

LIBER 1755 FOLIO 176
DOC. NO. 374380 SECOND AMENDMENT TO

RECEIVED
CLERK, CIRCUIT COURT
2008 JAN 17 AM 10:48
QUEEN ANNE'S COUNTY

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SYMPHONY VILLAGE AT CENTREVILLE

AN AGE RESTRICTED (55 AND OVER) RESIDENTIAL COMMUNITY

(Amends Declaration of Covenants, Conditions
and Restrictions recorded in Liber 1166 at folio 502, as amended)

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR SYMPHONY VILLAGE AT
CENTREVILLE (hereafter the "Amendment"), is made as and effective for all
purposes of this 3rd day of January, 2008, by SYMPHONY VILLAGE AT
CENTREVILLE HOMEOWNERS ASSOCIATION, INC., a Maryland Non-Profit,
Non-Stock Corporation (the "Association") and consented to by
WATERFORD/CENTREVILLE, LLC, a Maryland limited liability company
(the "Declarant").

EXPLANATORY STATEMENT

IMP. FD. SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Recd. 0001 27302
SM 117 1250
JAN 17 2008 10:47 AM

- A. The Association is charged with the governance of real property located in the Town of Centreville, Queen Anne's County, Maryland described on Exhibit 1 (the "Property");
- B. The Property is encumbered by a certain Declaration of Covenants, Conditions and Restrictions For Symphony Village at Centreville recorded in the Land Records of Queen Anne's County, Maryland in Liber 1166 at folio 502, as amended by a First Amendment to Declaration recorded in the Land Records of Queen Anne's County, Maryland in Liber 1173 at folio 388 (the "Declaration").
- C. The Association at its annual meeting approved certain resolutions that provided for the amendment of the Declaration as set forth herein.

NOW THEREFORE, the Association by and through the actions of the President and Secretary, joined by the Declarant, as required under Section 13.2 of the Declaration, do hereby amend the Declaration as hereafter set forth below:

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 1755, p. 0176, MSA_CE58_1969. Date available 01/24/2008. Printed 07/25/2017.

1. **Establishment and Payment of Assessments.** Article 6.2(ii) shall be deleted in its entirety and replaced by:

Article 6.2(ii) On the initial conveyance of each Lot by the Declarant to an Owner other than a Builder or on the conveyance of a Lot from one Owner to another Owner (a "Resale"), such new Owner shall pay to the Association the sum of Seven Hundred Fifty Dollars (\$750.00) which shall represent an initial contribution to the working capital of the Association and which shall be in addition to the regular assessment for Common Expenses for such Lot. Such payment shall not be refundable to the Owner and is not separable or divisible from the Lot. For the purposes of this Section, Resale shall mean an arms-length third party transaction and shall specifically not include transfers between spouses, parent-child transfers or transfers to trust or other estate planning vehicles.

2. **No Other Amendment.** Except as herein stated, all other terms, conditions and provisions of the Declaration shall remain in full force and effect and shall not be modified or amended by the execution hereof.

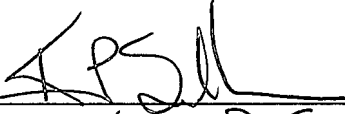
3. **Binding Effect.** The terms, provisions and conditions of this Amendment to the Declaration shall be deemed to run with the Property and shall inure to the benefit of and be enforceable by the Declarant and the Association and each of their successors and assigns.

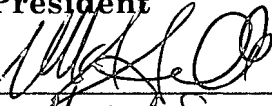
4. **Capitalized Terms.** Capitalized terms used in this Amendment not otherwise defined shall have the same meaning as set forth in the Declaration.

(Signature Pages to Follow)

In Witness Whereof, the Association and the Declarant have hereunto set their hands and respective seals as of the year and day first above written.

**SYMPHONY VILLAGE AT
CENTREVILLE HOMEOWNERS
ASSOCIATION, INC.,**
a Maryland Non-Profit, Non-Stock
Corporation

By:  (SEAL)
Name: KEVIN P. SULLIVAN
Its: President

By:  (SEAL)
Name: MARY A. SOMERVILLE
Its: Secretary

For the purpose of compliance with Article 13.2 of the Declaration, the above signature of the President is deemed a valid certification of this amendment verifying the compliance, to the best of his knowledge, of the procedures of said Article. KS (initial)

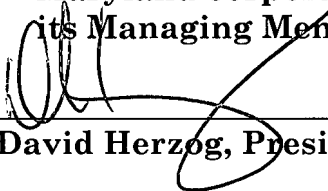
For the purpose of consenting to the amendment of the Declaration under Article 13.2 of the Declaration, as amended.

