

---

---

**FARMINGTON VILLAGE AT SCHRAMM'S CROSSING**  
**SECTION TWO**

**SUPPLEMENTAL DECLARATION**

THIS SUPPLEMENTAL DECLARATION, dated December 9, 1997, 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" 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 intended to be recorded among the Land Records of Anne Arundel County prior hereto (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")

The Declarant has also caused to be prepared, approved, executed and recorded certain Plats, entitled "Section Two, Farmington Village at Schramm's Crossing", which Plats are recorded among the Anne Arundel County Land Records in Plat Book 200, Pages 18 through 25, inclusive (the "Section Two Plats").

Section 3.2 of the Declaration provides, in part, that additional residential properties may be annexed to the Properties 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 this Supplemental Declaration the Developer, being the Declarant under the Declaration, intends to so annex additional property.

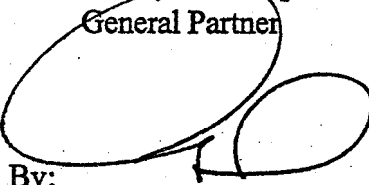
NOW, THEREFORE, Farmington Village Limited Partnership hereby declares that all that property shown on the Section Two Plats, be and is hereby annexed into the Farmington Village at Schramm's Crossing Homeowners Association, Inc., and is and shall be subject to all terms, conditions and provisions of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

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

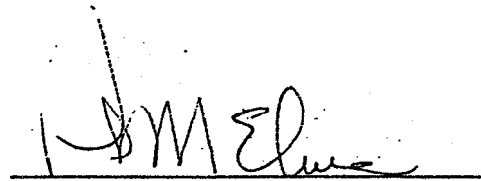
WITNESS/ATTEST:

FARMINGTON VILLAGE LIMITED  
PARTNERSHIP  
a Maryland limited partnership

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



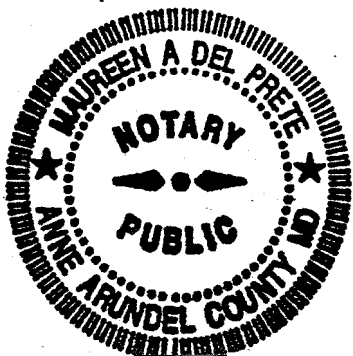
By: \_\_\_\_\_ (SEAL)  
Gary W. Koch, President

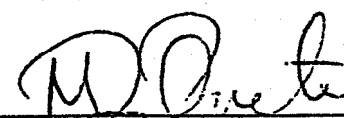


STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

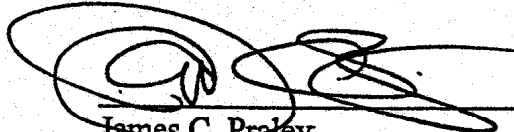
I HEREBY CERTIFY that on this 9<sup>TH</sup> day of DECEMBER 1997, before me, a Notary Public of the State of Maryland, personally appeared GARY W. KOCH, who acknowledged himself to be the President of G. W. KOCH ASSOCIATES, INC. (the "Corporation"), the sole General Partner of FARMINGTON VILLAGE LIMITED 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.



  
\_\_\_\_\_  
Notary Public  
My Commission expires: 10/23/01

**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.FV

**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