIZON		1454	(\$57.21)
				Total Cleared Debits	(\$7,392.03)

EBT-Operating-4494 Summary

Ending Account Balance:	\$ 44,944.73
Uncleared Items:	(\$1,349.24)
Adjusted Balance:	\$ 46,293.97
Bank Ending Balance:	\$ 46,293.97
Difference:	\$-

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale



Bank Account Reconciliation
Kings Court Condomium Master
EBT-Savings-7116 (End: 10/31/2025)

Date: 11/18/2025
Time: 2:38 pm
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
10/20/2025	10/21/2025	Transfer from EBT-Operating-4494			\$1,873.75
10/31/2025	10/31/2025	Interest			\$11.62
Total Cleared Credits					\$1,885.37

EBT-Savings-7116 Summary	
Ending Account Balance:	\$ 28,599.32
Uncleared Items:	\$-
Adjusted Balance:	\$ 28,599.32
Bank Ending Balance:	\$ 28,599.32
Difference:	\$-

Income Statement - Operating

Kings Court Condomium Master

09/30/2025

Date: 10/14/2025

Time: 3:28 pm

Page: 1

	Current Period		Year-to-date		Annual
Description	Actual	Budget	Actual	Budget	Budget
OPERATING INCOME					
INCOME					
4050-00 Water/Sewer Reimbursable	\$790.08	\$-	\$34,807.91	\$18,750.00	\$25,000.00
4105-00 Master Fees	-	-	202,088.64	139,320.00	185,760.00
4180-00 Misc. Income	-	-	40.00	-	-
4182-00 Pool Passes	-	-	7,840.00	5,000.00	5,000.00
4185-00 Annual Assessment	-	-	60.00	-	-
Total INCOME	\$790.08	\$-	\$244,836.55	\$163,070.00	\$215,760.00
Total OPERATING INCOME	\$790.08	\$-	\$244,836.55	\$163,070.00	\$215,760.00
OPERATING EXPENSE					
GENERAL AND ADMINISTRATIVE EXPENSES					
6071-00 Clubhouse rental refund	-	-	52.50	-	-
7000-00 Office Expense	51.82	291.00	4,323.04	2,619.00	3,500.00
7060-00 Legal Fees	-	-	-	500.00	500.00
7090-00 Insurance Premium	354.00	-	12,249.00	11,000.00	11,000.00
7100-00 Management Fees	1,100.00	1,100.00	9,900.00	9,900.00	13,200.00
7190-00 Audits/Accounting Fees	-	-	-	1,400.00	1,400.00
7210-00 Property Taxes	-	-	3,118.06	3,000.00	3,000.00
Total GENERAL AND ADMINISTRATIVE EXP	\$1,505.82	\$1,391.00	\$29,642.60	\$28,419.00	\$32,600.00
UTILITIES					
5000-00 Electrical/Gas	1,570.89	541.00	6,734.07	4,869.00	6,500.00
5003-00 Fuel Oil	-	-	710.91	1,000.00	1,500.00
5040-00 Water/Sewer	-	-	22,897.68	22,500.00	30,000.00
6350-00 Telephone	103.44	72.00	855.49	648.00	875.00
Total UTILITIES	\$1,674.33	\$613.00	\$31,198.15	\$29,017.00	\$38,875.00
GROUNDS REPAIR AND MAINTENANCE					
6100-00 Snow Removal	-	-	2,510.00	800.00	800.00
6110-00 Grounds Maintenance	5,130.34	3,000.00	47,509.24	27,000.00	36,000.00
Total GROUNDS REPAIR AND MAINTENANC	\$5,130.34	\$3,000.00	\$50,019.24	\$27,800.00	\$36,800.00
BUILDING REPAIR AND MAINTENANCE					
6030-00 Repairs & Maintenance	-	1,000.00	2,036.93	12,000.00	15,000.00
6073-00 Clubhouse Cleaning	-	200.00	272.50	1,400.00	2,000.00
6075-00 Clubhouse Repairs	360.00	250.00	8,346.66	2,250.00	3,000.00
Total BUILDING REPAIR AND MAINTENANC	\$360.00	\$1,450.00	\$10,656.09	\$15,650.00	\$20,000.00
COMMON AREA EXPENSES					
6052-00 Common Area Maintenance	-	500.00	3,901.38	3,700.00	5,000.00
Total COMMON AREA EXPENSES	\$-	\$500.00	\$3,901.38	\$3,700.00	\$5,000.00
POOL EXPENSES					
6072-00 Pool Supplies	-	-	911.57	1,000.00	1,000.00
6076-00 Pool #1 Maintenance	90.00	-	11,590.00	4,000.00	4,000.00
6078-00 Pool #2 Maintenance	2,860.00	1,000.00	26,761.65	10,000.00	10,000.00
6079-00 Pool #2 Management	-	8,000.00	54,490.00	45,000.00	45,000.00
Total POOL EXPENSES	\$2,950.00	\$9,000.00	\$93,753.22	\$60,000.00	\$60,000.00
RESERVES					
7260-00 Reserves	1,873.75	1,873.75	14,543.75	16,863.75	22,485.00
Total RESERVES	\$1,873.75	\$1,873.75	\$14,543.75	\$16,863.75	\$22,485.00
Total OPERATING EXPENSE	\$13,494.24	\$17,827.75	\$233,714.43	\$181,449.75	\$215,760.00
Net Income:	(\$12,704.16)	(\$17,827.75)	\$11,122.12	(\$18,379.75)	\$0.00

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Assets

CASH

10-1000-00 EBT-Operating-4494	\$52,132.34	
Total CASH:		\$52,132.34

RESERVE ACCOUNTS

12-1217-00 EBT-Savings-7116	26,713.95	
12-1228-00 EBT - Reserves- 7376	3,397.51	
12-1336-00 EBT - 6M CD - 9240	29,178.36	
Total RESERVE ACCOUNTS:		\$59,289.82

ACCOUNTS RECEIVABLE

14-1200-00 Accounts Receivable	(18,892.00)	
Total ACCOUNTS RECEIVABLE:		(\$18,892.00)

Total Assets: **\$92,530.16**

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00 Pre-Paid	39,096.00	
Total CURRENT LIABILITIES:		\$39,096.00

EQUITY AND RESERVES

30-1217-00 Int Income EBT Savings 7116	69.19	
30-1228-00 Int Income EBT 7376	13.60	
30-1336-00 Int Income EBT 9240	601.28	
30-3100-00 Retained Earnings	27,084.22	
30-3200-00 Reserves Equity	14,543.75	
Total EQUITY AND RESERVES:		\$42,312.04

Net Income Gain / Loss	11,122.12	
		\$11,122.12

Total Liabilities & Equity: **\$92,530.16**

Budget
Kings Court Master Association

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Kings Court Master 2025 Approved Budget

Description	2025 Approved Budget
OPERATING INCOME	
INCOME	
4050-00 Water/Sewer Reimbursable	\$ 25,000.00
4105-00 Master Fees	\$ 185,760.00
4182-00 Pool Passes	\$ 5,000.00
Total INCOME	\$ 215,760.00
Total OPERATING INCOME	\$ 215,760.00
OPERATING EXPENSE	
GENERAL AND ADMINISTRATIVE EXPENSES	
7000-00 Office Expense	\$ 3,500.00
7060-00 Legal Fees	\$ 500.00
7090-00 Insurance Premium	\$ 11,000.00
7100-00 Management Fees	\$ 13,200.00
7190-00 Audits/Accounting Fees	\$ 1,400.00
7210-00 Property Taxes	\$ 3,000.00
Total GENERAL AND ADMINISTRATIVE EX	\$ 32,600.00
UTILITIES	
5000-00 Electrical/Gas	\$ 6,500.00
5003-00 Fuel Oil	\$ 1,500.00
5040-00 Water/Sewer	\$ 30,000.00
6350-00 Telephone	\$ 875.00
Total UTILITIES	\$ 38,875.00
GROUNDS REPAIR AND MAINTENANCE	
6100-00 Snow Removal	\$ 800.00
6110-00 Grounds Maintenance	\$ 36,000.00
Total GROUNDS REPAIR AND MAINTENAN	\$ 36,800.00
BUILDING REPAIR AND MAINTENANCE	
6030-00 Repairs & Maintenance	\$ 15,000.00
6073-00 Clubhouse Cleaning	\$ 2,000.00
6075-00 Clubhouse Repairs	\$ 3,000.00
Total BUILDING REPAIR AND MAINTENANC	\$ 20,000.00
COMMON AREA EXPENSES	
6052-00 Common Area Maintenance	\$ 5,000.00
Total COMMON AREA EXPENSES	\$ 5,000.00
POOL EXPENSES	
6072-00 Pool Supplies	\$ 1,000.00
6076-00 Pool #1 Maintenance	\$ 4,000.00
6078-00 Pool #2 Maintenance	\$ 10,000.00
6079-00 Pool #2 Management	\$ 45,000.00
Total POOL EXPENSES	\$ 60,000.00
RESERVES	
7260-00 Reserves	\$ 22,485.00
Total RESERVES	\$ 22,485.00
Total OPERATING EXPENSE	\$ 215,760.00

Net Income: **\$ 0.00**

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Bylaws
Kings Court Master Association

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BY-LAWS

ARTICLE 1

NAME AND LOCATION. The name of the Corporation is King's Court Condominium Association, Inc., hereinafter referred to as the Corporation. The principal office of the corporation shall be located at 235 Equitable Building, Baltimore, Maryland 21202, but meetings of members and directors may be held at such places within the State of Maryland, County or City of Baltimore, as may be designated by the Board of Directors.

