
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING
SECTION FOUR

SECOND SUPPLEMENTAL DECLARATION

THIS SECOND SUPPLEMENTAL DECLARATION, dated May 19, 1998, by FARMINGTON VILLAGE LIMITED PARTNERSHIP, a Maryland limited partnership (the "Declarant" or "Developer").

Explanatory Statements

The Declarant is the fee simple owner and developer of the real property comprising the "Farmington Village at Schramm's Crossing" residential subdivision, situate in Anne Arundel County, Maryland (the "Subdivision").

The Declarant has previously executed and recorded an Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated October 21, 1997 and recorded among the Land Records of Anne Arundel County in Liber RPD 8194, folio 308 (the "Declaration"), respecting Section One of the Subdivision, as shown on the Plats recorded among the Land Records in Plat Book 194, Pages 28 through 31, inclusive (the "Section One Plats"). The Declaration, in part, establishes the authority, and sets forth the responsibilities, of the Farmington Village at Schramm's Crossing Homeowners Association, Inc. (the "Homeowners Association")

Section 3.2 of the Declaration provides, in part, that additional residential properties may be annexed to the Properties described by the Declaration, by the Declarant, without the necessity for consent by the Homeowners Association or any of the owners of the Lots in the Subdivision for a period of time expiring seven (7) years from the date of the Declaration. By a Supplemental Declaration dated December 9, 1997 and recorded among the Land Records of Anne Arundel County in Liber RPD 8194, folio 341 (the "First Supplemental Declaration"), the Declarant annexed Section Two of the Subdivision into the Homeowners Association.

The Declarant has now caused to be prepared, approved, executed and recorded a Plat, entitled "Section Four, Farmington Village at Schramm's Crossing - Planned Unit

Development", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book 206, Page 4, as Plat No. 10870 (the "Section Four Plat").

By this Second Supplemental Declaration the Developer, being the Declarant under the Declaration, intends to annex the property shown on the Section Four Plat into the Subdivision.

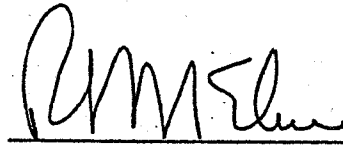
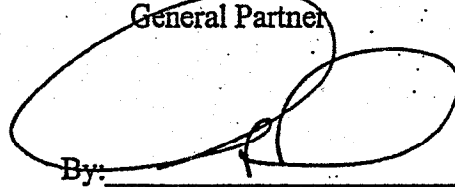
NOW, THEREFORE, Farmington Village Limited Partnership hereby declares that all that property shown on the Section Four Plat, be and is hereby annexed into the Farmington Village at Schramm's Crossing Homeowners Association, Inc., and is and shall be subject to all terms, conditions and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements dated October 21, 1997 and recorded among the Land Records of Anne Arundel County in Liber RPD 8194, folio 308, as if fully recited and set forth herein.

IN WITNESS WHEREOF, Farmington Village Limited Partnership has caused this Second Supplemental Declaration to be executed on its behalf by its duly authorized general partner, as of the day and year first above written.

WITNESS/ATTEST:

FARMINGTON VILLAGE LIMITED
PARTNERSHIP
a Maryland limited partnership

BY: G. W. KOCH ASSOCIATES, INC.
a Maryland Corporation
General Partner


_____
By: _____

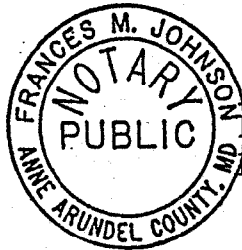
Gary W. Koch, President

(SEAL)

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:


I HEREBY CERTIFY that on this 19th day of May, 1998, before me, a Notary Public of the State of Maryland, personally appeared GARY W. KOCH, who acknowledged himself to be the President of G. W. KOCH ASSOCIATES, INC. (the "Corporation"), the sole General Partner of FARMINGTON VILLAGE LIMITED PARTNERSHIP, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation, acting in its capacity as General Partner, by himself as such officer.

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



Frances M. Johnson
Notary Public
My Commission expires: 5-1-2001

I HEREBY CERTIFY that this instrument was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.


James C. Praley

M:\HOA\ANNEX.FV4

After recording, please return to:

James C. Praley, Esquire
Lessans, Praley & McCormick, P.A.
7419 Baltimore-Annapolis Blvd.
P. O. Box 1330
Glen Burnie, Maryland 21060