

FIRST AMENDMENT TO  
RESUBDIVISION OF WALNUT RIDGE  
DECLARATION OF COVENANTS, RESTRICTIONS AND  
AFFIRMATIVE OBLIGATIONS

THIS FIRST AMENDMENT TO RESUBDIVISION OF WALNUT RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND AFFIRMATIVE OBLIGATIONS, hereinafter referred to as Amendment, is made this 4th day of November, 1990, by a majority of Lot Owners of Lots One (1) through One Hundred Sixty Seven (167), Resubdivision of Walnut Ridge, Plats 1, 2, 3, 4, 5, 6 and 7 ("the Community") which are recorded among the Land Records of Anne Arundel County as Plats Numbered 4693 through 4699 inclusive, in Plat Book 90, folio 18 through 24 inclusive.

EXPLANATORY STATEMENT

The Declarant, Arundel Union Enterprises, Inc., created a residential community with permanent Common Areas for the benefit of said Community and declared that all of the properties of the Community should be held, sold and conveyed subject to the covenants, restrictions, reservations, easements, liens, charges, conditions or other provisions contained in the RESUBDIVISION OF WALNUT RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND AFFIRMATIVE OBLIGATIONS filed in the Land Records of Anne Arundel County in Liber 3598, folio 431 ("the Declaration").

The Lot Owners desire to provide for the preservation of the values and amenities in the Community and for the maintenance of said Common Areas and to subject the property described in the RESUBDIVISION OF WALNUT RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND AFFIRMATIVE OBLIGATIONS to the charges and liens, hereinafter set forth, each and all of which are for the benefit of said property and the subsequent owners thereof.

A Community Association known as Walnut Ridge Community Association, Inc. made up of all Lot Owners was formed under the laws of the State of Maryland for the purposes of carrying out the powers and duties set forth in the Declaration, as well as those in this Amendment.

Articles VI, Section 3 of the Declaration provides that the Declaration can be amended by an instrument signed by not less than a majority of the Lot Owners.

NOW, THEREFORE, the undersigned majority of all Lot Owners in the Resubdivision of Walnut Ridge hereby declare that the real property described in the DECLARATION is and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied and improved subject to the

*1700*

covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens (hereinafter sometimes referred to as "covenants and restrictions") hereinafter set forth, all of which are declared and agreed to be in aid of a plan for improvement of said property, and shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Walnut Ridge Community Association, Incorporated, its successors and assigns, and any person acquiring or owning an interest in said property or improvements, including, without limitation, any person, group of persons, corporation, trust or other legal entity, or any combination thereof, who holds such interest solely as for the performance of an obligation. This Amendment amends the DECLARATION recorded among the Land Records of Anne Arundel County, Maryland in Liber 3598, folio 431. The following amendments are hereby made to the aforesaid DECLARATION:

1) Article I entitled "Definitions" is hereby amended by adding the following new sections:

Section 6. "Association" shall mean and refer to the Walnut Ridge Community Association, Inc.,

Section 7. "Declaration" shall mean and refer to RESUBDIVISION OF WALNUT RIDGE DECLARATION OF COVENANTS, RESTRICTIONS AND AFFIRMATIVE OBLIGATIONS recorded among the Land Records of Anne Arundel County, Maryland in Liber 3598, folio 431 and any duly enacted and recorded amendments thereto.

2) Section 10 of Article V of the Declaration is amended by adding the following new sentence after the word "calamities":

"All siding affixed to the exterior walls of all dwellings and garages in the Community shall be cedar wood."

3) Article VI is hereby amended by deleting in its entirety, Section 7 thereof entitled Declarant's Right to Change or Modify Covenants.

