

Return: Albert J.A. Young, Esq.  
200 S. Main Street  
Bel Air, Maryland 21014

SECOND AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

THIS SECOND AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter referred to as "Second Amendment"), made this \_\_\_\_\_ day of \_\_\_\_\_, 1988, by VALEWOOD ACRES, INC., a corporation organized and existing under the laws of the State of Maryland and having an address at 9621 Harford Road, Baltimore, Maryland 21234 (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant did subject a certain parcel of land in Harford County, Maryland, known as "Valewood Estates" to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions dated February 5, 1987 and recorded among the Land Records of Harford County, Maryland in Liber No. C.G.H. 1416, Folio 0211, the said parcel of land being more particularly therein described, (hereinafter referred to as the "Declaration"); and

WHEREAS, Declarant further subjected this parcel of land known as "Valewood Estates" to additional covenants, conditions and restrictions pursuant to an Amendment of Declaration of Covenants, Conditions and Restrictions dated July 30, 1987 and recorded among the Land Records of Harford County, Maryland in Liber No. C.G.H. 1461, Folio 373 (hereinafter called referred to as the "Amendment"); and

WHEREAS, Section 1 of Article VI of the Declaration provides that the Declarant reserves the right to expand the property from time to time by subjecting additional property to the operation and effect of the Declaration, and thereby adding to the Property, all or any portion or portions of any one or more of those parcels of land described in Exhibit C to the Declaration, together with all improvements, rights, alleys, ways, waters, privileges, appurtenances and advantages; and

WHEREAS, Section 2 of Article VI of the Declaration provides that the Declarant shall amend the Declaration by written amendment setting forth the legal description of the property to be subjected to the Declaration by such expansion, and Declarant shall attach to such amendment a subdivision plat designating the lots and the common areas for the additional property; and

A FREEBORN BROWN  
T CARROLL BROWN  
AUGUSTUS F BROWN  
STEPHEN W WALDRON  
MAURICE W BALOWIN JR  
HAROLD DOUGLAS NORTON  
ALBERT J.A. YOUNG  
ATTORNEYS AT LAW  
BEL AIR MARYLAND 21014  
928 1988

WHEREAS, the Declarant, by herewith complying with all terms and provisions as set forth in the Declaration for the expansion of the Property does hereby desire to amend the Declaration and existing Amendment thereto in the manner hereinafter set forth:

NOW, THEREFORE, Declarant does hereby subject the land described in Exhibit "A" attached hereto, (hereinafter referred to as the "Expansion Property"), to the operation and effect of the Declaration and the Amendment. The Expansion Property is a portion of the property which, pursuant to the terms of the Declaration (and Exhibit "C" thereof), could be subject to the operation and effect of the Declaration. The Expansion Property has been subdivided into Lots and copies of the Subdivision Plats indicating the Common Areas (thereon described as "Open Space") are attached hereto as Exhibits "B-1" through "B-6". All of the said Lots and Expansion Property shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions contained in the Declaration and the Amendment, which shall be binding on all parties having any right, title or interest in the Expansion Property or any part thereof, their heirs, successors, personal representatives and assigns, and shall inure to the benefit of each owner thereof. For reference purposes the Subdivision Plats which comprise the Expansion Property are recorded among the Plat Records of Harford County as follows:

- Exhibit B-1: Final Plat Section Two-Plat 1 Valewood Estates, Plat Book 60, Folio 30
- Exhibit B-2: Final Plat Section Two-Plat 2 Valewood Estates, Plat Book 60, Folio 29
- Exhibit B-3: Final Plat Section Two-Plat 3 Valewood Estates, Plat Book 60, Folio 28
- Exhibit B-4: Final Plat Section Three-Plat 1 Valewood Estates, Plat Book 62, Folio 45
- Exhibit B-5: Final Plat Section Three-Plat 2 Valewood Estates, Plat Book 62, Folio 46
- Exhibit B-6: Final Plat Section Three-Plat 3 Valewood Estates, Plat Book 62, Folio 47.

