

**FARMINGTON VILLAGE AT SCHRAMM'S
CROSSING**

October 3, 2007

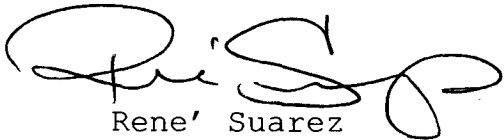
Re: Recorded Amendments to Declaration and Residential
Guidelines

Dear Homeowner:

Enclosed please find copies of the recorded Amendments to the Declaration regarding amendments themselves and architectural control and use restrictions and the Amendment to the Residential Guidelines.

If you have any questions or concerns regarding the documents, my office number is (410) 997-7767 ext. 104.

Sincerely,
American Community Management Association, Inc.
Agent for Farmington Village at Schramm's Crossing



Rene' Suarez
Community Association Manager

c/o American Community Management, Inc. • 9198 Red Branch Road, Columbia, Maryland 21045
(410) 997-7767 Fax (410) 997-8876 • Baltimore (410) 995-1326 • Washington (301) 596-0307 •
Virginia (703) 883-3859 • Toll Free 800-463-1086
web site: www.communitymanagers.net

AMENDMENT TO DECLARATION
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS
ASSOCIATION, INC.
(Architectural Control and Lot Use Restrictions)

THIS AMENDMENT TO DECLARATION ("Amendment") is made this 17th day of MAY, 2007, by Farmington Village at Schramm's Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Association is a duly created homeowners association by virtue of the recordation of its Declaration among the Land Records of Anne Arundel County in Liber 18, Folio 528 and Liber 8194, Folio 308 et seq. (the "Declaration"); and

WHEREAS, the Board of Directors has determined that it is necessary to amend the current Declaration in order to clarify and enhance the provisions provided therein regarding Architectural Control and Lot Use Restrictions; and

WHEREAS, pursuant to Article XI, Section 11.9 of the Declaration, the Declaration may be amended by the affirmative vote of two-thirds (2/3) of a quorum of the Members present in person or by proxy at a regular or special meeting of the Members; and

WHEREAS, Members representing two-thirds (2/3) of a quorum of the Members present at a duly constituted meeting able to vote on the Amendment have approved this Amendment.

IMP. FID. STAMP \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
RES. CHRG. \$ 35.00
NOT. \$ 375
AUG 02, 2007 12:48 PM

NOW THEREFORE, the Association hereby amends the Declaration of Farmington Village at Schramm's Crossing Homeowners Association, Inc. as follows:

1. Article II, Section 2.1 shall be deleted in its entirety and replaced with the following provision:

2.1. ARCHITECTURAL REVIEW COMMITTEE. The Board of Directors may exercise all of the powers and duties ascribed in this Article designated to the Architectural Review Committee ("ARC") or may, in its sole discretion, appoint an ARC to do such things. Members of the ARC serve at the pleasure of the Board for a term of one (1) year.

2. Article II, Section 2.2(a) shall be deleted in its entirety and replaced with the following provision:

(a) The Board of Directors of the Association or its designated committee shall exercise all authority granted in the Bylaws or this Declaration over architectural control. Except as otherwise provided in this Declaration or the Bylaws, an Owner shall not make any changes or alterations to the exterior of any Dwelling Unit, his Lot, or the Common Areas, until such time as the complete plans and specifications, showing the location, nature, shape, change, including,

without limitation, any other information specified or required by the Board of Directors or its designated committee, has been submitted to and approved in writing by the Board of Directors or by its designated committee.

Regardless of the Architectural merits of any request for modification or alteration to a Dwelling Unit or Lot, no consent of the Board will be granted to any Owner(s) for such modification or alteration so long as there remains any amount or past due balance owed to the Association by the Owner(s) of the Lot for the payment of assessments, late fees, interest, costs, attorney's fees, fines or other duly levied charge of any type whatsoever. This provision may be waived in the sole discretion of the Board for 1) those Owner(s) that have previously negotiated a plan with the Board to bring any past due balance current and are complying in all respects with the terms of said plan or 2) circumstances in which the Board determines it is in the best interest of the Association or an Owner to allow a modification or alteration on a Lot or Dwelling Unit.