4) A new Article VII is hereby added to provide as follows:

ARTICLE VII

ASSESSMENTS

SECTION 1. Quarterly Assessments. Each person, group of persons, corporation, trust or other legal entity, or any combination thereof, who becomes an owner of a lot, for which a use and occupancy permit has been issued, by acceptance of a deed therefore, whether or not it shall be so expressed in

any such deed of other conveyance, shall be deemed to covenant and agree to pay to the Association, in advance, a quarterly sum (herein elsewhere sometimes referred to as "assessment") equal to one-fourth (1/4) of the Member's proportionate share of the sum required by the Association, as estimated by the Board of Directors, to meet its annual expenses, including, but in no way limited by the following:

(a) the cost of all operating expenses of the Common Areas and services furnished; and

(b) the cost of necessary management and administration, including fees paid to any Management Agent; and

(c) the amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any; and

(d) the cost of extended liability insurance on the Common Areas and the cost of such other insurance as the Association may elect; and

(e) the cost of furnishing water, electricity, heat, gas garbage and trash collection and/or other utilities, to the Common Areas; and

(f) the cost of funding all reserves established by the Association, including, when appropriate, a general operating reserve and/or a reserve for replacements; and

(g) the estimated cost of such maintenance as the Association may undertake with respect to maintenance and replacements of the Common Areas to be made by the Association.

The Board of Directors shall determine the amount of the assessment annually, but may do so at more frequent intervals should circumstances so require. The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot at least thirty (30) days in advance of the date said assessment shall be assessed.

**SECTION 2. Special Assessments.** In addition to the regular assessments authorized by this Article, the Association may levy in any assessment year a special assessment or assessments, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement located upon the Common Areas, including the necessary fixtures and personal property thereto, or for such other purpose as the Board of Directors may consider appropriate, provided that any such assessment

shall have the assent of the Members representing fifty-one (51%) of the Members of the Association. A meeting of the Members shall be duly called for this purpose, written notice of which shall be sent to all Members at least ten (10) days but not more than thirty (30) days in advance of such meeting, which notice shall set forth the purpose of the meeting.

SECTION 3. Reserve for Replacements. The Association shall establish and maintain a reserve fund for replacements in such amounts as may be designated from time to time by the Board of Directors. Such fund shall be conclusively deemed to be a common expense of the Association. Such fund shall be deposited in a special account with a lending institution the accounts of which are insured by an agency of the United States of America or may, in the discretion of the Board of Directors be invested in obligations of, or fully guaranteed as to principal by, the United States of America. The reserve for replacements may be expended only for the purpose of effecting the replacement of the Common Areas and for operating contingencies of a nonrecurring nature. The proportionate interest of any Member in any reserve for replacements shall be considered an appurtenance of his Lot and shall not be separately withdrawn, assigned or transferred or otherwise separated from the Lot to which it appertains and shall be deemed to be transferred with such Lot.

SECTION 4. Payment of Assessments. The Owner of each lot within the Community hereby covenants to pay to the Association: (1) annual assessments or charges; and (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon, late charges, costs of collection, including reasonable attorney's fees, as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made, according to the terms set forth in Section 5(b). Each such assessment, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment become due.

SECTION 5. Effect of Non-Payment of Assessment; Lien.

(a) If any assessment is not paid within ninety (90) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same and there shall be added to the amount of such assessment the cost of preparing, filing and prosecuting the complaint

in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorney's fees together with the costs of the action.

(b) If any assessment shall be and remain unpaid for a period of twelve (12) months, then such delinquent assessment shall, together with such interest thereon, late charges, costs of collection, including reasonable attorney's fees, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The Association shall then have the right to foreclose the lien against the property, adding to such amount the costs of preparing, filing and prosecuting the complaint in such action as described in Section 5(a). The personal obligation of the then Owner to pay all assessments as due, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

(c) The Association shall upon demand at any time furnish to any Member liable for any assessment levied pursuant to the Declaration and this Amendment (or any other party legitimately interested in the same) a certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificate shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge not to exceed Thirty Dollars (\$30.00) may be levied in advance by the Association for each certificate so levied.

SECTION 6. Use of Assessments. The fund accumulated as the result of the charges levied by the Association shall be used exclusively for the purposes of promoting the recreation, health, safety and welfare of the Members of the Association.