IN WITNESS WHEREOF, the Declarant has executed and ensealed this Declaration or caused it to be executed and

ensealed on its behalf by its duly authorized officers, as of the day and year first written.

ATTEST:

J. Davidson

VALEWOOD ACRES, INC.

By: Michael J. Palmisano (SEAL)  
Michael J. Palmisano  
President

STATE OF MARYLAND, COUNTY OF <sup>Baltimore</sup> HARFORD, TO WIT: 218-40-2471

I HEREBY CERTIFY that on this 11<sup>th</sup> day of September, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MICHAEL J. PALMISANO, who acknowledged himself to be the President of VALEWOOD ACRES, INC., the Declarant named in the foregoing Second Amendment of Declaration of Covenants, Conditions and Restrictions, and that, being authorized to do so, he executed the same on behalf of said Corporation for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Constance A. Gardner  
Notary Public

My Commission Expires: July 1, 1990

CONSENT AND AGREEMENT OF TRUSTEES AND BENEFICIARY

GEORGE H. MANTAKOS and CHARLES C. HOLMAN, Trustees, and FAIRVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION, a federally chartered savings and loan association organized and existing under the laws of the State of Maryland, who are, respectively, the trustees and the beneficiary under a deed of trust dated September 10, 1986, and recorded among the Land Records of Harford County, Maryland in Liber No. C.G.H. 1344, Folio 0473, et seq., from Valewood Acres, Inc., hereby join in the foregoing Second Amended Declaration of Covenants, Conditions and Restrictions for the express purpose of subjecting all of their respective right, title and interest under such deed of trust in and to the real property described in Exhibit "A" attached hereto.

Nothing in the foregoing provisions of the Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between the person named in such Declaration as the "Developer" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

WITNESS:

\_\_\_\_\_

George H. Mantakos, Trustee (SEAL)

\_\_\_\_\_

Charles C. Holman, Trustee (SEAL)

ATTEST:

FAIRVIEW FEDERAL SAVINGS AND  
LOAN, a corporation organized and  
existing under the laws of the  
State of Maryland

\_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 1988, before me, a Notary Public for the state and county aforesaid, personally appeared GEORGE H. MANTAKOS, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as trustee for the purposes therein set forth, and that it is his act and deed.

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

\_\_\_\_\_  
Notary Public

My Commission Expires: July 1, 1988

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_ day of \_\_\_\_\_, 1988, before me, a Notary Public for the state and county aforesaid, personally appeared CHARLES C. HOLMAN, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as trustee for the purposes therein set forth, and that it is his act and deed.

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

\_\_\_\_\_  
Notary Public

My Commission Expires: July 1, 1990

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_ day of \_\_\_\_\_, 1988, before me, a Notary Public for the state and county aforesaid, personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the \_\_\_\_\_ of FAIRVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION, a Maryland Corporation organized and existing under the laws of the State of Maryland, that he has been duly authorized to execute, and he has executed, such instrument on its behalf and for the purposes therein set forth and that the same is his act and deed.

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

\_\_\_\_\_  
Notary Public

My Commission Expires: July 1, 1990

MATSON, HOMES, INC. joins in the execution hereof for the purposes of subjecting the following Expansion Property Lot Numbers of "Sections Two and Three-Valewood Estates" as afore-

said, to the operation and effect of this SECOND AMENDED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Lot Nos. 7, 8, 9, 10, 11, 12, 13, 14, 16, 18,  
19, 21, 35 and 42.

ATTEST:

MATSON HOMES, INC.

\_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Joseph P. Matarazzo  
President

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, TO WIT:

I HEREBY CERTIFY that on this \_\_\_ day of \_\_\_\_\_,  
1988, before me, the undersigned, a Notary Public in and for  
the State and County aforesaid, personally appeared JOSEPH P.  
MATARAZZO, President of MATSON HOMES, INC. and being authorized  
so to do, executed the foregoing instrument for the purposes  
therein contained, by signing in my presence, the name of the  
corporation by himself as such President.