ARTICLE II

MEETING OF MEMBERS

Section 1. Annual Meeting. The first annual meeting of the members shall be held within 60 days after the establishment of King's Court Condominium, Section 1, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 11:00 o'clock A.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage pre-paid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his condominium unit.

ARTICLE III

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. Except as provided in Article VII of the Articles, the affairs of this Corporation shall be managed by a Board of [REDACTED] directors who must be members of the Corporation.

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

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the corporation. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE IV

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Corporation, and two or more members of the Corporation. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made only from among members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may, at least, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE V

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Corporation or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the facilities of the Corporation, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use of the facilities of a member during any period in which such member shall ^{be} in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;
- (c) exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these By-Laws, or the Articles;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the

annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of this Corporation, and to see that their duties are properly performed;

(c) establish the annual assessment period and fix the amount of the annual assessment against each member for each condominium unit owned and against the Grantor, if any, at least thirty (30) days in advance of each annual assessment;

(d) send written notice of each assessment to every condominium unit owner and, where appropriate, to the Grantor, at least thirty (30) days in advance of each annual assessment period, and levy all such assessments as liens;

(e) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;

(f) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(g) procure and maintain liability, fire and other hazard insurance on property owned by the Corporation.

(h) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(i) cause all of the facilities to be maintained.

ARTICLE VII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Corporation shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers

as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require., each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, _____ deeds and other written instruments and shall co-sign all checks and promissory notes.

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Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Corporation and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of account; cause an annual audit of the Corporation books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

ARTICLES VIII

COMMITTEES

The Board of Directors shall appoint such committees as deemed appropriate in carrying out its purpose.

ARTICLES IX

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member.

The Articles and By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation, where copies may be purchased at reasonable cost.

ARTICLE X

ASSESSMENTS

As more fully provided in the Declaration of Covenants and Restrictions dated the _____ day of _____, 1973, and recorded the _____ day of _____, 1973 in Liber _____ at Folio _____, among the Land Records for Baltimore County, Maryland, which Declaration is by this reference incorporated herein as if set forth at length, each member is obligated to pay to the Corporation certain assessments. Any assessments, annual or special, which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 8% percent per annum, and the Corporation may bring an action at law against the member or Grantor obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. Neither a member nor the Grantor may waive or otherwise escape liability for the assessments provided for herein by nonuse of the property of the Corporation or abandonment of any property.

ARTICLE XI

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, but such amendment shall be subject to the approval of Baltimore County, Maryland.

Section 2. In the case of any conflict between the Articles and these By-Laws, the Articles shall control.

ARTICLE XII

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of recordation of the Articles.

ARTICLE XIII

DEFINITIONS

As used in these By-Laws:

- (a) "Unit" or "condominium unit" shall mean a condominium unit in a Horizontal Property Regime established and declared under Article 21, Section 11-101 et seq. of the Annotated Code of Maryland (1957) as amended, which is located in the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof;
- (b) "Grantor" shall mean any owner or owners of a Part of the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof;
- (c) "Part of the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof" shall mean any part of the Condominium Project on which a Horizontal Property Regime established and declared under Article 21, Section 11-101 et seq. of the Annotated Code of Maryland (1957), as amended, has not been established.

REVIEWED FOR BALTIMORE COUNTY
REQUIREMENTS

[Signature]
ASSISTANT COUNTY SOLICITOR

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ATTEST:

CHESAPEAKE HOMES, INC.

LOIS A. Siner
ASSISTANT SECRETARY

William C. Ray (SEAL)
WILLIAM C. RAY
PRESIDENT

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss:

I HEREBY CERTIFY that on this 15th day of September, 1976, before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared William C. Ray, who is personally well-known to me as the person named as President of Chesapeake Homes, Inc. and he acknowledged that he executed the foregoing By-Laws as the corporate act and deed.

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

William C. Ray
NOTARY PUBLIC

My Commission expires: 11/1/77

KING'S COURT CONDOMINIUM ASSOCIATION, INC.

MASTER ASSOC.

BY-LAWS

ARTICLE I

NAME AND LOCATION. The name of the Corporation is King's Court Condominium Association, Inc., hereinafter referred to as the Corporation. The principal office of the corporation shall be located at 126 S. Main Street, Bel Air, Maryland 21014, but meetings of members and directors may be held at such places within the State of Maryland, County or City of Baltimore, as may be designated by the Board of Directors.

ARTICLE II

Section 1. Annual Meeting. The first annual meeting of the members shall be held within 60 days after the established of King's Court Condominium, Section 1, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 11:00 o'clock A.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage pre-paid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-fifth (1/5) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy

shall be revocable and shall automatically cease upon conveyance by the member of his condominium unit.

ARTICLE III

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. Except as provided in Article VII of the Articles, the affairs of this Corporation shall be managed by a Board of five (5) directors who must be members of the Corporation.

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

Section 3. Removal. Any directors may be removed from the Board, with or without cause, by a majority vote of the members of the corporation. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could make at a meeting by obtaining the written approval of all the directors, any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE IV

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Corporation, and two or more members of the Corporation. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made only from among members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE V

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Corporation or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision alone or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

- (a) adopt and publish rules and regulations governing the use of the facilities of the Corporation, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- (b) suspend the voting rights and right to use the facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days infraction of published rules and regulations;
- (c) exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these By-Laws, or the Articles;
- (d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- (e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

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Section 2. Duties. It shall be the duty of the Board of Directors to:

- (a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;
- (b) supervise all officers, agent and employees of this Corporation, and to see that their duties are properly performed;
- (c) establish the annual assessment period and fix the amount of the annual assessment against each member for each condominium unit owned and against the Grantor, if any, at least thirty (30) days in advance of each annual assessment;
- (d) send written notice of each assessment to every condominium unit owner and, where appropriate, to the Grantor, at least thirty (30) days in advance of each annual assessment period, and levy all such assessments as liens;
- (e) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;
- (f) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (g) procure and maintain liability, fire and other hazard insurance on property owned by the Corporation.
- (h) Cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;
- (i) Cause all of the facilities to be maintained.

ARTICLE VIII

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Corporation shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

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Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

- (a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, _____ deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice-President

- (b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

- (c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Corporation and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

- (d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of account; cause an annual audit of the Corporation books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular

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annual meeting, and deliver a copy of each to the members.

ARTICLES VIII

COMMITTEES

The Board of Directors shall appoint such committees as deemed appropriate in carrying out its purpose.

ARTICLES IX

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member.

The Articles and By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation, where copies may be purchased at reasonable cost.

ARTICLE X

ASSESSMENTS

As more full provided in the Declaration of Covenants and Restrictions dated the 26th day of SEPTEMBER, 1973 in Liber 5311 at Folio 563, among the Land Records for Baltimore County, Maryland, which Declaration is by this reference incorporated herein as if set forth at length, each member is obligated to pay the Corporation certain assessments. Any assessments, annual or special, which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 8% percent per annum, and the Corporation may bring an action at law against the member or Grantor obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. Neither a member nor the Grantor may waive or otherwise escape liability for the assessments provided for herein by nonuse of the property of the Corporation or abandonment of any property.

ARTICLE XI

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, but such amendment shall be subject to the approval of Baltimore County, Maryland.

Section 2. In the case of any conflict between the Articles and these By-Laws, the Articles shall control.

ARTICLE XII

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the fiscal year shall begin on the date of recordation of the Articles.