SECTION 7. Subordination of Lien to Mortgages. The lien of the assessment provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to a mortgage foreclosure or proceeding in lieu thereof, shall extinguish the lien of such assessment as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

SECTION 8. Suspension of Voting Rights. The Board of Directors of the Association shall have the right to suspend the voting rights (if any) and the right to use the

recreational facilities of the Association of any Member (or associate Member):

(a) For any period during which any Association charge (including the assessment and the charges and the fines, if any, assessed under Section 4 and 5 of this Article VII) owed by Member remains unpaid; and

(b) During the period of any continuing violation of the restrictive covenants of the Community, after the existence of the violation shall have been declared by the Board of Directors of the Association and notice thereof sent, in writing, to the Member.

SECTION 10. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments created herein: (a) all properties dedicated to and accepted by a local public authority; (b) any recreational area; and (c) an Open Area.

5) A new Article VIII is hereby added to provide as follows:

#### ARTICLE VIII

##### EXTERIOR MAINTENANCE

SECTION 1. Exterior Maintenance. Subject to the necessary approvals required by Article IX of this Amendment, every Lot Owner or Member shall maintain the house, garage or any other improvement located on a lot (including but not limited to grass, shrubs, trees, driveways, walks and fences) in good repair and in a safe, neat and attractive condition. In the event any Lot Owner or Member shall fail to so maintain the Lot, the Board of Directors or its Architectural and Environmental Review Committee, may give notice of such conditions to the Member and/or Lot Owner, demanding that such condition be abated within seven (7) days of the date of the notice. If the Member or Lot Owner does not rectify the condition at the end of such period, the Association may cause such work to be performed as is necessary to rectify the condition and assess the cost of such repairs as a special assessment against such Lot Owner and Member. In lieu of effecting such repairs, the Association may elect to file the appropriate legal action to compel the Lot Owner or Member to effect such repairs or maintenance. If the Court enters a judgment or order in favor of the Association, the Lot Owner and Member agree to reimburse to the Association the cost of such legal proceedings including but not limited to, reasonable attorney's fees and court costs.

6) A new Article IX is hereby added to provide as follows:

ARTICLE IX

ARCHITECTURAL AND ENVIRONMENTAL REVIEW COMMITTEE

SECTION 1. Power and Authority. No building, fence, wall or other improvement or structure located on a lot within the Community shall be commenced, directed, placed, changed (including any change of color) or altered until the complete plans and specifications showing the location, nature, shape, height, material, color, type of construction and any other proposed form of change (including, without limitation, any other information specified by the Architectural and Environmental Review Committee) ("the Committee") shall have been submitted to and approved in writing as to safety, harmony of external design, color and location in relation to surrounding structures and topography in conformity with the design concept of the Community.

SECTION 2. Architectural and Environmental Review Committee - Operation. The Board of Directors shall appoint an Architectural and Environmental Review Committee. The Committee shall be composed of three (3) or more natural persons designated from time to time by the Board of Directors. The affirmative vote of a majority of the members of the Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this Article.

SECTION 3. Approvals. Upon approval by the Committee of any plans and specifications submitted pursuant to the provisions of this Article, a copy of such plans and specification, as approved, shall be deposited among the permanent records of such Committee and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. In the event that Committee fails to approve or disapprove any plans or specifications which may be submitted to it pursuant to the provisions of this Article within sixty (60) days after such plans and specifications (and all other materials and information required by the Committee) have been submitted in writing, then approval will not be required and this Article will be deemed to have been duly complied with.

SECTION 4. Limitations. Construction or alterations in accordance with plans and specifications approved by the Committee pursuant to the provisions of this Article shall be commenced within six (6) months following the date upon which the same are approved by the Committee (whether by affirmative action or by forbearance from action, as in Section 3 of this Article provided) and shall be

substantially completed within twelve (12) months following the date of commencement, or within such other period as the Committee shall specify in its approval. In the event construction does not commence within the period aforesaid, then approval of the plans and specifications by the Committee shall be inclusively deemed to have lapse in compliance with the provision of this Article shall again be required. There shall be no deviation from the plans and specifications approved by the Committee without the prior consent in writing of the Committee. Approval of any particular plans, specifications or designs shall not be construed as a waiver of the right of Committee to disapprove such plans and specifications, or any elements or features thereof, in the event such plans and specifications are subsequently submitted for use in any other instance.