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

\_\_\_\_\_  
Notary Public

My commission expires: 7/1/90

SECOND AMENDED  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

EXHIBIT A

Description of Land Which  
May Be Added to the Property

66.974 acres parcel of land to be conveyed by Lelia R. Carico, located on Red Pump Road, Third Election District, Harford County, Maryland.

BEGINNING for the same at a point in or near, the center of Red Pump Road at the southerly most corner of that tract or parcel of land conveyed by Philip H. Close, Attorney, to Claude F. Carico and Lelia R. Carico, his wife, by a deed dated April 11, 1938 and recorded among the Land Records of Harford County, Maryland in Liber SWC 251, folio 165, thence leaving Red Pump Road;

(1) North 71° 52' 45" West, 25-35 feet to a pipe, being the northeasterly most corner of lot 3 as shown on a plat entitled "Vale Hills" and recorded among the Land Records of Harford County in Plat Book GRG 8, folio 9, thence binding on the outlines of lots 3, 2, 1, 20, 19, 18, 17, 16, 15, 14, 13, and 12, respectively and passing over pipes found at the rear corners of lots 3 and 2 and lots 20 and 19 and lots 19 and 18 and lots 18 and 17 and lots 17 and 16 and lots 16 and 15 and lots 15 and 14 and lots 13 and 12, respectively;

(2) North 71° 52' 45" West, 1309.67 feet to a pipe, being an angle point along the rear lot line of lot 12, said point also being the southeasterly most corner of lot 9, thence binding on the outlines of lots 9 and 8, respectively, as shown on the aforementioned plat, the following two (2) courses, viz:

- (3) North 21° 37' 33" East, 221.99 feet to a pipe;
- (4) North 21° 36' 15" East, 99.94 feet to a pipe, thence leaving the outlines of said plat and binding reversely on the first or South 26° 45" West, 431.3 foot line as described in a deed dated December 22, 1960 from Lillie M. Trusler, William H. Peters, Ivan W. Peters, Lottie A. Bowers, and Mattie M. Blanc to Wade T. Crouse and Ruth L. Crouse and recorded among the Land Records of Harford County in Liber GCB 565, folio 636 as now surveyed, the following (2) courses, viz;
- (5) North 22° 42' 55" East, 409.37 feet to a stone;
- (6) North 22° 42' 55" East, 22.74 feet to a point in or near the center of Carrs Mill Road, thence binding on the center of Carrs Mill Road, the following two (2) courses, viz;
- (7) North 75° 41' 17" East, 166.54 feet;
- (8) By a curve to the left in a northeasterly direction of radius 269.63 feet, an arc distance of 386.10 feet and subtended by a chord North 34° 39' 57" East, 353.94 feet, thence leaving the center line of Carrs Mill Road and binding on the outlines of lot 2 as shown on a plat entitled "Lands of Lelia R. Carico" and recorded among the Land Records of Harford County, Maryland in Plat Book 43, folio 107, the following three (3) courses, as now surveyed, viz;
- (9) South 84° 39' 19" East, 30.29 feet to a pipe;
- (10) South 84° 39' 19" East, 391.32 feet to a pipe;
- (11) North 09° 07' 12" West, 226.16 feet to a pipe, being the northeasterly

most corner of lot 2 and said pipe also being the southeasterly corner of lot 1 as shown on a plat entitled "Lands of Lelia R. Carico" and recorded among the Land Records of Harford County, Maryland, in Plat Book 40, folio 57, thence binding on the mentioned lot 1;

(12) North  $02^{\circ} 06' 34''$  East, 200.10 feet to a pipe, being the northeasterly most corner of lot 1 and also being along the third or South  $68^{\circ} 33' 21''$  West, 717.00 foot line as described in a deed dated July 9, 1970 from Lelia R. Carico to W. Wilson Monks and Hallie Jean Monks and recorded among the Land Records of Harford County, Maryland in Liber GRG 849, folio 80, thence binding reversely on the third and second lines respectively as described in the aforementioned deed, the following two (2) courses, as now surveyed, viz;

(13) South  $88^{\circ} 08' 06''$  East, 295.03 feet to a pipe;