3. Article II, Section 2.2(c) shall be deleted in its entirety and replaced with the following provision

(c) The Architectural Review Committee shall have the right to refuse to approve any plans or specifications, including grading and location plans, which are not suitable or desirable in its opinion, for aesthetic or other considerations. Written requests for approval, accompanied by the foregoing described plans and specifications or other specifications and information as may be required by the ARC from time to time shall be submitted to the ARC. The decisions of the ARC shall be final except that any Owner who is aggrieved by any action or forbearance from action by the ARC, may, within thirty (30) days thereof, appeal the decision to the Board and, upon the written request of such Owner, shall be entitled to a hearing before the Board. A vote of a majority of the Board may modify, affirm, or reverse any action, ruling or decision of the ARC. In the event that the Board is acting as the ARC, the decision shall be final.

A member submitting an application for an exterior change shall do so by mailing, via first class mail, postage prepaid, or by hand delivery directly to the ARC, or to the Managing Agent. Upon receipt of an application, the ARC or the Managing Agent shall provide the Owner with a receipt evidencing that such application has been submitted. The ARC shall have sixty (60) days from the date of submission of the application, as evidenced by the receipt, to approve or deny an application. In the event the ARC or the Managing Agent fails to provide an Member with a receipt, evidencing the submission of an application, within thirty (30) days of mailing or delivery as set forth above, the Member shall send the application to the then Managing Agent (or to the President if there is no Managing Agent) via certified mail, return receipt requested. In the event the ARC fails to approve or disapprove any application for exterior change within thirty (30) days of the Managing Agent's (or the President if there is no Managing Agent) receipt of the application sent via certified mail, return receipt requested, the request is automatically deemed approved. The ARC 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.

4. Article II, Section 2.10 shall be deleted in its entirety and replaced with the following provision:

2.10. YARDS. The area within the front of a dwelling shall be kept only as a lawn for ornamental or decorative planting of grass, trees and shrubbery. Except as provided in this Section, lawn ornaments are prohibited. No equipment or machinery, including, without limitation, equipment or machinery for use in connection with the maintenance of any dwelling, such as lawn mowers, wheelbarrows and similar devices, shall be stored in the front or side yard of any Lot.

Notwithstanding the foregoing, holiday decorations, appropriate for the season, may be displayed on any Lot, subject to the reasonable Rules and Regulations which may be adopted by the Board of Directors.

5. Article 2, Section 2.18 shall be deleted in its entirety and replaced with the following:

2.18. SIGNAGE. Except for entrance signs, directions signs, signs for traffic control or safety, community "theme areas," "For Sale" signs (not larger than 2 feet by 3 feet), or those signs allowed in this Declaration, the Bylaws, the Rules and Regulations or otherwise allowed by law, no signs or advertising devices of any character shall be erected, posted or displayed upon, in or about any Lot or Structure, unless otherwise authorized by the Board of Directors.

6. Article 2, Section 2.21 shall be deleted in its entirety and replaced with the following:

2.21. TRASH AND OTHER MATERIALS. No lumber, metals, bulk materials refuse or trash shall be kept, stored or allowed to accumulate on any Lot, except (a) building material during the course of construction of any approved dwelling or other permitted Structure, and (b) firewood, which shall be cut and neatly stored at least twelve (12) inches off the ground and five (5) feet away from any wooden structure. No burning of trash shall be permitted on any Lot. Trash and garbage containers shall not be permitted to remain in public view except that such containers may be placed in the open no earlier than 5:00 p.m. on the evening before the day of trash collection unless otherwise provided in the rules and regulations adopted by the Board of Directors. Garbage, trash and other refuse shall be placed in sealed metal or plastic containers. At all other times, such containers shall be stored in the rear yard or in another manner so as not to be visible from the roadway or any other Lot.