**SECTION 5. Certificate of Compliance.** Upon the completion of any construction or alterations or other improvements or structures in accordance with plans and specifications approved by the Committee in accordance with the provisions of this Article, the Committee shall, at the request of the owners thereof, issue a certificate of compliance which shall be evidenced that as such construction, alteration or other improvements referenced in such certificate have been approved by the Committee and constructed or installed in full compliance with the provisions of this Article and with such other provisions and requirements of the Declaration as may be applicable.

**SECTION 6. Rules and Regulations.** The Committee in exercising its powers and authorities set forth in Section 1, may from time to time adopt and promulgate such rules or regulations regarding the form and content of plans and specifications to be submitted for approval and may publish and record such statements of policy, standards, guidelines and establish such criteria relative to architectural styles or details, fences, colors, setbacks, materials or other matters relative to architectural control and the protection of the environment, as it may consider necessary or appropriate. No such rules, regulations, statements, criteria or the like shall be construed as a waiver or a limitation of the provisions of this Article or any other provision or requirement of this Declaration. The Committee may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to the provisions of this Article. The decisions of the Committee shall be final except that any Member who is aggrieved by any action or forbearance from action by the Committee (or by any policy, standards or guidelines established by the Committee) may appeal the decision of the Committee to the Board of Directors and, upon the request of such member, shall be entitled to a hearing by the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

Stacy W. Goff

Jan J. Weber  
Pamela J. Neubert

DATE: OCTOBER 24 1996

LOT NO.: 131

WITNESS

OWNER

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\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

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\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

11.4.

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

*[Signature]*

OWNER

*John W. Tolofino*  
*Mary Ann Galiafero*

DATE: 10/29/90

LOT NO.: 1384 Almond DR

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

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\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

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OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

3

BOOK 5210 PAGE 560

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Alvin G. Jacobs

OWNER

George R. Carr  
GEORGE R. CARR

DATE: 10-26-90

LOT NO.: 60

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

Katherine H. Kralick

[Signature]

DATE:

LOT NO.:

91388 Daylent Court

WITNESS

OWNER

Katherine H. Kralick

Sharon M. Wild

DATE:

LOT NO.:

27 October 1990

1380 Haffert (Daylent) Court

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

1319

5

BOOK 5210 PAGE 562

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

[Signature]

Mary Waldman  
Martha Goldman

DATE: 10/31/90 1311 Hazelcut

LOT NO.: 69

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

6/7

BOOK 5210 PAGE 563

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

[Signature]

OWNER

[Signature] 10-25-90  
V. Valentino

DATE:

LOT NO.: # 70 1309 Hazelnut

WITNESS

[Signature]

OWNER

Christina M. Kowalski

DATE:

LOT NO.: # 73 Hazelnut

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE:

LOT NO.:

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE:

LOT NO.:

REC 5210 TAB 564

8

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here herunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Bryanne Sarsis

OWNER

Susan K Buckley

DATE: 10/25/90

LOT NO.: W145

WITNESS

Bryanne Sarsis

OWNER

M. Dwight Sweeney

DATE: 10/25/90

LOT NO.: W 145

WITNESS

Bryanne Sarsis

OWNER

x Marwin W Sweeney

DATE: 11/4/90

LOT NO.: W 145

WITNESS

Bryanne Sarsis

OWNER

Kevin B Sweeney

DATE: 11/4/90

LOT NO.: W 145

9.10.11

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS  
Bryanne G. Sarung

OWNER  
Michael Allen Le Hen

DATE: 10/28/90  
LOT NO.: 130

WITNESS  
Bryanne G. Sarung

OWNER  
James [Signature]