ARTICLE XIII

DEFINITIONS

As used in these By-Laws:

- (a) "Unit" or "condominium unit" shall mean a condominium unit in a Horizontal Property Regime established and declared under Article 21, Section 11-101 et. Seq. of the Annotated Code of Maryland (1957) as amended, which is located in the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof;
- (b) "Grantor" shall mean any owner or owners of a Part of the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof;
- (c) "Part of the Condominium Project and any annexations or additions thereto made in accordance with the Declaration of Covenants and Restrictions referred to in Article X hereof" shall mean any part of the Condominium Project on which a Horizontal Property Regime established and declared under Article 21, Section 11-01 et. seg. Of the Annotated Code of Maryland (1957), as amended, has not been established.

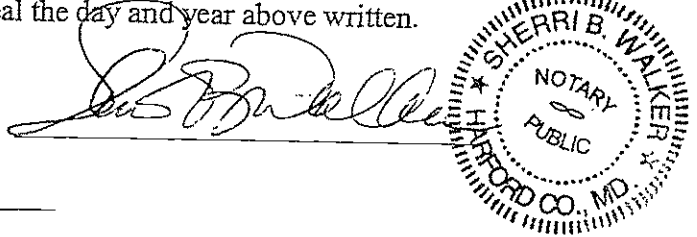
ATTEST:

KINGS COURT CONDOMINIUM
ASSOCIATION, INC.Imee Cilt
SECRETARYDennis Seibel (SEAL)
DENNIS SEIBEL, PRESIDENT

STATE OF MARYLAND, COUNTY OF BALTIMORE, as:

I HEREBY CERTIFY that on this 29th day of May, 2002,
before me, that subscriber, a Notary Public in and for the County and State aforesaid,
personally appeared Dennis Seibel, who is personally well-known to me as the person
named as President of King's Court Condominium Association, Inc. and he
acknowledged that he executed the foregoing By-Laws as the corporate act and deed.

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

My Commission expires: 3/1/06

0016503 15

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)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.					
		Deed	Mortgage	Other	Other		
		Deed of Trust	Lease	<u>By-Laws</u>			
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)	Recordation					
	Cite or Explain Authority	State Transfer					
		County Transfer					
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ <u> </u> Any New Mortgage \$ <u> </u> Balance of Existing Mortgage \$ <u> </u> Other: \$ <u> </u> Other: \$ <u> </u> Full Cash Value \$ <u> </u>		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ <u> </u> X () % = \$ <u> </u> Less Exemption Amount - \$ <u> </u> Total Transfer Tax = \$ <u> </u> Recordation Tax Consideration \$ <u> </u> X () per \$500 = \$ <u> </u> TOTAL DUE \$ <u> </u>			
5	Fees	Amount of Fees Recording Charge \$ <u> </u> Surcharge \$ <u> </u> State Recordation Tax \$ <u> </u> State Transfer Tax \$ <u> </u> County Transfer Tax \$ <u> </u> Other \$ <u> </u> Other \$ <u> </u>		Doc. 1 Doc. 2 Agent: <u> </u> Tax Bill: <u> </u> C.B. Credit: <u> </u> Ag. Tax/Other: <u> </u>			
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 <input type="checkbox"/> (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
		<u>KINGS COURT CONDOMINIUM</u>					SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		Other Property Identifiers (if applicable)					Water Meter Account No.
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: <u> </u>					
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: <u> </u>					
		If Partial Conveyance, List Improvements Conveyed: <u> </u>					
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)			
		<u>Kings Court Condominium, Inc</u>					
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)			
		<u>Kings Court Condominium, Inc</u>					
		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 Name: <u>William L. HARRIS</u> Firm: <u>TRANTON PROPERTY SERVICES, INC.</u> Address: <u>P.O. BOX 967</u> <u>BEL AIR MD 21034</u> Phone: <u>(410) 838-4600</u>				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	

EMP FU SURE \$ 5.00
 RECORDING FEE 20.00
 TOTAL 25.00
 Sent 0404 Ref: 5786
 CR DR Bk: 1250
 Date 12/20/2002 01:44 PM

Order: 87JZFX849

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Declaration-CC&Rs
Kings Court Master Association

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FIRST SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

This First Supplementary Declaration, made this 5th day
of November, 1975 by Chesapeake Homes, Inc., a Maryland corporation,
hereinafter sometimes called the "Declarant":

W I T N E S S E T H :

WHEREAS, the Declarant is the owner in fee simple of certain
land to be developed by it, which land is located in the Four-
teenth Election District of Baltimore County and shown on the
Plat entitled "Plats 1/ Section II, Phase I, King's Court"
and 2
recorded or intended to be recorded among the Land Records of
Baltimore County in Liber EHK Jr. 39 folio's 11 & 12
contemporaneous with this Declaration, and
"A-1 and A-2"
which land is more particularly described in Exhibits /attached
hereto and made a part hereof; and

WHEREAS, Declarant has previously recorded a Second Amended
Declaration of Covenants and Restrictions in the Land Records of
Baltimore County in Liber EHK Jr 5410 page 262 et. seq., Amended
Declaration of Covenants, Conditions and Restrictions recorded
among the aforesaid Land Records in Liber 5410 page 218 et. seq.,
and Declaration of Covenants, Conditions and Restrictions recorded
among the aforesaid Land Records in Liber 5311 page 563 et. seq.; and

WHEREAS, the aforesaid Declaration and Amendments thereto
all touched and concerned certain land previously owned by the
Declarant which land was subjected to a scheme of development
designed to provide for preservation of the values and amenities
in development of said land into a community, all as recited in
the aforementioned Declaration and Amendments thereto; and

WHEREAS, Declarant is permitted to annex additional property as shown on the development plan of King's Court filed with Baltimore County, Maryland and in addition to cause such annexations of subject property to be made, Declarant may also make additions and modifications to the covenants and restrictions as may be necessary to reflect a different character or use, if any, of such annexed property, all as described in the Second Amended Declaration of Covenants and Restrictions hereinabove referred to;

NOW, THEREFORE, the Declarant hereby declares that the real property described in Exhibits/ hereof is and shall be held, transferred, sold, leased, rented and used and occupied subject to the covenants, restrictions, easements, assessments and liens (sometimes referred to as "covenants and restrictions") herein-after set forth.

ARTICLE I

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

- (a) "Association" shall mean and refer to the King's Court Condominium Association, Inc., and its successors.
- (b) "The Property" shall mean and refer to all such existing properties as described in Exhibits A & B and additions thereto, as are subject to this Declaration or any supplemental Declaration under the provisions of Article II hereof.
- (c) "Lot" shall mean and refer to all parcels or property which are part of "The Property" and shall include condominium units which may be situate under the property.
- (d) "Recreation Facilities" or "Facilities" shall mean and refer to all real property owned by the Association for the benefit, use and enjoyment of its members, including but not limited to cultural, educational and recreational facilities.

MHM:10/13/75
SD

parks, playgrounds, open spaces, pools, commons and bike trails, including buildings, structures and personal property incidental thereto, and other common facilities.

(e) "Owner" shall mean and refer to the record owners, whether one or more persons or entities, of the fee simple title to any lot, within the boundaries of the land described in Exhibits and A-2"
A-1/including contract sellers, but excluding those having such interest solely as security for the performance of an obligation unless and until any such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

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

(g) "Developer" shall mean and refer to the Declarant, Chesapeake Homes, Inc., a Maryland corporation, and its successors.

ARTICLE II

Section 1. Property Subject to Declaration. The real property which is and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied and improved subject to this Declaration is located in the County of Baltimore, State of Maryland, and is more particularly described in Exhibit B attached hereto and by this reference made a part hereof.

Section 2. Annexed property subject to Declaration. The real property which is annexed to the property described above in Section 1 is and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied, and improved subject to this Declaration and is located in the County of Baltimore, State of Maryland, and is more particularly described on Exhibits / attached hereto and by this reference made a part hereof.

ARTICLE III

Section 1. Membership. There having been added to the original land subjected to the aforementioned Covenants, Conditions and Restrictions 23.3749 Acres by this First Supplementary

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Declaration, and now shall be 396 Class B memberships, all of which shall be issued to the Declarant or its nominee or nominees. The Class B members shall be entitled to three votes for each membership so held, provided, however, that each Class B membership shall lapse and become a nullity on the first to happen of the

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following events:

- (i) when the aggregate of the total authorized issued and outstanding Class A membership equals 396; or
- (ii) seven (7) years from the date of the incorporation of the Association; or
- (iii) upon surrender of said Class B memberships by the then holder or holders thereof for cancellation on the books of the Association.

ARTICLE IV

Section 1. Mortgagees Protection in Foreclosure.