(14) North  $01^{\circ} 55' 28''$  East, 174.81 feet to a pipe, thence leaving the outlines of the aforementioned deed and binding on the lot lines of lot 2 as shown on a plat entitled "Lands of Mary E. Hartman" and recorded among the Land Records of Harford County, Maryland in Plat Book 46, folio 77, the following two (2) courses, as now surveyed, viz;

(15) South  $88^{\circ} 06' 53''$  East, 163.50 feet to a pipe;

(16) North  $02^{\circ} 14' 01''$  East, 259.14 feet to an axle, thence binding on the third line of the first parcel and the first line of the second parcel, respectively as described in a deed dated June 24, 1974 from Larry Ellsworth Watters and Barbara Taylor Watters to Joseph E. Blaney and Cheri H. Blaney and recorded among the Land Records of Harford County in Liber 953, folio 138, the following two (2) courses, as now surveyed, viz;

- (17) North  $01^{\circ} 29' 31''$  East, 662.05 feet to a pipe;
- (18) North  $01^{\circ} 29' 31''$  East, 19.83 feet to a point in or near the centerline of Carrs Mill Road, thence binding on the centerline of Carrs Mill Road, the following two (2) courses, viz;
- (19) South  $86^{\circ} 59' 49''$  East, 122.66 feet;
- (20) North  $89^{\circ} 42' 25''$  East, 1033.62 feet to a point at the intersection of Carrs Mill Road and Red Pump Road, thence binding along the centerline of Red Pump Road, the following thirteen (13) courses, viz;
- (21) South  $12^{\circ} 21' 47''$  West, 123.84 feet;
- (22) South  $22^{\circ} 49' 49''$  West, 50.01 feet;
- (23) South  $33^{\circ} 24' 35''$  West, 52.24 feet;
- (24) South  $36^{\circ} 14' 45''$  West, 49.05 feet;
- (25) South  $40^{\circ} 29' 14''$  West, 324.63 feet;
- (26) South  $37^{\circ} 24' 49''$  West, 100.63 feet;
- (27) South  $32^{\circ} 11' 44''$  West, 168.00 feet;
- (28) By a curve to the left in a southwesterly direction of radius 2542.84 feet, an arc distance of 314.96 feet and subtended by a chord South  $28^{\circ} 38' 50''$  West, 314.76 feet to a point of tangency;
- (29) South  $25^{\circ} 05' 56''$  West, 69.90 feet;

- (30) by a curve to the right in a southwesterly direction of radius 1206.23 feet, an arc distance of 163.05 feet and subtended by a chord South 28° 58' 17" West, 162.93 feet to a point of tangency;
- (31) South 32° 50' 37" West, 174.59 feet;
- (32) South 30° 51' 06" West, 301.09 feet;
- (33) South 34° 52' 36" West, 37.86 feet, thence leaving the centerline of Red Pump Road and binding on the outlines of the Livezey tract as described in a deed dated September 5, 1978 from Zero, Inc. to Elizabeth E. Livezey and Webster C. Livezey and recorded among the Land Records of Harford County, Maryland in Liber HDC 1073, folio 482, the following five (5) courses, as now surveyed, viz;
- (34) South 15° 56' 42" West, 48.04 feet to a pipe;
- (35) South 15° 56' 42" West, 332.17 feet to a pipe;
- (36) South 02° 00' 29" West, 260.89 feet to a pipe;
- (37) North 71° 18' 02" West, 114.09 feet to a 12" Locust Tree;
- (38) North 71° 18' 02" West, 17.00 feet to a point in or near the centerline of Red Pump Road; thence binding on the centerline of Red Pump Road, the following three (3) courses, viz;
- (39) South 07° 08' 07" West, 303.30 feet;
- (40) By a curve to the right in a southwesterly direction of radius 954.93 feet, an arc distance of 386.63 feet and subtended by a chord South 18° 44' 03" West, 384.00 feet;

(41) South 30° 19' 59" West, 48.83 feet to the point of beginning hereof.