DECLARANT:

WATERFORD/CENTREVILLE, LLC
a Maryland limited liability company

By: CARUSO CENTREVILLE
MANAGER, LLC, a Maryland
limited liability company, its
Manager

By: CARUSO HOMES, INC., a
Maryland corporation,
its Managing Member

By:  (SEAL)
David Herzog, President

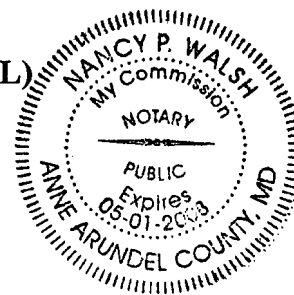
STATE OF MARYLAND
COUNTY OF

I HEREBY CERTIFY that on this 3 day of JANUARY, 2008, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear David Herzog who acknowledged himself to be the President of Caruso Homes, Inc., the Managing Member of Caruso Centreville Manager, LLC, the Manager of Waterford/Centreville, LLC, being duly authorized so to do, did further acknowledge that he executed the foregoing instrument for the purposes therein contained by signing the name of Waterford/Centreville, LLC, a Maryland limited liability company.

AS WITNESS, I have hereunto set my hand and notarial seal this 3 day of JANUARY, 2008.



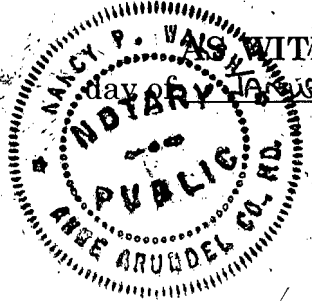
 (SEAL)
NOTARY PUBLIC



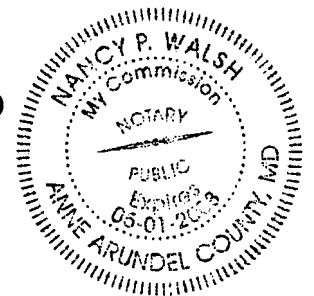
STATE OF MARYLAND
COUNTY OF

I HEREBY CERTIFY that on this 3 day of JANUARY, 2008, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear KEVIN P. SULLIVAN who acknowledged himself to be the President of Symphony Village at Centreville Homeowner's Association, Inc., a Maryland Non-Profit, Non-Stock Corporation, being duly authorized so to do, did further acknowledge that he/she executed the foregoing instrument for the purposes therein contained by signing the name of Symphony Village at Centreville Homeowner's Association, Inc..

AS WITNESS, I have hereunto set my hand and notarial seal this 3 day of JANUARY, 2008.



Nancy Walsh (SEAL)
NOTARY PUBLIC

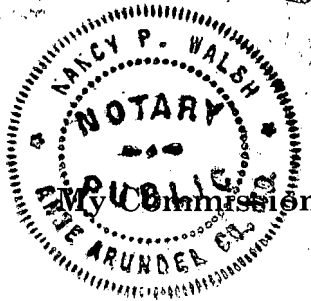


My Commission Expires: 5/1/08.

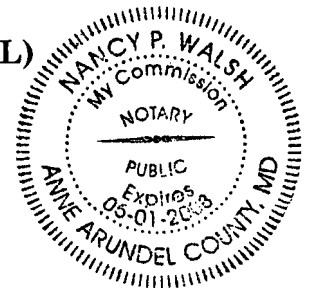
STATE OF MARYLAND
COUNTY OF

I HEREBY CERTIFY that on this 3 day of JANUARY, 2008, before me, the undersigned subscriber, a notary public for the state and county aforesaid, did personally appear MARK A. SOMERVILLE who acknowledged himself to be the Secretary of Symphony Village at Centreville Homeowner's Association, Inc., a Maryland Non-Profit, Non-Stock Corporation, being duly authorized so to do, did further acknowledge that he/she executed the foregoing instrument for the purposes therein contained by signing the name of Symphony Village at Centreville Homeowner's Association, Inc..

AS WITNESS, I have hereunto set my hand and notarial seal this 3rd day of JANUARY, 2008.



Nancy Walsh (SEAL)
NOTARY PUBLIC



My Commission Expires: 5/1/08.

LIBER 1755 FOLIO 181

I **HEREBY CERTIFY** that the within instrument was prepared by an attorney duly authorized to practice before the Maryland Court of Appeals.


DARIN S. LEVINE

Exhibit 1

LIBER 1755 FOLIO 182

Being a part of the land described below (“Main Parcel”) and as described as Phase 1 as shown on a Major Subdivision of Symphony Village and recorded in the land records of Queen Anne’s County, Maryland in Plat 33 at Plats numbered 6A through 6U inclusive.

The foregoing property includes Lots numbered 1 to 43, inclusive, and 131 through 198, inclusive.

Main Parcel: Being a part of that same land and premises as was conveyed by Deed dated April 25, 2003 from Nicholas Irwin Wood and Jean S. Wood, husband and wife to Waterford Centreville, LLC, a Maryland limited liability company and recorded in Liber 1070 at page 217 among the land records of Queen Anne’s County, Maryland and containing 139.767 acres, more or less (Parcel 1) the description of which is incorporated herein by reference as if set forth in full.