(a) Any first mortgagee who obtains title to any unit in a condominium or home in a homeowners association within the King's Court project which unit or home has membership in this Association pursuant to the remedies provided in the mortgage or foreclosure of the mortgage, shall not be liable for such members' unpaid dues or charges which accrue prior to the acquisition of title to such unit or home by the Mortgagee.

Section 2. Mortgagees right to make payments. First mortgagees of units or homes which are owned by members of this Association may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any Association property and may pay overdue premiums on hazard insurance policies, or secure any hazard insurance coverage on the lapse of a policy, for such property and first mortgagees making such payments shall be owed immediate reimbursement therefor from this Association.

Section 3. Priorities - first mortgagees. No provision of the Articles of Incorporation of this Association or the covenants, conditions and restrictions of this Association gives a member or any other party priority over any rights of first mortgagees of units or homes which are members of this Association pursuant to their mortgages in the case of a distribution to members of insurance proceeds or condemnation awards for loss to or a taking of the property of this Association.

ARTICLE V

Section 1. Existing Covenants and Restrictions. The Declarant has previously recorded the following covenants, conditions and restrictions on the property described in Exhibit B attached hereto and hereby subjects said property described in Exhibit B to the Covenants and Restrictions contained herein and subjects the property described in Exhibits/ ^{"A-1 and A-2"} to the Covenants and Restrictions previously recorded as well as to the Covenants and Restrictions contained herein;

(a) Declaration of Covenants, Conditions and Restrictions dated September 26, 1972 and recorded among the Land Records of Baltimore County, Maryland, in Liber EHKJr. 5311 page 563 et. seq.

(b) Amended Declaration of Covenants, Conditions and Restrictions dated September 20, 1973 and recorded among the aforesaid Land Records in Liber EHKJr. 5410 page 218 et. seq.; and

(c) Second Amended Declaration of Covenants and Restrictions dated November 15, 1973 recorded among the aforesaid Land Records in Liber EHKJr. 5410 page 262 et. seq.

All of the aforementioned documents are incorporated herein by reference as if the same were fully reproduced.

IN WITNESS WHEREOF, the said Chesapeake Homes, Inc. a Maryland corporation, has on this 5 day of November, 1975 caused these presents to be executed by William C. Ray, its President, attested by Lois Siner, its Assistant Secretary, and its corporate seal to be hereunto affixed; and does hereby appoint William C. Ray as its true and lawful attorney-in-fact to acknow-

1:10/13/75

LIBER 5590 PAGE 068

ledge and deliver these presents as the act and deed of said
Chesapeake Homes, Inc.

ATTEST:

CHESAPEAKE HOMES, INC.

Lois Siner, Asst. Secretary

By: William C. Ray (SEAL)
William C. Ray, President

APPROVED FOR BALTIMORE COUNTY
REQUIREMENTS

STATE OF MARYLAND, COUNTY OF BALTIMORE, SS:

I HEREBY CERTIFY that on this 5th day of November, 1975,
before me, the subscriber, a Notary Public in and for the County
and State aforesaid, personally appeared William C. Ray who is
personally well-known to me as the person named as attorney-in-
fact on the foregoing First Supplementary Declaration of Covenants,
Conditions and Restrictions, and by virtue of the authority vested
in him by said instrument, acknowledged the same to be the act
and deed of Chesapeake Homes, Inc., a Maryland corporation.

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

Notary Public

My Commission expires: 11/1/78.

NOTARY PUBLIC IN AND FOR THE COUNTY OF BALTIMORE

William C. Ray
11/1/75

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00994*** 251015 2 52-4-01

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MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS

1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel (301) 423-0900

DESCRIPTION

9.5463 ACRE PARCEL, PLAT I, SECTION II, PHASE I, KING'S COURT,
NORTHEAST SIDE OF KING AVENUE, NORTHWEST OF PHILADELPHIA
ROAD, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND.

Beginning for the same at a point on the northeast side of King Avenue, as proposed to be widened to 70 feet, said point being shown and designated "1886" on "Plat I, Section II, Phase I, King's Court" recorded or intended to be recorded among the Land Records of Baltimore County, said point being also the northwesternmost corner of the Highway Widening Area as shown on the Bureau of Land Acquisition, Plat to Accompany Acquisition of Highway Widening in Fee, Baltimore County, RW-75043-2, running thence binding on the southwest outline of the land shown on said first mentioned plat, four courses: (1) N 40° 52' 40" W 840.16 feet, (2) S 28° 06' 40" W 167.74 feet, (3) N 61° 53' 20" W 269.00 feet, and (4) S 28° 06' 40" W 143.97 feet to a point on the northeast side of said King Avenue, as shown on said first mentioned plat, thence binding on the northeast side of said King Avenue, (5) N 62° 28' 46" W 80.00 feet, thence binding on the north and northeast outlines of the land shown on said first mentioned plat, fifteen courses: (6) N 27° 31' 14" E 30.00 feet, (7) northeasterly, by a curve to the

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2.

right with the radius of 322.00 feet, the distance of 298.47 feet, the chord of said arc being N 54° 04' 32" E 287.90 feet, (8) N 80° 37' 49" E 118.03 feet, (9) northeasterly, by a curve to the left with the radius of 478.00 feet, the distance of 237.20 feet, the chord of said arc being N 66° 24' 53" E 234.77 feet, (10) N 39° 20' 00" E 258.29 feet, (11) S 50° 40' 00" E 201.91 feet, (12) S 00° 58' 00" W 13.11 feet, (13) S 10° 01' 40" E 192.52 feet, (14) S 40° 52' 40" E 50.01 feet, (15) S 26° 41' 48" W 42.88 feet, (16) S 10° 01' 40" E 115.69 feet, (17) S 10° 51' 24" E 34.71 feet, (18) S 40° 52' 40" E 116.54 feet, (19) S 48° 52' 00" W 81.34 feet, and (20) S 43° 30' 54" E 393.58 feet, thence binding on the northwest outline of the 0.6371 acre Reserved Parcel as shown on said first mentioned plat, three courses: (21) S 46° 29' 06" W 89.57 feet, (22) southwesterly, by a curve to the left with the radius of 720.00 feet, the distance of 83.08 feet, the chord of said arc being S 43° 10' 46" W 83.03 feet, and (23) southwesterly, by a curve to the left with the radius of 29.00 feet, the distance of 19.26 feet, the chord of said arc being S 20° 51' 00" W 18.91 feet to a point on the northeast side of said King Avenue and on said Highway Widening Area as shown on the aforementioned Plat RW -75043-2, thence binding on the northeast side of said King Avenue and said Highway Widening Area, (24) northwesterly, by a curve to the left with the radius of 705.00 feet, the distance of 153.50 feet, the chord of said arc being N 54° 21' 48" W 153.20 feet, to the place of beginning.

Containing 9.5463 acres of land.

CAE:mpl

J.O. 01-62031-B
W.O. 11573-X

October 13, 1975

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MCA ENGINEERING CORPORATION
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DESCRIPTION

13.8286 ACRE PARCEL, PLAT II, SECTION II, PHASE I, "KING'S COURT",
NORTHWEST OF PHILADELPHIA ROAD, NORTHEAST OF KING AVENUE,
FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southwest outline of the land shown on the plat titled "Amended Plat, Section I, King's Court" and recorded among the Land Records of Baltimore County in Plat Book E. H. K. Jr. 37, page 31, at the distance of 577.89 feet, as measured N 41° 08' 00" W along said southwest outline from a point in Philadelphia Road and from the southernmost corner of the land shown on said plat, said beginning point being shown and designated "874" on the plat titled "Plat II, Section II, Phase I, King's Court" and recorded or intended to be recorded among said Land Records, running thence binding on the southwest and northwest outline of the land shown on said first mentioned plat and binding also on the easternmost outline of the land shown on the plat last herein referred to, four courses: (1) N 41° 08' 00" W 366.58 feet, (2) N 61° 44' 14" E 203.80 feet, (3) N 10° 17' 10" E 274.41 feet, and (4) N 34° 18' 52" E 463.24 feet, thence still binding on the outlines of said last mentioned plat fifteen courses: (5) N 77° 43' 49" W 260.60 feet, (6) S 86° 25' 02" W 560.09 feet, (7) S 11° 58' 39" E 530.34 feet, (8) S 43° 07' 13" W 116.26 feet, (9) S 51° 44' 27" W 102.39 feet, (10) S 39° 20' 00" W 25.26 feet, (11) S 50° 40' 00" E 201.91 feet,

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(12) S 00° 58' 00" W 13.11 feet, (13) S 10° 01' 40" E 192.52 feet,
(14) S 40° 52' 40" E 50.01 feet, (15) S 26° 41' 48" W 42.88 feet,
(16) S 10° 01' 40" E 115.69 feet, (17) S 10° 51' 24" E 34.71 feet,
(18) S 40° 52' 40" E 116.54 feet, and (19) N 48° 52' 00" E 431.59 feet
to the place of beginning.