CONTAINING 66.974 acres of land, more or less.

BEING a part of that tract or parcel of land conveyed by Philip H. Close, Attorney, to Claude F. Carico and Lelia R. Carico, by a deed dated April 11, 1938 and recorded among the Land Records of Harford County, Maryland in Liber S.W.C. No. 251, folio 165.

SAVING AND EXCEPTING THEREFROM, all the land and property consisting of Section One of Valewood Estates as shown on the following entitled Subdivision Plats, recorded among the Plat Records of Harford County, Maryland:

Final Plat Section One Plat 1 Valewood Estates  
Plat Book 58, folio 70

Final Plat Section One Plat 2 Valewood Estates  
Plat Book 58, folio 71

Final Plat Section One Plat 3 Valewood Estates  
Plat Book 58, folio 72

Final Plat Section One Plat 4 Valewood Estates  
Plat Book 58, folio 73

EXHIBIT "B-1"

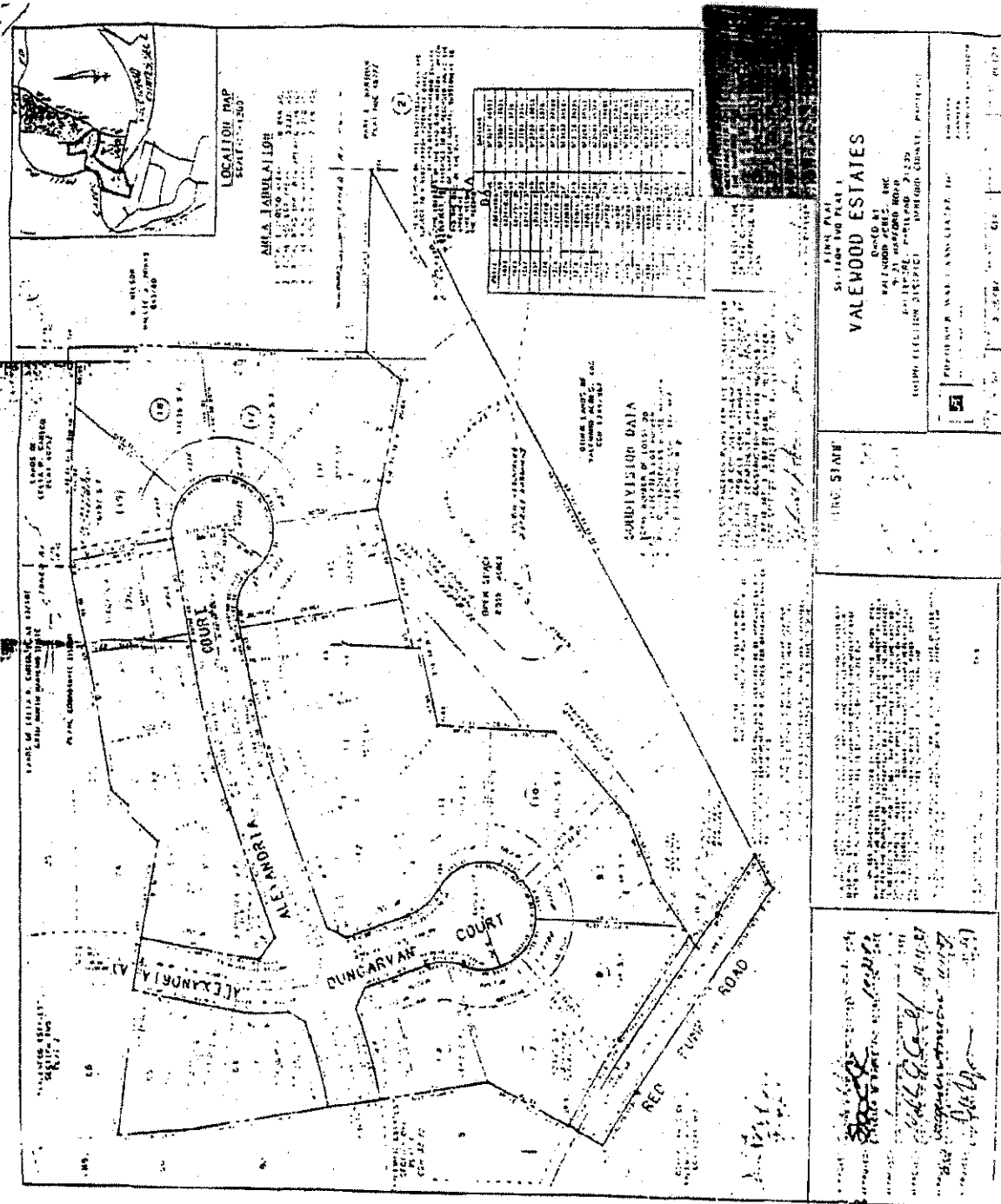
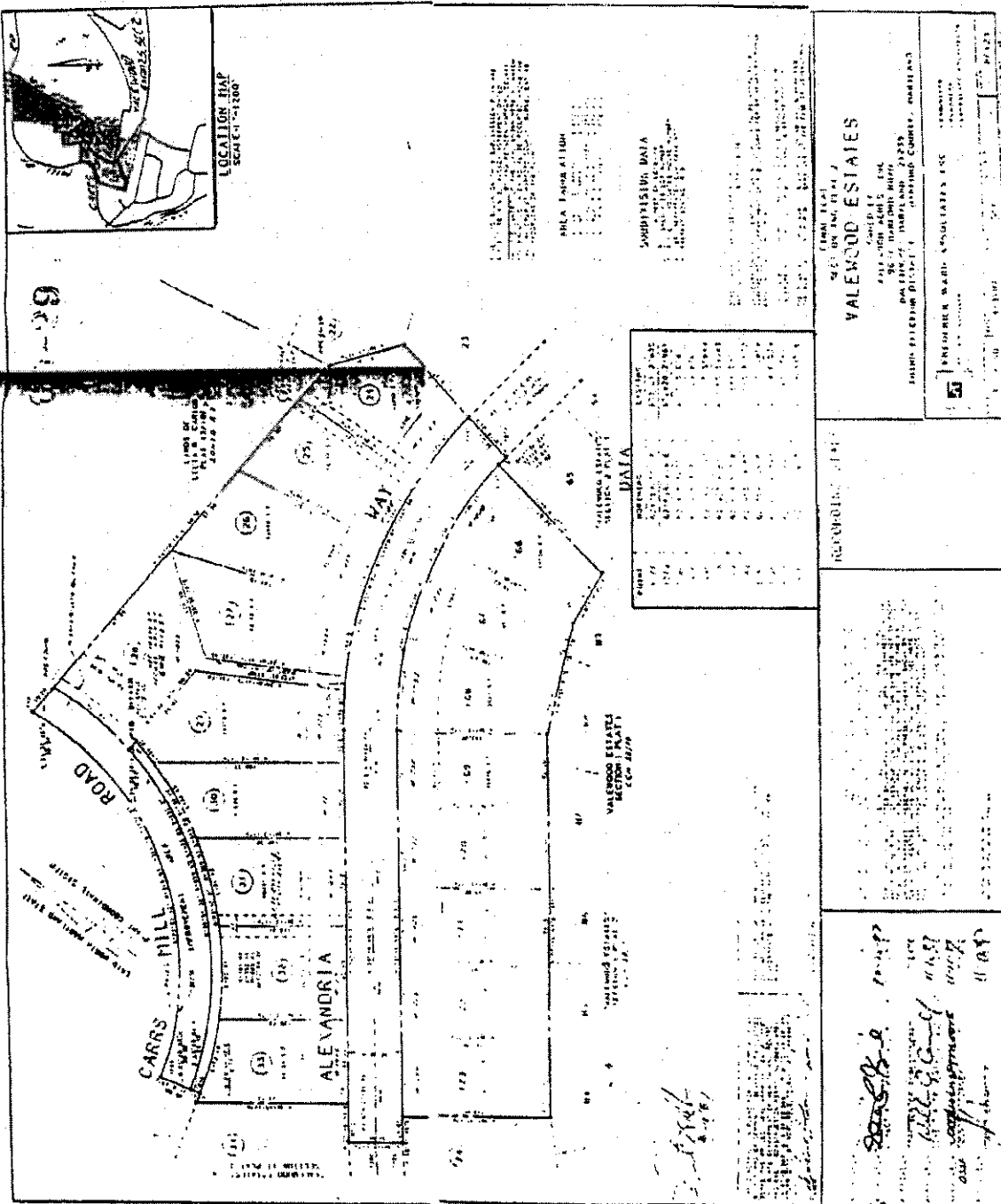