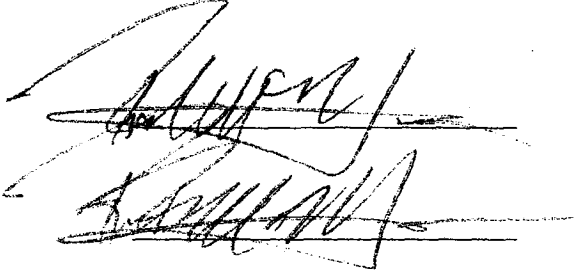
7. Article II, Section 2.25 shall be deleted in its entirety and replaced with the following provision:

2.25. TREE REMOVAL. No Owner shall have the right to remove any tree located on any Lot without the prior written approval of the Architectural Review Committee, except that trees measuring two (2) inches or less in diameter may be removed without such prior written approval.

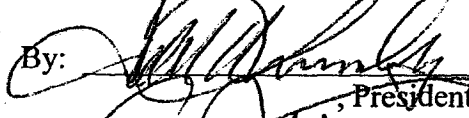
IN WITNESS WHEREOF, the Association has executed this Amendment, the day and year first above written.

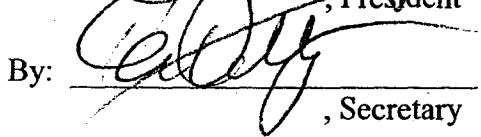
AMENDMENT APPROVED BY:

BOARD OF DIRECTORS OF FARMINGTON
VILLAGE AT SCHRAMM'S CROSSING
HOMEOWNERS ASSOCIATION, INC.



Two handwritten signatures are written over a horizontal line. The top signature is in cursive and appears to be 'J. W. ...'. The bottom signature is also in cursive and appears to be 'K. ...'.

By:  , President

By:  , Secretary

CERTIFICATE OF THE SECRETARY OF
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS
ASSOCIATION, INC.

I hereby certify that on the 15th day of MAY, 2007, that I was acting Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. at the meeting of the Association at which the aforesaid Amendment was approved, and that I was the person authorized pursuant to the Association's Bylaws to count the votes at said meeting. I further certify that said approval was by Members having the required percentage of votes required by the Association's Declaration, and that, accordingly, the aforesaid Amendment shall be effective.

FARMINGTON VILLAGE AT SCHRAMM'S
CROSSING HOMEOWNERS ASSOCIATION, INC.

By: [Signature], Secretary

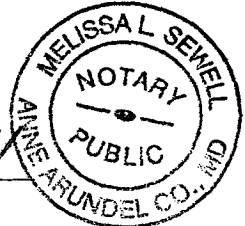
ATTEST: [Signature], President

STATE OF MARYLAND
COUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY that on this 15 day of May, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Ken McGuckey, who acknowledged himself/herself to be the Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.

[Signature]
Notary Public

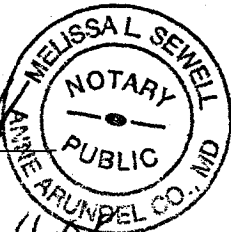


My Commission expires: 5-11-08

STATE OF MARYLAND
COUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY that on this 15 day of May, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Ken DeBruckey, who acknowledged himself/herself to be the President of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.