Containing 13.8286 acres of land.

HGW:impl

J. O. 1-62031-B
W. O. 11573-X

November 20, 1975



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MICA L.L.O.

**MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS**

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301/823-0900

LIBER 5590 PAGE 073

Ronald W. Dwyer
Robert W. Craban
William E. Franswick
Edmund P. Halle
Norman F. Herrmann
Bernard S. Hyatt, Jr.
Paul Lee
Fred F. Mirmiran
Paul S. Smeton

DESCRIPTION

EXHIBIT "B"

44.1456 ACRE PARCEL, SECTION ONE, "KING'S COURT", NORTHWEST SIDE
OF PHILADELPHIA ROAD, NORTHEAST OF KING AVENUE, FOURTEENTH
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point in Philadelphia Road and in the first or S 46° 27' 54" W 2908.20 foot line of the 112.1654 acre parcel described in the deed from Lewis M. Hess, Jr., and wife to Poplar Investment Company, dated December 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3292, page 174, said beginning point being distant S 46° 29' 06" W 528.56 feet. as measured along said first line from the stone marked "I" and heretofore set at the beginning of said 112.1654 acre parcel, said beginning point being also at the end of the first or S 54° W 208.71 foot line of the land described in the deed from The Land Record Holding Company to Robert E. Marcheck and wife, dated June 5, 1970 and recorded among said Land Records in Liber O.T.G. 5099, page 23, running thence in said Philadelphia Road and binding on a part of the first line of said 112.1654 acre parcel, (1) S 46° 29' 06" W 1656.00 feet, thence for new lines of division eight courses: (2) N 41° 08' 00" W 944.47

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feet, (3) N 61° 44' 14" E 203.79 feet, (4) N 10° 17' 10" E 274.41 feet, (5) N 34° 18' 52" E 547.24 feet, (6) N 80° 35' 43" E 244.79 feet, (7) N 41° 56' 29" E 324.67 feet, (8) N 13° 51' 40" E 118.96 feet, and (9) N 39° 51' 14" E 54.53 feet to a point on the southwest side of Buck's School House Road, as called for in said first mentioned deed, and in the fourth or last line of said 112.1654 acre parcel, thence binding on said southwest side of Buck's School House Road and on a part of said fourth line, (10) S 67° 56' 37" E 882.11 feet to a 1 inch pipe heretofore set at the end of the third or N 48-3/4° E 16-1/2 foot line of the land conveyed by Benjamin M. Buck and wife to the School Commissioners of Baltimore County by deed dated June 23, 1859 and recorded among the aforementioned Land Records in Liber G.H.C. 27, page 190, thence binding reversely on said third line, (11) S 45° 18' 20" W 16.50 feet to a 1 inch pipe heretofore set, thence binding reversely on a part of the second or N 45° W 330 foot line of said last mentioned land, (12) S 49° 00' 45" E 119.16 feet to a 1 inch pipe heretofore set at the end of the third or N 54° E 78.9 foot line of the second parcel of the land conveyed by Thomas Borchardt and wife to John C. Devlin and wife by deed dated May 20, 1942 and recorded among said Land Records in Liber C.H.K. 1235, page 38, thence binding reversely on said last mentioned line and continuing the same course to and reversely along the third or N 54° E 50 foot line of the first parcel of the land conveyed by said last mentioned deed, in all, (13) S 46° 31' 10" W 157.11 feet to a 1 inch

PAGE 2 OF 3

pipe heretofore set at the beginning of said last mentioned third line, and in the fourth or S 33° E 208.70 foot line of the land described in the aforementioned deed to Marsheck, thence binding reversely on a part of said fourth line, (14) N 40° 28' 50" W 4.22 feet to the 3/4 inch pipe heretofore set at the beginning thereof, thence still binding reversely on the outlines of said land two courses: (15) S 46° 31' 10" W 208.71 feet to a 1/2 inch pipe heretofore set, and passing over a 1 inch pipe heretofore set at the distance of 201.21 feet, (16) S 40° 28' 50" E 208.99 feet to the place of beginning.

Containing 44.1456 acres of land.

Being a part of the land conveyed by Lewis M. Hess, Jr., and wife to Poplar Investment Company by deed dated December 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3292, page 174.



L.O. #62031-A

September 26, 1972

REC'D FOR RECORD DEC 4 1975 at 129 PM
Per Elmer H. Kahlman, Jr., Clerk
Mail to Carsten Weinstein
Receipt No. 3600

PAGE 3 OF 3

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

(Circled)
THIS DECLARATION, made this 26th day of Sept, 1972,
by CHESAPEAKE HOMES, INC., a Maryland corporation ("CHESAPEAKE"), Declarant.

WHEREAS, CHESAPEAKE is the owner in fee simple of certain land to be developed by it, which land is located in the Fourteenth Election District of Baltimore County shown on the Plat entitled King's Court recorded or intended to be recorded among the Land Records of Baltimore County in Liber No. E44K36 Folio No. 20, and which land is described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, certain areas are shown as open space areas on the aforesaid Plat which areas are a part of the common areas hereinafter defined; and

WHEREAS, the Declarant contemplates the development of the land hereinafter described with Condominiums and the establishment of Councils of Co-Owners to administer the common areas and to make assessments of the owners of units to be constructed on said land for the maintenance of said common areas. The condominium projects will be established according to Article 21, Section 117A, et seq. of the Annotated Code of Maryland (1957 Edition); and

WHEREAS, the Declarant now and hereafter covenants said common areas to be subject to certain protective covenants, conditions and restrictions hereinafter set forth:

NOW, THEREFORE, the Declarant hereby declares that all common areas as hereinafter defined of the land hereinabove specifically described shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the subject property and for the use, benefit and enjoyment in common of the owners. This Declaration is also made for the purpose of defining the responsibilities of those persons who shall become owners of units located on the land hereinabove described. These covenants, conditions and restrictions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described land or any part thereof and shall inure to the benefit of all the owners of the individual condominium units.

Order: 87JZFX849

Address: 57 King Richard Ct

Order Date: 12-10-2025

Document not for resale

HomeWiseDocs

ARTICLE I

DEFINITIONS

Section 1 "Common Areas" shall mean all areas other than the individual condominium units which will be erected on the land and shall be referred to as the general common elements as that term is defined in Article 21, Section 117A(g) of the Annotated Code of Maryland (1957 Edition). The following shall comprise the general common areas: streets, curbs, sidewalks, entrance walks, parking areas, lawn areas, trees, shrubbery, conduits, sewers, water mains, storm drains and other lines, exterior lighting, yards, areas designated on the aforesaid Plat as open spaces, and other devices and areas rationally of common use and necessary to the upkeep, use and safety of the buildings, and all other conduits and wire outlets and utility lines regardless of location.

Section 2 "Improvements" shall mean all structures, pools, fences, etc., if any, on the hereinabove-described common areas for the common use and enjoyment of the owners of the individual condominium units.

Section 3 "Councils of Co-Owners" shall mean the Councils which will be established to maintain the common areas and to otherwise administer the Condominiums pursuant to Article 21, Section 117A(f) of the Annotated Code of Maryland (1957 Edition). The Councils will be governed according to the applicable provisions of the Maryland Horizontal Property Act (Article 21, Section 117A, et seq.) and the Master Deeds and By-Laws, which will be executed and recorded at a future date.

Section 4 "Declarant" shall mean and refer to Chesapeake Homes, Inc., its successors and assigns, if such successors or assigns should acquire any of the hereinabove-described properties from the Declarant.

Section 5 "Owners" shall mean and refer to the owners of individual condominium units which shall be residential structures within the boundaries of the hereinabove-described land, who also will own proportionately all common areas. Until such time as individual condominium units are

established by the recording of the Master Deeds and By-Laws, pursuant to Article 21, Section 117B of the Annotated Code of Maryland (1957 Edition), Owner shall mean the owner or owners of the land shown on the Plat hereinabove referred to and its or their successors and assigns.

ARTICLE II

USE RESTRICTIONS

No land hereinabove set forth as open space areas shall be used except for recreational, park, beautification or amenity purposes or sediment control. The streets and parking areas shall be utilized solely for the movement and parking of motor vehicles and for pedestrian movement. The sidewalks and entrance walks shall be used solely for pedestrian traffic. The surfaces of the front and side yards of individual condominium units are included in the common areas, as hereinabove defined, but the use of such surfaces shall be limited to the owners of the units binding thereon. All other yards and parks may be used in common by the owners of the individual condominium units.