UPON RECORDONG PLEASE RETURN TO:

**Darin Levine
Tenenbaum & Saas, PC
4504 Walsh Street
Suite 200
Chevy Chase, MD 20814**

State of Maryland Land Instrument Intake Sheet

Baltimore City County: QUEEN ANNE'S

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)

LIBER 1755 FOLIO 183

Space Reserved for Circuit Court Clerk Recording Validation

| | | | | | | | | |
|-----------|---|--|--|---|--|--|---|------------------|
| 1 | Type(s) of Instruments | <input type="checkbox"/> Check Box if addendum Intake Form is Attached. | | | | | | |
| | Deed | Mortgage | <u>1</u> | Other <u>2nd Amendment to Declaration</u> | Other _____ | | | |
| | Deed or Trust | Lease | | | | | | |
| 2 | Conveyance Type Check Box | Improved Sale | Unimproved Sale | Multiple Accounts | Not an Arms-Length Sale [9] | | | |
| | | Arms-Length [1] | Arms-Length [2] | Arms-Length [3] | | | | |
| 3 | Tax Exemptions (if Applicable) | Recordation | | | | | | |
| | | State Transfer | | | | | | |
| | Cite or Explain Authority | County Transfer | | | | | | |
| 4 | Consideration and Tax Calculations | Consideration Amount | | | Finance Office Use Only | | | |
| | | Purchase Price/Consideration | \$ | | Transfer and Recordation Tax Consideration | | | |
| | | Any New Mortgage | \$ | | Transfer Tax Consideration | \$ | | |
| | | Balance of Existing Mortgage | \$ | | X () % = | \$ | | |
| | | Other: | \$ | | Less Exemption Amount - | \$ | | |
| | | Other: | \$ | | Total Transfer Tax = | \$ | | |
| | | Full Cash Value: | \$ | | Recordation Tax Consideration | \$ | | |
| | | | | X () per \$500 = | \$ | | | |
| | | | | TOTAL DUE | \$ | | | |
| 5 | Fees | Amount of Fees | | Doc. 1 | Doc. 2 | Agent: | | |
| | | Recording Charge | \$ | <u>20.00</u> | \$ | | Tax Bill: | |
| | | Surcharge | \$ | <u>20.00</u> | \$ | | C.B. Credit: | |
| | | State Recordation Tax | \$ | | \$ | | Ag. Tax/Other: | |
| | | State Transfer Tax | \$ | | \$ | | | |
| | | County Transfer Tax | \$ | | \$ | | | |
| | | Other | \$ | | \$ | | | |
| | | Other | \$ | | \$ | | | |
| 6 | Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). | District | Property Tax ID No. (1) | Grantor Liber/Folio | Map | Parcel No. | Var. LOG <input type="checkbox"/> (5) | |
| | | Subdivision Name | | Lot (3a) | Block (3b) | Sect/AR (3c) | Plat Ref. | SqFt/Acreage (4) |
| | | <u>SYMPHONY VILLAGE</u> | | | | | | |
| | | Location/Address of Property Being Conveyed (2) | | | | | | |
| | | Other Property Identifiers (if applicable) | | | | | Water Meter Account No. | |
| | | Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> | | Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> | | Amount: | | |
| | | Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No | | Description/Amt. of SqFt/Acreage Transferred: | | | | |
| | If Partial Conveyance, List Improvements Conveyed: | | | | | | | |
| 7 | Transferred From | Doc. 1 - Grantor(s) Name(s) | | | Doc. 2 - Grantor(s) Name(s) | | | |
| | | <u>WATERFORD/CENTREVILLE, LLC</u> | | | <u>SYMPHONY VILLAGE AT CENTREVILLE HOMEOWNERS ASSOCIATION, INC</u> | | | |
| | Transferred To | Doc. 1 - Grantee(s) Name(s) | | | Doc. 2 - Grantee(s) Name(s) | | | |
| | | 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 | | | | <input checked="" type="checkbox"/> Return to Contact Person | | |
| | | Name: <u>STUART C. RESNICK</u> | | | | <input type="checkbox"/> Hold for Pickup | | |
| | | Firm: <u>RGS TITLE OF BALTIMORE, LLC</u> | | | | <input type="checkbox"/> Return Address Provided | | |
| | | Address: <u>10025 GOVERNOR WARFIELD PARKWAY 400B</u> | | | | | | |
| | | <u>Columbia, Md. 21044</u> Phone: <u>(410) 715-7671</u> | | | | | | |
| 11 | IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER | | | | | | | |
| | Assessment Information | Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? | | | | | | |
| | | Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____ | | | | | | |
| | | Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). | | | | | | |
| | Assessment Use Only - Do Not Write Below This Line | | | | | | | |
| | <input type="checkbox"/> Terminal Verification | | <input type="checkbox"/> Agricultural Verification | | <input type="checkbox"/> Whole | | <input type="checkbox"/> Tran. Process Verification | |
| | Transfer Number: | Date Received: | Deed Reference: | | Assigned Property No.: | | | |
| | Year | 20 | 20 | Geo. | Map | Sub | Block | |
| | Land | | | Zoning | Grid | Plat | Lot | |
| | Buildings | | | Use | Parcel | Section | Occ. Cd. | |
| | Total | | | Town Cd. | Ex. St. | Ex. Cd. | | |
| | REMARKS: | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) SM 1755, p. 0183, MSA_CE58_1969, Date available 01/24/2008, Printed 07/25/2017.

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