

MARTIN B. LESSANS  
ATWOOD B. TATE  
MICHAEL S. PAPPAFOTIS  
JAMES C. PRALEY  
RICHARD E. JOY

7419 BALTIMORE-ANNAPOLIS BLVD.  
POST OFFICE BOX 1330  
GLEN BURNIE, MARYLAND 21061-3592  
TELEPHONE: 301/760-5000  
FAX: 301/766-9377

LAW OFFICES  
**LESSANS AND TATE**

July 5, 1991

HAND DELIVERY

Mr. Edward Maddox  
323 Arbor Oaks Court  
Millersville, Maryland 21108

Re: Extension of Covenants and Restrictions  
Section 2, Shipley's Choice

Dear Ed:

Enclosed is a copy of the proposed Declaration of Extension of Covenants and Restrictions for Section 2, extending the existing covenants for an additional twenty (20) years.

As we discussed initially, the Declaration of Extension must be signed by a majority of the lot owners of record. In the event that more than one person owns a lot each of the joint owners must sign and acknowledge the Declaration of Extension. For example, if a lot is owned by a husband and wife, both are required to sign before the consent can be deemed effective with respect to that lot. Further, signatures on any document which is intended to be recorded among the Land Records must be acknowledged before a Notary Public; accordingly, I would suggest that the persons soliciting signatures qualify for notary commissions.

I have drafted the instrument with separate signature pages so that copies may be circulated by more than one solicitor, with all of the executed signature pages collated and attached to the original Declaration for recording. Unfortunately, the cost of recording is \$4.00 per page.

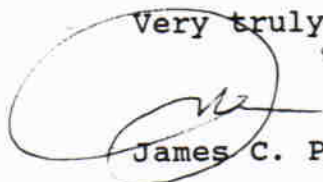
Lastly, I would point out that you will need a majority of the lot owners of record as of the Effective Date (the date of recordation). This means that if you obtain an owner's signature in July and they convey the property to another party prior to the recording date, that consent would be ineffective (although recording it will not affect the validity of the Declaration as long as the required number of valid consents are attached).

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In the event that you do not maintain an accurate roster of lot owners, you can obtain a list of the record owners, as of any given date, from the State Department of Assessments and Taxation's Anne Arundel County office, located at 60 West Street, Annapolis, MD 21401. We can assist you in obtaining such a list if you wish.

Please call if we can be of assistance. As always, thank you for allowing us to be of assistance to your Association.

Very truly yours,



James C. Praley

JCP:p  
Enclosures.

DECLARATION OF EXTENSION OF  
COVENANTS AND RESTRICTIONS

THIS DECLARATION OF EXTENSION OF COVENANTS AND RESTRICTIONS, made by the parties whose signatures are affixed to the signature pages attached hereto.

Recitals

A. By a Declaration of Covenants and Restrictions (the "Declaration") dated May 29, 1981 and recorded among the Land Records of Anne Arundel County in Liber 3414, folio 690, C. Stephen Lewis and Wallace E. Borger subjected the residential subdivision known as "Section 2, Shipley's Choice" (the "Subdivision") to certain covenants, restrictions and conditions (the "Covenants").

B. The Declaration provides that the Covenants shall expire on January 1, 1992 unless extended for a longer period by a written instrument executed by a majority of the record owners of the lots in the Subdivision.

C. By this Declaration of Extension the parties hereto, comprising a majority of the owners of lots in the subdivision, intend to extend the Covenants for an additional twenty (20) years.

NOW, THEREFORE, the parties hereto declare as follows:

1. Extension. The Covenants are hereby extended and shall remain in full force and effect through and to December 31, 2012.
2. Appointment of Representative. Pursuant to Paragraph 19 of the Declaration, Shipley's Choice Community Association Incorporated is hereby appointed and affirmed as the representative which shall have the authority to exercise and perform all of the rights and powers reserved to the Owner by the Declaration.
3. Effective Date. This Declaration of Extension shall be effective as of the date of its recordation among the Land Records of Anne Arundel County.
4. Terms. All capitalized terms used herein shall have the meanings ascribed to such terms in the Declaration.
5. Inconsistencies. In the event of any inconsistency between the terms hereof and of the Declaration, the provisions of this Declaration of Extension shall in all cases govern.

IN WITNESS WHEREOF, the parties whose signatures are affixed to the signature pages attached hereto have approved, consent to and join in this Declaration of Extension of Covenants and Restrictions.

[SEE ATTACHED SIGNATURE PAGES]

SAMPLE

[Signature]  
Witness

John Smith (SEAL)  
Name: JOHN SMITH

[Signature]  
Witness

Mary Smith (SEAL)  
Name: MARY SMITH

Owner(s) of Lot No. 2

Address: 123 MAIN STREET  
MILLERSVILLE, MD 21108

STATE OF MARYLAND  
ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY that on this 5<sup>TH</sup> day of JULY, 1991,  
before me, a Notary Public of the State of Maryland, personally  
appeared JOHN SMITH AND MARY SMITH  
known to me (or satisfactorily proven) to be the person(s) whose  
name(s) ~~is~~ are subscribed to the foregoing instrument and that  
~~he/she~~ they executed the same for the purposes therein contained.

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

[Signature]  
Notary Public  
My Commission Expires: 6/1/99

SAMPLE

Witness \_\_\_\_\_ Name: \_\_\_\_\_ (SEAL)

Witness \_\_\_\_\_ Name: \_\_\_\_\_ (SEAL)

Owner(s) of Lot No. \_\_\_\_\_ Address: \_\_\_\_\_

STATE OF MARYLAND  
ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 1991,  
before me, a Notary Public of the State of Maryland, personally  
appeared \_\_\_\_\_  
known to me (or satisfactorily proven) to be the person(s) whose  
name(s) is/are subscribed to the foregoing instrument and that  
he/she/they executed the same for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_