No noxious or offensive activities shall be carried on upon any common area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No sign of any kind shall be displayed to the public view on any common area except one (1) sign of not more than one hundred (100) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any common area except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for a commercial purpose and provided that this provision is not in conflict with any lease or agreement between the owner of any individual condominium unit and his tenant.

No common area, except as shown on the hereinbefore referred to Plat shall be used or maintained as a dumping ground for rubbish, trash, garbage, nor shall

other waste be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Method of trash collection shall be subject to approval of Baltimore County.

ARTICLE III

BUILDING RESTRICTIONS

No improvements other than improvements normally used in connection with recreational and park areas shall be built on open space areas previously described.

ARTICLE IV

MAINTENANCE

The maintenance of the common areas will be the responsibility of the Councils of Co-Owners of the Condominiums. The owner of each unit will have one vote in the deliberations of the respective Councils of Co-Owners. Furthermore, the officers of the Councils of Co-Owners will be elected by a majority vote of the members of the Councils of Co-Owners. All common areas will be maintained through assessments determined by the respective Councils of Co-Owners. The assessments will be paid monthly. The assessments will be shared equally, the amount to be computed by dividing the assessment established by the respective Councils by the total number of units in the particular Condominium. Such assessments shall include monthly payments to a General Operating Reserve and may also include payments to a Reserve Fund for Replacements. The assessment attributable to each individual unit shall constitute a lien on such unit, and in case of default, the Councils of Co-Owners shall be entitled to enforce said lien according to the laws of the State of Maryland.

In accordance with its obligation to maintain the common areas as aforesaid, the respective Councils of Co-Owners shall supervise, manage, operate, examine, inspect, care for, preserve, replace, restore and maintain the open space areas and the improvements situated thereon, if any, in accordance with reasonable

2922350 ***2922350 NOV-1-72
2922350 ***2922350 NOV-1-72

park and open space maintenance standards.

The respective Councils of Co-Owners shall assume responsibility for the continuing preservation and care of all common areas and improvements thereon, if any, including but not limited to the removal of trash, debris and fallen trees, stumps and high grass which could reasonably be expected to contribute to accident, injury or generally unsafe or unsanitary conditions. The Councils of Co-Owners shall particularly be responsible for keeping the streets, curbs, sidewalks, gutters and parking lots in a good state of repair and Baltimore County shall have no obligation to maintain any of the foregoing common areas.

ARTICLE V

EXPANSION

Declarant, its successors and assigns, if such successors or assigns should acquire any of the hereinabove described properties from Declarant, also reserves the right to add to said Condominium the units and common areas that might be established in the future on the land described in the attached Exhibit B.

ARTICLE VI

GENERAL PROVISIONS

Section 1 Failure to enforce any covenant or restriction herein, shall in no event be deemed a waiver of the right to do so thereafter.

Section 2 Invalidity of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3 The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity, unless redevelopment is in accordance with applicable laws, ordinances, codes, zoning and policies of the State of Maryland and Baltimore County and such redevelopment is permitted to take place without the covenants, conditions and restrictions stated herein.

Section 4 These Covenants may be amended by proper instrument in writing executed

by seventy-five percent (75%) of the Condominium Owners or the owner of the property, approved by Baltimore County and recorded among the Land Records of Baltimore County.

WITNESS the hand and seal of the party to this Declaration above written.

ATTEST:

Michael H. Munn

Harry S. Shapiro
Baltimore County, Md.
Approved for County Requirements

CHESAPEAKE HOMES, INC.

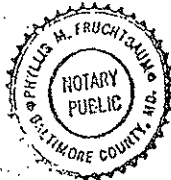
Jerome S. Cardin, President



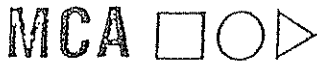
STATE OF MARYLAND, COUNTY OF Baltimore, to-wit:

I HEREBY CERTIFY that on this 2nd day of October, 1972, before me, the subscriber, a Notary Public, in and for the County and State aforesaid, personally appeared JEROME S. CARDIN, President of CHESAPEAKE HOMES, INC., and he acknowledged that the foregoing Instrument is the act and deed of said body corporate.

AS WITNESS my hand and Notarial Seal.



Phyllis M. Fruchtkin
Notary Public



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

Lester Matz
John C. Childs
Associates
Ronald W. Groyles
Robert W. Czeban
William E. Franawick
Edmund F. Halle
Norman F. Herrmann
Bernard S. Hyatt, Jr.
Paul Lee
Fred F. Mirmiran
Paul S. Smeton

DESCRIPTION

EXHIBIT "A"

44.1456 ACRE PARCEL, SECTION ONE, "KING'S COURT", NORTHWEST SIDE
OF PHILADELPHIA ROAD, NORTHEAST OF KING AVENUE, FOURTEENTH
ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point in Philadelphia Road and in the first or S 46° 27' 54" W 2908.20 foot line of the 112.1654 acre parcel described in the deed from Lewis M. Hess, Jr., and wife to Poplar Investment Company, dated December 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3292, page 174, said beginning point being distant S 46° 29' 06" W 528.56 feet, as measured along said first line from the stone marked "I" and heretofore set at the beginning of said 112.1654 acre parcel, said beginning point being also at the end of the first or S 54° W 208.71 foot line of the land described in the deed from The Land Record Holding Company to Robert E. Marcheck and wife, dated June 5, 1970 and recorded among said Land Records in Liber O.T.G. 5099, page 23, running thence in said Philadelphia Road and binding on a part of the first line of said 112.1654 acre parcel, (1) S 46° 29' 06" W 1656.00 feet, thence for new lines of division eight courses: (2) N 41° 08' 00" W 944.47

Water Supply ■ Sewerage ■ Drainage ► Highways ■ Structures ■ Developments ► Planning ■ Reports

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

2.

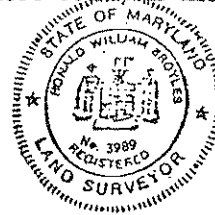
feet, (3) N 61° 44' 14" E 203.79 feet, (4) N 10° 17' 10" E 274.41 feet, (5) N 34° 18' 52" E 547.24 feet, (6) N 80° 35' 43" E 244.79 feet, (7) N 41° 56' 29" E 324.67 feet, (8) N 13° 51' 40" E 118.96 feet, and (9) N 39° 51' 14" E 54.53 feet to a point on the southwest side of Buck's School House Road, as called for in said first mentioned deed, and in the fourth or last line of said 112.1654 acre parcel, thence binding on said southwest side of Buck's School House Road and on a part of said fourth line, (10) S 67° 56' 37" E 882.11 feet to a 1 inch pipe heretofore set at the end of the third or N 48-3/4° E 16-1/2 foot line of the land conveyed by Benjamin M. Buck and wife to the School Commissioners of Baltimore County by deed dated June 23, 1859 and recorded among the aforementioned Land Records in Liber G.H.C. 27, page 190, thence binding reversely on said third line, (11) S 45° 18' 20" W 16.50 feet to a 1 inch pipe heretofore set, thence binding reversely on a part of the second or N 45° W 330 foot line of said last mentioned land, (12) S 49° 00' 45" E 119.16 feet to a 1 inch pipe heretofore set at the end of the third or N 54° E 78.9 foot line of the second parcel of the land conveyed by Thomas Borchardt and wife to John C. Devlin and wife by deed dated May 20, 1942 and recorded among said Land Records in Liber C.H.K. 1235, page 38, thence binding reversely on said last mentioned line and continuing the same course to and reversely along the third or N 54° E 50 foot line of the first parcel of the land conveyed by said last mentioned deed, in all, (13) S 46° 31' 10" W 157.11 feet to a 1 inch

3.

pipe heretofore set at the beginning of said last mentioned third line, and in the fourth or S 33° E 208.70 foot line of the land described in the aforementioned deed to Marsheck, thence binding reversely on a part of said fourth line, (14) N 40° 28' 50" W 4.22 feet to the 3/4 inch pipe heretofore set at the beginning thereof, thence still binding reversely on the outlines of said land two courses: (15) S 46° 31' 10" W 208.71 feet to a 1/2 inch pipe heretofore set, and passing over a 1 inch pipe heretofore set at the distance of 201.21 feet, (16) S 40° 28' 50" E 208.99 feet to the place of beginning.

Containing 44.1456 acres of land.

Being a part of the land conveyed by Lewis M. Hess, Jr., and wife to Poplar Investment Company by deed dated December 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3292, page 174.