DATE: 10/28/90  
LOT NO.: 130

WITNESS  
[Signature]

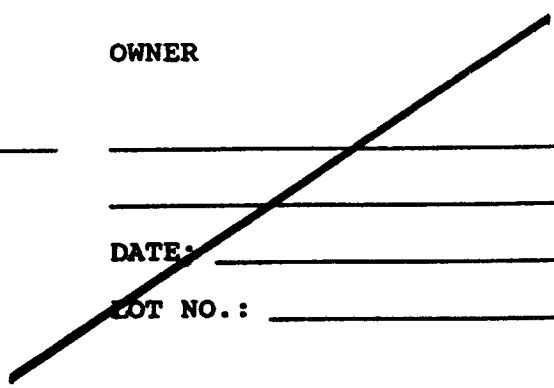
OWNER  
Marcia [Signature]

DATE: 10/28/90  
LOT NO.: 130

WITNESS  
\_\_\_\_\_

OWNER  
\_\_\_\_\_

DATE: \_\_\_\_\_  
LOT NO.: \_\_\_\_\_



IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Anna Woodruff

OWNER

Robert A. Allen

DATE:

10/25/90

LOT NO.:

18

WITNESS

Daphne Strain

OWNER

John A. Beck

DATE:

10/26/90

LOT NO.:

134

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

Leslie E. La Monte

Mark Allen Titus

Jacqueline Elaine Titus

DATE: 10/20/90

LOT NO.: 128

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

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DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

5.16.17.18

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Leslie E. LeBonte

OWNER

Arthur L. Johnson  
1368 Almond Drive

DATE: 10/17/90

LOT NO.: 149

WITNESS

Leslie E. LeBonte

OWNER

Wendy J. Horvath  
1372 Almond Drive

DATE: 10/17/90

LOT NO.: 151

WITNESS

Leslie E. LeBonte

OWNER

Bruce E. Johnson

DATE: 10/17/90

LOT NO.: 164

WITNESS

Leslie E. LeBonte

OWNER

Cheryl Jordan

DATE: 10-17-90

LOT NO.: 165

19.20.21.22

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

L. B. Walker Jean Ann Francis

DATE: 9/25/90

LOT NO.: 35

WITNESS

OWNER

L. B. Walker Raymond L. Gubler  
Glaucus K. Malmok

DATE: 9/24/90

LOT NO.: 31

WITNESS

OWNER

L. B. Walker James Sr. Annis

DATE: 9/25/90

LOT NO.: 40

WITNESS

OWNER

L. B. Walker Mary Smith

DATE: 9/25/90

LOT NO.: 20

23.24.25.26

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Larry B Walker

OWNER

Joseph L. Selby  
Janice D. Spencer-Selby

DATE: 9-25-90 (1351)

LOT NO.: 27

WITNESS

Larry B Walker

OWNER

Scott House

DATE: 9/25/90

LOT NO.: 39

WITNESS

L. B. Walker

OWNER

Bessie A. Rose  
Karen C Rose

DATE: 9/25/90

LOT NO.: (~~44~~) lot 44

WITNESS

Larry B. Walker

OWNER

Marjorie Ruxel

DATE: 9-25-90

LOT NO.: 32

27-28-2930

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Larry B Walker

OWNER

John P. Coombe 1337 Hazelnut.

STACIA D. Coombe PA.

DATE: 9-26-90

LOT NO.: 41

WITNESS

L. B Walker

OWNER

Craig R. West (1349)