EXHIBIT "B-2"



**DATA**

Lot No.	Area (Ac.)	Front (Ft.)	Depth (Ft.)	Width (Ft.)	Notes
121	0.10	100	100	100	
122	0.10	100	100	100	
123	0.10	100	100	100	
124	0.10	100	100	100	
125	0.10	100	100	100	
126	0.10	100	100	100	
127	0.10	100	100	100	
128	0.10	100	100	100	
129	0.10	100	100	100	
130	0.10	100	100	100	
131	0.10	100	100	100	
132	0.10	100	100	100	
133	0.10	100	100	100	
134	0.10	100	100	100	
135	0.10	100	100	100	
136	0.10	100	100	100	
137	0.10	100	100	100	
138	0.10	100	100	100	
139	0.10	100	100	100	
140	0.10	100	100	100	
141	0.10	100	100	100	
142	0.10	100	100	100	
143	0.10	100	100	100	
144	0.10	100	100	100	
145	0.10	100	100	100	
146	0.10	100	100	100	
147	0.10	100	100	100	
148	0.10	100	100	100	
149	0.10	100	100	100	
150	0.10	100	100	100	
151	0.10	100	100	100	
152	0.10	100	100	100	
153	0.10	100	100	100	
154	0.10	100	100	100	
155	0.10	100	100	100	
156	0.10	100	100	100	
157	0.10	100	100	100	
158	0.10	100	100	100	
159	0.10	100	100	100	
160	0.10	100	100	100	
161	0.10	100	100	100	
162	0.10	100	100	100	
163	0.10	100	100	100	
164	0.10	100	100	100	
165	0.10	100	100	100	
166	0.10	100	100	100	
167	0.10	100	100	100	
168	0.10	100	100	100	
169	0.10	100	100	100	
170	0.10	100	100	100	
171	0.10	100	100	100	
172	0.10	100	100	100	
173	0.10	100	100	100	
174	0.10	100	100	100	
175	0.10	100	100	100	
176	0.10	100	100	100	
177	0.10	100	100	100	
178	0.10	100	100	100	
179	0.10	100	100	100	
180	0.10	100	100	100	
181	0.10	100	100	100	
182	0.10	100	100	100	
183	0.10	100	100	100	
184	0.10	100	100	100	
185	0.10	100	100	100	
186	0.10	100	100	100	
187	0.10	100	100	100	
188	0.10	100	100	100	
189	0.10	100	100	100	
190	0.10	100	100	100	
191	0.10	100	100	100	
192	0.10	100	100	100	
193	0.10	100	100	100	
194	0.10	100	100	100	
195	0.10	100	100	100	
196	0.10	100	100	100	
197	0.10	100	100	100	
198	0.10	100	100	100	
199	0.10	100	100	100	
200	0.10	100	100	100	

**VALEWOOD ESTATES**  
 SECTION 14, T20N, R10W  
 PLAT NO. 100  
 COUNTY OF HAMILTON, MISSOURI  
 RECORDING DISTRICT 1

**RECORDING DATA**

**PREPARED BY:** [Signature]

**DATE:** 11/11/11

**SCALE:** 1" = 40'

**LOCATION MAP**  
 SCALE: 1" = 1/4 MILE

**ADDITIONAL DATA:**

**REMARKS:**

**APPROVED:** [Signature]

**DATE:** 11/11/11

EXHIBIT "B-3"