Melissa Sewell
Notary Public 
My Commission expires: 5-11-08

Please return to:

COLONY TITLE GROUP, LTD.
10320 LITTLE PATUXENT PARKWAY
SUITE 410
COLUMBIA, MARYLAND 21044

AMENDMENT TO DECLARATION
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS
ASSOCIATION, INC.
(Declaration Amendment)

THIS AMENDMENT TO DECLARATION ("Amendment") is made this 15th day of MAY, 2007, by Farmington Village at Schramm's Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Association is a duly created homeowners association by virtue of the recordation of its Declaration among the Land Records of Anne Arundel County in Liber 18, Folio 528 and Liber 8194, Folio 308 et seq. (the "Declaration"); and

WHEREAS, the Board of Directors has determined that it is necessary to clarify the vote requirement of the Association to amend its Declaration; and

WHEREAS, pursuant to Article XI, Section 11.9 of the Declaration, the Declaration may be amended by the affirmative vote of two-thirds (2/3) of a quorum the Members present in person or by proxy at a regular or special meeting of the Members; and

WHEREAS, Members representing two-thirds (2/3) of a quorum of the Members present at a duly constituted meeting able to vote on the Amendment have approved this Amendment.

NOW THEREFORE, the Association hereby amends the Declaration of Farmington Village at Schramm's Crossing Homeowners Association, Inc. as follows:

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
FARMINGTON 40.00
Rest AM16 Rest 4 90617
RFD KLC BK 4 315
Aug 08, 2007 12:57 PM

1. Article 11, Section 11.9 shall be deleted in its entirety and replaced with the following provision:

Amendments

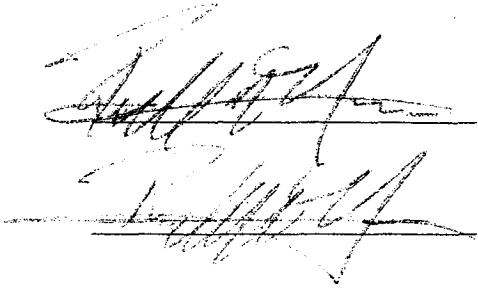
Section 1. Amending the Declaration. This Declaration may be modified or amended either (i) by a vote of the Owners representing two-thirds (2/3) of a quorum of the Members, in person or by proxy, at a meeting of the Association (or such higher percentage as may be required by the Act) or (ii) pursuant to a written instrument duly executed by the Secretary and acknowledging that Owners representing two-thirds (2/3) of a quorum of the Members at a meeting of the Association acted to approve the amendment (or such higher percentage as may be required by the Act). An amendment shall not become effective until it is recorded among the Land Records of Anne Arundel County, Maryland.

IN WITNESS WHEREOF, the Association has executed this Amendment, the day and year first above written.

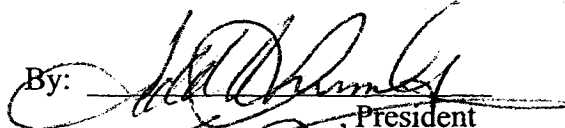
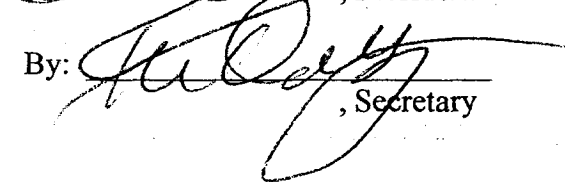
RECORDED FOR RECORD
ANNE ARUNDEL COUNTY
2007 AUG - 8 P 1:52

AMENDMENT APPROVED BY:

BOARD OF DIRECTORS OF FARMINGTON
VILLAGE AT SCHRAMM'S CROSSING
HOMEOWNERS ASSOCIATION, INC.



Two handwritten signatures, one above the other, both written in dark ink. The top signature is more legible than the bottom one.

By:  , President
By:  , Secretary

CERTIFICATE OF THE SECRETARY OF
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS
ASSOCIATION, INC.

I hereby certify that on the 15th day of MAY, 2007, that I was acting Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. at the meeting of the Association at which the aforesaid Amendment was approved, and that I was the person authorized pursuant to the Association's Bylaws to count the votes at said meeting. I further certify that said approval was by Members having the required percentage of votes required by the Association's Declaration, and that, accordingly, the aforesaid Amendment shall be effective.