Doris A. West

DATE: 9-26-90

LOT NO.: W28

WITNESS

L. B. Walker

OWNER

Norma R. Sabal 1339 Hazel Nut

DATE: 9/27/90

LOT NO.: 49

WITNESS

Larry B. Walker

OWNER

Jamie B. Baez

DATE: 09-27-90

LOT NO.: 33

31 32.33.34

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

L. B. Walker

OWNER

Frank Easterling

Wendy Easterling

DATE: 9/28/90

LOT NO.: 43

WITNESS

R. B. Walker

OWNER

Deely Carr 1340

William D Carr Jr

DATE: 10/1/90

LOT NO.: 46

WITNESS

L. B. Walker

OWNER

Jill Sturman 1330

~~1330~~ Danna Sturman

DATE: 10-1-90

LOT NO.: 51

WITNESS

L. B. Walker

OWNER

Suzanne Solomon

DATE: 10-3-90

LOT NO.: 26

35.36.37.38

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

L. B. Walker

Cl. Dol

Megan P. Cohen

DATE: 10/3/90

LOT NO.: 45

WITNESS

OWNER

Larry B. Walker

Lawrence Hoyer

DATE: 10/3/90

LOT NO.: 42

WITNESS

OWNER

L. B. Walker

Carol Jean Smith

DATE: 10/5/90

LOT NO.: lot 52

WITNESS

OWNER

C. R. King

Mary L. Moxley

Joseph A. Moxley

DATE: 10/13/90

LOT NO.: 36 1352 Hazel nut

Please sign and return by October 15, 1990. Any adult can sign as a witness.

39 40

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IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Michael S. Powers  
Larry B. Walker

OWNER

Michael S. Powers

DATE: 10-10-90

LOT NO.: 1347 HAZELWOOD Lot 29  
Lot 29

WITNESS

Larry B. Walker

OWNER

Stephen Turner  
Donna M. Turner

DATE: 10-22-90

LOT NO.: 48, 1334 Hazelwood

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

41.42.43.44

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Re.subdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Al H. W. Sharpe

OWNER

Charles E. LaBonte  
Peter LaBonte

DATE: 7/1/90

LOT NO.: 158

WITNESS

Charles E. LaBonte

OWNER

Al H. W. Sharpe

DATE: 9/1/90

LOT NO.: 121

WITNESS

Al H. W. Sharpe

OWNER

Stephen Goldman

DATE: 9/16/90

LOT NO.: 17

WITNESS

Al H. W. Sharpe

OWNER

Larry B. Walker

DATE: 9/16/90

LOT NO.: 38

15.46.47.48

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

OWNER

Leslie E. Roberts

Alma M. Douglas

DATE: 10/17/90

LOT NO.: 167

WITNESS

OWNER

Leslie E. Roberts

Donald G. Jones  
Denise M. Jones

DATE: 10-20-90

LOT NO.: 154

WITNESS

OWNER

Leslie E. Roberts

Gay

DATE: 10/20/90

LOT NO.: 153

WITNESS

OWNER

Leslie E. Roberts

Stephen J. James

DATE: 10/20/90

LOT NO.: 132

49-50-51-52

BOOK 5210 PAGE 577

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Deuffy W Deuffy

OWNER

Katherine P. Hale

DATE: 10/09/90

LOT NO.: #55 1325 Hazelnut

WITNESS

Rosalie Petek

OWNER

Deuffy W Deuffy

DATE: 10/12/90

LOT NO.: #65 1319 Hazelnut

WITNESS

Deuffy W Deuffy

OWNER

Thomas P. All  
10/20/90  
Jean E All

DATE: 10/20/90

LOT NO.: #57 1321 Hazelnut

WITNESS

Deuffy W Deuffy

OWNER

J. H. Haveright  
Don M. Haveright

DATE: 20 OCT 90

LOT NO.: 72

53

BOOK 5210 PAGE 578

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

[Signature]