HGW:mpl

J.O. #62031-A

September 26, 1972

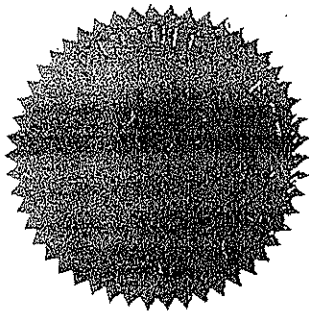
Rec'd for record NOV 1 1972 at 10:19 AM
Per Elmer H. Kahline, Jr., Clerk
Mail to Chesapeake Homes Inc.
Receipt No. 2350

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND:
SCT.
COUNTY OF BALTIMORE:

I, ELMER H. KAHLINE, JR., Clerk of the Circuit Court for
Baltimore County, do hereby certify that the foregoing is a true
photo copy of the original Declaration

taken from the Records of the said
Circuit Court for Baltimore County as recorded in Liber EHK, JR. No. 5311
Folio 563, one of the Land
Records of Baltimore County



IN TESTIMONY WHEREOF, I hereto
set my hand and affix the seal of said
Court this 21 day of September A.D.,
1976

Elmer H. Kahlene, Jr.
Clerk of the Circuit Court for
Baltimore County

RESOLUTION

KINGS COURT CONDOMINIUM ASSOCIATION, Section I

Date Adopted 10 Sep 72

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

RESOLUTION

NOW THEREFORE, be it resolved that:

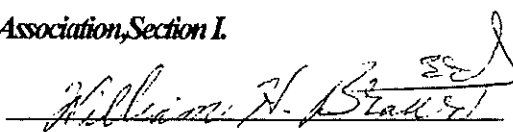
I. Kings Court Condominium Association, Section I, requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.

II. Kings Court Condominium Association, Section I, requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.



President

Kings Court Condominium Association, Section I.



Vice President

Dennis C. Seibel

Treasurer

Ed Thett

Board Member

Rebecca Edwards

Secretary

Valerie R. Ly

Board Member

Board Member

Board Member

Board Member

RESOLUTION

KINGS COURT TOWNHOUSE ASSOCIATION #2, INC.

Date Adopted 1-8-2003

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of the Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

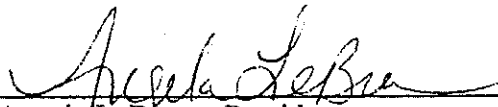
WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

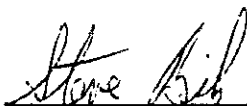
RESOLUTION

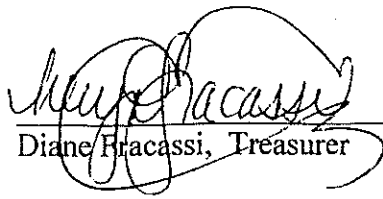
NOW THEREFORE, be it resolved that :

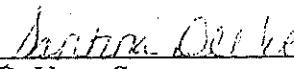
- I. Kings Court Townhouse Association II, Inc. requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.
- II. Kings Court Townhouse Association II, Inc. requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.

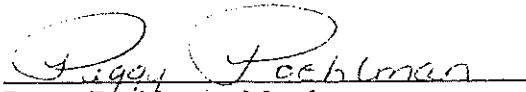
Kings Court Townhouse Association II, Inc.

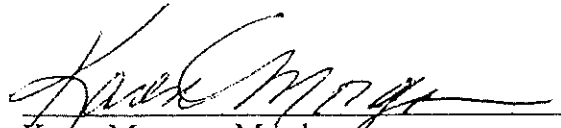

Angela LeBrun, President


Steve Bilz, Vice President


Diane Fracassi, Treasurer

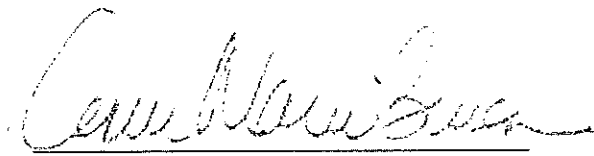

Santina DeVoe, Secretary


Peggy Pochlman, Member


Karen Morgan, Member


Johari A. Barnes, Member


Linda Feehley, Member


Lynn Burca, Member
5312 KING RICHARD CIR.
PORTLAND, OR 97205

RESOLUTION

KINGS COURT TOWNHOUSE ASSOCIATION #1, INC

Date Adopted 9/18/02

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

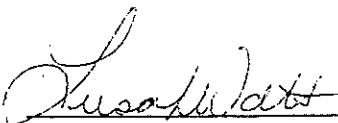
RESOLUTION

NOW THEREFORE, be it resolved that:

I. Kings Court Townhouse Association I, Inc. requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.

II. Kings Court Townhouse Association I, Inc. requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.

Kings Court Townhouse Association I, Inc.



President

Order: 87JZFV349
Address: 57 King Richard Ct
Order Date: 12-10-2025
Document not for resale
HomeWiseDocs

Vice President

Treasurer

Shawn Pearson

Board Member

Board Member

Secretary

Board Member

Board Member

Board Member

RESOLUTION

BARRINGTON SINGLE FAMILY ASSOCIATION

Date Adopted _____

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

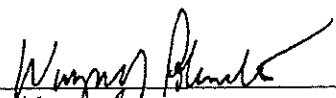
WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

RESOLUTION

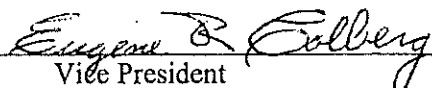
NOW THEREFORE, be it resolved that:

- I. Barrington Single Family Association requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.
- II. Barrington Single Family Association requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.

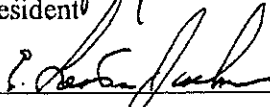
Barrington Single Family Association



President

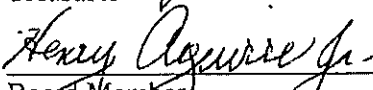


Vice President



Treasurer

Secretary



Board Member

Board Member



Board Member

Board Member

RESOLUTION

KINGS COURT CONDOMINIUM ASSOCIATION, Section II

Date Adopted 9/8/02

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

RESOLUTION

NOW THEREFORE, be it resolved that:

I. Kings Court Condominium Association, Section II, requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.

II. Kings Court Condominium Association, Section II, requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.

Kings Court Condominium Association, Section II.

Michael A. Fry, SK
President

[Signature]
Vice President

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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President

Vice President

Treasurer

Board Member

Board Member

Secretary

Board Member

Board Member

Board Member

RESOLUTION

KINGS COURT CONDOMINIUM ASSOCIATION, Section III

Date Adopted 9/9/02

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

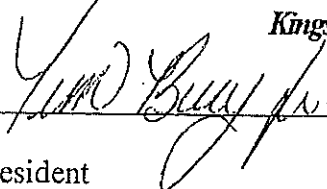
WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

RESOLUTION

NOW THEREFORE, be it resolved that:

I. Kings Court Condominium Association, Section III, requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.

II. Kings Court Condominium Association, Section III, requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.



President

Kings Court Condominium Association, Section III

Vice President

Paul G. Hardy

Treasurer

Ernest E. Higa

Board Member

Melissa Palmer

Secretary

John E. Shinn

Board Member

Board Member

Board Member

Board Member

RESOLUTION

KINGS COURT CONDOMINIUM ASSOCIATION, Section IV

Date Adopted Sept. 16, 2000

A Resolution to seek relief from the Courts of Baltimore County to allow for an increase in assessments and future assessments by Kings Court Condominium Association, Inc.

WHEREAS the current maximum annual assessment is \$102.00 per year for each member of Kings Court Condominium Association, Inc. That this annual assessment has remained the same since the Second Amended Declaration of Covenants, Conditions and Restrictions was recorded in the land records of Baltimore County on November 15, 1973.

WHEREAS Kings Court Condominium Association, Inc. has tried on numerous occasions through the years to get a proper vote to increase the assessments. All attempts failed because of homeowner apathy, ignorance, and the frequent change of home ownership.

WHEREAS in the best interest of the community, Kings Court Condominium Association, Inc. requires additional funds to properly and safely manage the common elements which include two pools, recreational field and clubhouse.

RESOLUTION

NOW THEREFORE, be it resolved that:

I. Kings Court Condominium Association, Section IV, requests that the Maximum Annual Assessment be raised from \$102.00 as stated in the Second Amended Declaration of Covenants, Conditions and Restrictions to \$120.00.

II. Kings Court Condominium Association, Section IV, requests that the Second Amended Declaration of Covenants, Conditions and Restrictions be amended to allow the Maximum Annual Assessment to be increased each year not more than 10% above the Maximum Annual Assessment for the previous year without a vote of the membership.