FARMINGTON VILLAGE AT SCHRAMM'S
CROSSING HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
_____, Secretary

ATTEST: [Signature]
_____, President

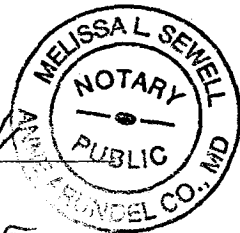
STATE OF MARYLAND

COUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY that on this 15 day of May, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Ken DeGruchy, who acknowledged himself/herself to be the Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.

[Signature]
Notary Public
My Commission expires: 5-11-08



STATE OF MARYLAND

COUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY that on this 15 day of May, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Ken DeGauchy, who acknowledged himself/herself to be the President of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.


Notary Public 

My Commission expires: 5-11-08

Please return to:

**COLONY TITLE GROUP, LTD.
10320 LITTLE PATUXENT PARKWAY
SUITE 410
COLUMBIA, MARYLAND 21046**

AMENDMENT TO RESIDENTIAL DESIGN GUIDELINES OF FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS ASSOCIATION, INC.

WHEREAS, the Farmington Village at Schramm's Crossing Homeowners Association, Inc. (hereinafter "Association") is a duly created Homeowners Association by virtue of the recordation of its Declaration among the Land Records of Anne Arundel County County, Maryland in Liber 528, Folio 308 *et seq.*; and

WHEREAS, the Board of Directors of the Association has determined that it is necessary to amend the Residential Guidelines pertaining to railings, fences, sheds and lights; and

WHEREAS, the Board of Directors, acting as the Architectural Review Committee, has the power to adopt design guidelines pursuant to Article II, Section 2.1 of the Association's Declaration; and

NOW THEREFORE, in accordance with the Declaration and By-Laws of the Association, and the Maryland Homeowners Association Act (hereinafter "Act"), the Residential Guidelines of the Association are hereby amended as follows:

1. By adding a Paragraph 8 under the category "Entrances, Porches, Patios, and Decks" on Page 13 of the Residential Design Guidelines as follows:

8. Outdoor entrance step railings shall be black wrought iron, white vinyl or wood stained to match the color allowed for that home. KIC is recommended that the railings be simple traditional style but other styles will be considered on a case by case basis.

2. By adding the following to Detail 10 of the Residential Guidelines regarding sheds for townhomes:

In addition to the foregoing, free standing sheds shall be permitted for townhomes. Sheds may not be larger than ten feet (10') by ten feet (10') and must comply with Detail 11 for sheds for single family homes.

3. By modifying Detail 11 of the Residential Guidelines regarding sheds for single family homes as follows:

Sheds may not be larger than twelve feet (12') by sixteen feet (16').

4. By adding the following to Paragraph 9 under the category "E. Miscellaneous Items" on Page 21 of the Design Review Guidelines regarding Fences as follows:

Homes with pools must have a fence which conforms with one of the following styles:

RECORDING FEE 20.00
TOTAL 20.00
REC'D BY KIC
AUG 1 2007
REC'D BY KIC
AUG 1 2007

2007 AUG - 8 P.M.
RECEIVED FOR RECORD

RETURN TO:
COLONY TITLE GROUP, LTD
10000 LITTLE PATENT ST (KW) 1

- a) As set forth in Fence Detail 2 and Detail 3 and said fence must be either wood or vinyl.
- b) Five foot (5') vinyl "pool fence."

Homes without pools may install a fence which complies with Detail 1, Detail 2, or Detail 3.

The color of any fence must match currently approved color combinations.

5. By modifying Detail 14 of the Residential Guidelines regarding lights as follows:

All outside lights must be either black, white or brass that closely match the style currently allowed.

IN WITNESS WHEREOF, on this 17th day of APRIL 2007, the Board of Directors on behalf of the Farmington Village at Schramm's Crossing Homeowners Association, Inc. executed the foregoing Amendment to Residential Design Review Guidelines of the Farmington Village at Schramm's Crossing Homeowners Association, Inc.

The Farmington Village at Schramm's
Crossing Homeowners Association
Townhouses

By: 
President

By: 
Secretary