OWNER

Andrew David Schwabier  
South Hecker Schwabier

DATE: 15 Oct 90

LOT NO.: 66

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

54 55

BOOK 5210 PAGE 579

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Mary Wilkey

OWNER

Ray A. Maxwell  
Kenn M. Maxwell

DATE: 10/17/90

LOT NO.: 148

WITNESS

Jefferson Sansing

OWNER

Margaret A. Stahl

DATE: 10/22/90

LOT NO.: 146

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

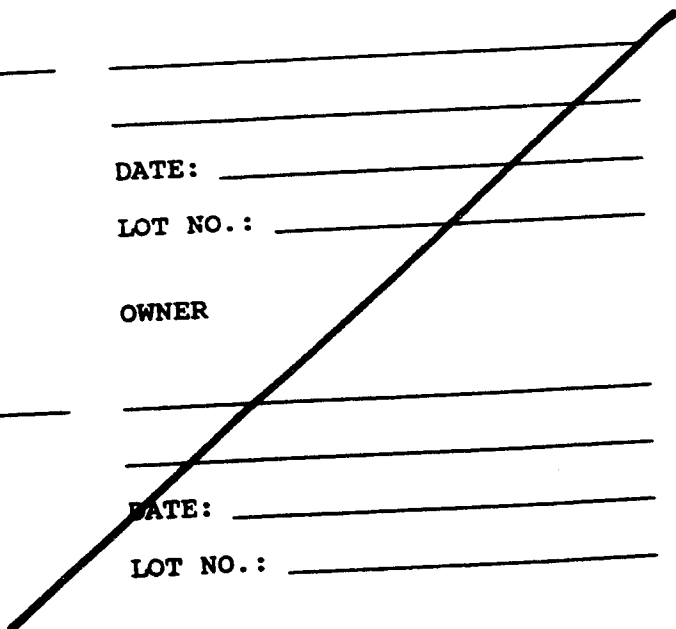
\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_



56 57

REC-5210 PAGE 580

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Bryanne Sarney

OWNER

James Weenick  
Jennifer Weenick

DATE: 10-14-90

LOT NO.: W135

WITNESS

Catherine Finn

OWNER

Marnette A Finn

DATE: 10-14-90

LOT NO.: W144

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Buxanne Sansing

OWNER

Jada M Kelly

ABS.

DATE: 10-14-90

LOT NO.: W133

WITNESS

Debra S Gray

OWNER

BOYANNE SANSING  
Buxanne Sansing

DATE: 10-14-90

LOT NO.: W147

WITNESS

Buxanne Sansing

OWNER

Lisa Marie Hendrick  
James P. Hendrick

DATE: 10/14/90

LOT NO.: W142

WITNESS

Buxanne Sansing

OWNER

Debra S Gray

DATE: 10-14-90

LOT NO.: W143

62 63 64 65

BOOK 5210 PAGE 582

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Referee Sarsing

OWNER

ROBIN V (CUPPERS) BURNS  
Robin V Burns

DATE: 14 Oct 1990

LOT NO.: W140

WITNESS

Referee Sarsing

OWNER

SUSAN D MILLER  
Susan D Miller

DATE: OCT 14 1990

LOT NO.: W 150

WITNESS

Referee Sarsing

OWNER

Barbara L. Fayman  
Barbara L. Fayman

DATE: 10/14/90

LOT NO.: W139

WITNESS

Referee Sarsing

OWNER

James A. Russum

DATE: 10/14/90

LOT NO.: 137

66 67 68 69

EGG 5210 PAGE 583

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS  
Al W. Sp... [Signature]

OWNER  
Joseph W. White  
Kimberly D. White  
DATE: 9/24/90  
LOT NO.: W123

WITNESS  
Al W. Sp... [Signature]

OWNER  
[Signature]  
from M. Dickerman  
DATE: 9-24-90  
LOT NO.: 120

WITNESS  
Al W. Sp... [Signature]

OWNER  
Thom J. Thier  
Debra A. Kovel  
DATE: 9-27-90  
LOT NO.: 124

WITNESS  
Al W. Sp... [Signature]

OWNER  
[Signature]  
Lorna Reilly  
DATE: 9-24-90  
LOT NO.: 117

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Swico Bloom

OWNER

James M. Moor  
Phyllis Moore

DATE: 9-24-90

LOT NO.: W-61

WITNESS

James Moor

OWNER

L. Douglas Eufemia  
Mary A. Eufemia

DATE: 9-25-90

LOT NO.: W-63

WITNESS

[Signature]

OWNER

Ronald P. Hill  
Abigail Hill

DATE: 10-17-90

LOT NO.: 119

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

REC 5210 PAGE 585 **73 74 75**

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

[Signature]