Kings Court Condominium Association, Section IV.

Manfred J. [unclear] Pres. William T. Klosick

Encumbrances
Kings Court Master Association

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Order Date: 12-10-2025
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Insurance Dec Page
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/31/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harford General Insurance Agency 1407 York Road Suite 201 Lutherville MD 21093	CONTACT NAME: Nelson Hannahs PHONE (A/C, No, Ext): (410) 560-3553 E-MAIL ADDRESS: COI@harfordgeneral.com FAX (A/C, No): (410) 560-3375																					
INSURED Kings Court Master Association C/O Conway Management Company, Inc. 1660 Robin Circle Forest Hill MD 21050	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Harford Mutual Insurance Company</td><td>14141</td></tr><tr><td>INSURER B:</td><td>Harford Fire Insurance Company</td><td>19682</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Harford Mutual Insurance Company	14141	INSURER B:	Harford Fire Insurance Company	19682	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** CL2533156276**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			MP10740026	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CU10331088	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Directors & Officers			MP10740026	04/01/2025	04/01/2026	Each Wrongful Act Limit \$1,000,000 Annual Agg. Limit \$1,000,000 Retention 5% (\$10,000 max)

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

A)Comm. Prop. Pol# MP10740026 04/01/25 to 04/01/26
5300 King Avenue, Rosedale, MD 21237 Community Bldg LMT \$515,500/BPP LMT \$28,000/Pool LMT \$66,000/Ded \$1,000, 31 King Richard Court, Rosedale, MD 21237 Pool House LMT \$247,000/Pool LMT \$43,000/Prop. in Open Combustible LMT \$25,000/Ded \$1,000
B)Fidelity Bond# 30BDDHM2244 10/01/24 to 10/01/25 LMT \$86,000/Ded \$1,000 100% Repl. Cost/80% Coins./Equip. Brkdwn Incl/Ord. or Law Incl/Infl. Guard Incl/Single Entity (Walls-in)/Bett&Imprv NOT Incl/Special Form/Sep. of Ins. Incl/Waiver of Sub. Incl/PMC is additional insured on Fidelity Bond/30-day notice of cancellation. 100% Guaranteed Replacement Cost
Owner: ; Loc: , Rosedale, MD 21237; Loan#:

CERTIFICATE HOLDER**CANCELLATION**

Conway Management 1660 Robin Circle Forest Hill MD 21050	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Order: 87J... Address: 57 King Richard Ct Order Date: 12-10-2025 [Signature]
--	--

Litigation
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Management Agreement
Kings Court Master Association

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Property Plat
Kings Court Master Association

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**Property Rental Restriction
Kings Court Master Association**

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Recreational Facilities
Kings Court Master Association

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Regular Meeting Minutes
Kings Court Master Association

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Reserve Studies
Kings Court Master Association

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Rules and Regulations
Kings Court Master Association

Order: 87JZFX849
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**POOL RULES AND REGULATIONS FOR
KING'S COURT CONDOMINIUM (MASTER) ASSOCIATION- 2001**

POOL HOURS: Pool #I (on King Richard Court) will be open Wednesday through Monday from 12 Noon to 7 PM. Pool #I will be closed on Tuesdays (except holidays). Pool #II (at 5300 King Avenue) will be open Tuesday through Sunday from 12 Noon to 7 PM. Pool #II will be closed on Mondays (except holidays).

NOTE: Prior to school closing, the pools will be open from 4:30 PM to 7:30 PM weekdays, and from 12 Noon to 7 PM on weekends. Pool #I will be open on Wednesdays, from 1:00 PM to 8 PM. Pool #II will be open on Thursdays, from 1:00 PM to 8:00 PM.

1. Entry to the pools:

a. All pool passes must be checked by a lifeguard before entry to the pool facilities. No one will be permitted to enter the pool area without a valid pool pass or as the guest of a valid guest pass holder.

b. No pool pass holder, unless specifically designed to do so, may enter the pool or any portion thereof, except when a lifeguard is on duty and the pool is open.

c. Children under 10 years old will not require passes, but must be escorted by a parent or guardian. The parent or guardian (18 years of age or older) must have a valid pool pass on file at the pool.

d. Children between the ages of 10 and 13 years old may come to the pool unaccompanied by a parent or guardian, with their permission. If the child does not abide by the pool rules, this privilege may be revoked.

e. Any child under 13 years old who is not accompanied by a parent or guardian must exhibit an ability to swim adequately, at the request of a lifeguard. This can be exhibited by one of the following:

*swimming the width of the pool in good form

*floating for one minute and treading water for one minute

f. Seasonal pool pass holders (of age 13 or older) who have also paid for a guest pass are permitted 4 guests per day at either pool. The pool pass holder (of age 13 or older) must accompany their guests and register them by name. A pool pass holder is responsible for his/her conduct and the conduct of his/her family and/or guests.

g. Guest pass holders between 13 and 17 years of age may only bring guests of age 10 and older.

h. No pets or animals of any kind will be permitted in the pool area.

2. General Rules and Regulations:

a. All refuse must be placed in the proper containers.

b. No glass is allowed in the fenced area of the pool enclosure. Only cans or plastic containers are allowed in the pool enclosure.

c. Running, rough play or personal contact endangering the safety of one's self and/or others is prohibited in any portion of the pool or enclosed area. Balls, frisbees, and similar items are prohibited in the pool area during regular operating hours.

d. No person will be allowed in the pool in anything other than proper swim attire which is under the sole discretion of the head lifeguard on duty.

e. Admission will be denied to any person, who in the opinion of the pool manager, is intoxicated.

No alcoholic beverages are allowed in the enclosed pool area.

f. Admission to the pool may be refused, at the discretion of the head lifeguard on duty, to any person who exhibits skin disease, sore or inflamed eyes, cold, nasal or ear discharge, or communicable diseases. Persons with excessive sunburn, open sores or bandages will not be permitted. A doctor's certificate may be requested at the discretion of the head lifeguard on duty.

g. Babies under a reasonable age of potty training, or any person with an incontinence problem, and not wearing water proof or spill proof rubber pants, are not permitted in the large pool; they are only permitted in the children's wading pool.

h. Only small inflatable toys are allowed in the wading pool. Small children using inflatable rings or similar toys must be supervised by a guardian and not allowed in water over his/her head. Beach balls, artificial floating toys, surf mats, use of face masks, snorkels, swim fins, or other similar objects will only be allowed in the large pool when the pool is not crowded and when permission had been obtained from the lifeguard on duty.

i. No one should distract or annoy the lifeguard(s) watching the pool.

j. The wading pool is restricted to use by children seven (7) years of under. Supervision by an adult or guardian is required.

k. No wheeled vehicles are permitted in the pool area, except baby strollers.

l. Only authorized personnel are permitted in the pool offices, filter rooms, or on the lifeguard stands.

m. No abusive language will be permitted.

n. Smoking is permitted in grassed areas only.

o. Use of the diving area is restricted to those who have demonstrated adequate swimming ability. Do not dive until the previous diver has cleared the area below the board.

*Only one person is allowed on the diving board at a time.

*Immediately upon surfacing, swim to the nearest ladder and leave the diving area.

*No horseplay on the diving board. Clowning and stunt diving are not permitted.

*No diving from the sides of the pool.

3. Violations of Pool Rules and Regulations:

a. All rules will be enforced by the lifeguard, whose interpretation and decision will be final. This is for the safety of all concerned.

b. It is the responsibility of each pool pass holder to see that each member of his/her family is thoroughly acquainted with the rules. Guests should be familiarized with the rules before entering the pool area.

c. Violation of pool rules and regulations shall result in firm punitive action. If violations persist, suspension of privileges or loss of pool pass validation may result.

d. Any violation of rules regarding entry to the pool or registration of guests will result in suspension of privileges or loss of pool pass validation.

e. Suspension of privileges for violation of pool rules and regulations have been set by the Board of Directors:

(1) 1st violation-warning

(2) 2nd violation-2 week suspension from the pool

(3) 3rd violation-pool pass revoked for remainder of season

f. NO POOL PASS-NO ENTRANCE

g. **NOTE: THE POOL IS NOT A BABY SITTING SERVICE AND PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN.**

These rules may be changed or amended at any time at the sole discretion of the Board of Directors of the King's Court Condominium (Master) Association.

Order: 87JZFX849

Address: 57 King Richard Ct.

Order Date: 12-10-2023

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Service Contract(s)
Kings Court Master Association

Order: 87JZFX849
Address: 57 King Richard Ct
Order Date: 12-10-2025
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Special Assessments
Kings Court Master Association

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**Structural Deficiencies/Health
Kings Court Master Association**

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