OWNER

Walter B. Bloom  
Walter B. Bloom

DATE: 9/24/90

LOT NO.: 125

WITNESS

Walter B. Bloom

OWNER

[Signature]  
[Signature]

DATE: 9/34/90

LOT NO.: 126

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_  
\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

ALAN S. [Signature]

OWNER

Mr. & Mrs. Robert Clark

DATE: 9/31/90

LOT NO.: 122

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

WITNESS

\_\_\_\_\_

OWNER

\_\_\_\_\_

DATE: \_\_\_\_\_

LOT NO.: \_\_\_\_\_

76 77 78

EGG 5210 PAGE 587

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Lynn Goldman

OWNER

JOHN RICHARD DOWHO  
JR [Signature]

DATE: 10/9/90

LOT NO.: 25

WITNESS

Lynn Goldman

OWNER

CHRISTINA Y. DOWHO  
[Signature]

DATE: 10-09-90

LOT NO.: 25

WITNESS

Lynn Goldman

OWNER

Edward M. Rose  
Mae H Rose

DATE: 10-21-90

LOT NO.: 11

WITNESS

Lynn Goldman

OWNER

Evelyn R. Glumac  
1364 Hazel Knot Ct.

DATE: 10-21-90

LOT NO.: 23

79 80 81 82

5210 588

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Lynn Johnson

OWNER

Robert Johnson  
1371 Hazel Nut Ct. Home Hill

DATE: 10-1-90

LOT NO.: 6

WITNESS

Lynn Johnson

OWNER

John Campbell  
1371 Hazel Nut Ct.

DATE: 10/7/90

LOT NO.: 3

WITNESS

Lynn Johnson

OWNER

Robert Johnson  
Maria R. Hudgins

DATE: 10-21-90

LOT NO.: 1

WITNESS

Lynn Johnson

OWNER

James S. Sherbert  
Victoria A. Sherbert

DATE: 10/21/90

LOT NO.: 19

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

Lynn Holman

OWNER

x Martina J. Merkur  
1359 Hazelnut Ct.

DATE: 9-30-90

LOT NO.: 16

WITNESS

~~Lynn Holman~~

OWNER

~~x Andrew J. [unclear]~~  
~~1361 Hazelnut Court~~

~~DATE: 9-30-90~~

~~LOT NO.: 15~~

WITNESS

Lynn Holman

OWNER

Donna C Brown  
1363 HAZELNUT COURT

DATE: 9-30-90

LOT NO.: 14

WITNESS

Lynn Holman

OWNER

Tom & Betty Wenzel  
1365 HAZELNUT CT

DATE: 9-30-90

LOT NO.: 13

IN WITNESS WHEREOF, the undersigned, being Lot Owners in the Resubdivision of Walnut Ridge, here hereunto set their hands and affixed their seals on the date hereinafter set forth:

WITNESS

CO-OWNER

Andrea Gentile  
Lyman Gokman

Daniel C. Gentile

DATE:

10/8/90

LOT NO.:

15

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE:

LOT NO.:

WITNESS

OWNER

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE:

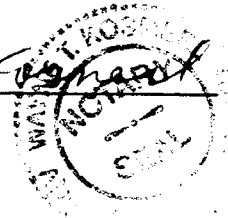
LOT NO.:

STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL

I hereby certify, that on this 15<sup>th</sup> day of November, 1990, before me the subscriber, a Notary Public in and for the county aforesaid, personally appeared Lynn M. Gohman, who acknowledged herself to be the President of the Walnut Ridge Community Association, Inc. and further acknowledged that the aforesaid Amendment to the Declaration of Covenants, Restrictions and Affirmative Obligations of the resubdivision of Walnut Ridge was duly enacted and signed by a majority of the lot owners.

AS WITNESSED my hand and notarial seal,

Cheryl T. Kosharek  
Notary Public



My Commission expires: July 1, 1993

temp\sat\walamend.wtk