

477627 CARROLL CO

SUPPLEMENT TO
DECLARATION OF COVENANTS
CONDITIONS, RESTRICTIONS AND EASEMENTS
(Extending Declaration to Additional Land)

THIS SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS, made this 4 day of
October, 2001, by PRIME VENTURERS, a Maryland General
Partnership, hereinafter referred to as "Developer"; and
WESTMINSTER BANK AND TRUST COMPANY OF CARROLL COUNTY (now known as
WESTMINSTER UNION BANK), beneficiary, witnesseth as follows:

WHEREAS, Developer has previously recorded a Declaration
of Covenants, Conditions, Restrictions and Easements (Declaration),
dated September 3, 1997 among the Land Records of Carroll County in
Liber 1951, Folio 328, etc.;

WHEREAS, said Declaration applied to Section One,
Meadowbrook, namely Lots Nos. 1 through 64; and

WHEREAS, pursuant to Article IV of said Declaration,
Developer retained the right to extend said Declaration to
additional land adjacent, contiguous or in the vicinity of the land
covered by that Declaration; and

WHEREAS, Developer intends to record (or has recorded) a
plat or plats creating "Section Two, Meadowbrook" among the Land
Records of Carroll County; and

WHEREAS, Developer desires to extend the provisions of
the Declaration dated September 3, 1997 and recorded among the Land
Records of Carroll County in Liber 1951, Folio 328, etc. to the
Lots shown on the plats entitled "Section Two, Meadowbrook".

WHEREAS, Grantor has granted to Trustees, in trust for
Westminster Bank and Trust Company of Carroll County (now known as
Westminster Union Bank) as beneficiary, a Purchase Money Deed of
Trust dated 8 April 1994 and recorded among the Land Records of
Carroll County In Liber L.W.S. No. 1583, Folio 976, etc. (Deed of
Trust), which Deed of Trust is modified by a First Modification of
Purchase Money Deed of Trust dated 6 May 1997 and recorded among
the Land Records of Carroll County in Liber L.W.S. No. 1908, Folio

NOV 9 2001

CLARK R. SHAFFER
ATTORNEY AT LAW
8 NORTH COURT STREET
WESTMINSTER, MD 21157
TELEPHONES:
410/848-4208
BALTIMORE LINE
410/876-0100

476, etc. (First Modification) and which Deed of Trust and First Modification encumber and constitute a lien upon the property which is subject to this Declaration; and

WHEREAS, Trustees and Beneficiary are willing to join in this Declaration in order to evidence their consent thereto and to agree to subject the Deed of Trust and First Modification and any future sales, transfers or conveyances to the operation and effect of this Declaration;

NOW, THEREFORE, THIS SUPPLEMENT TO DECLARATIONS OF COVENANTS CONDITIONS, RESTRICTIONS AND EASEMENTS WITNESSETH, that for and in consideration of the premises, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the said Prime Venturers, a Maryland General Partnership, does hereby establish and impose, and extend, the Declaration dated September 3, 1997 and recorded among the Land Records of Carroll County in Liber 1951, Folio 328, etc. to and on all those Lots known and designated as Lots 65 through 99, inclusive, shown on plats entitled "Section Two, Meadowbrook" recorded among the Land Records of Carroll County, Maryland in Plat Book L.W.S. No. _____, pages _____ and _____.

There are no common facilities to be added pursuant to this Supplement.

Caro Maran
ATTEST

PRIME VENTURERS (A Maryland General Partnership)
Richard L. Hull

RICHARD L. HULL, President
by: PRIME REALTY CORP. (Partner)

WESTMINSTER UNION BANK (formerly Westminster Bank and Trust Company)

Mark G. Pohlhaus
by: MARK G. POHLHAUS,
President

and

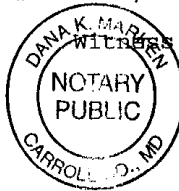
TIME TO SIGN \$
RECORDING FEE
TOTAL
Rec'd CHRG. Rec'd \$ 45337
MS CHRG. Bk \$ 3000
Oct 22, 2001
\$1,250 FEE

[Signature]
MARK G. POHLHAUS, TRUSTEE

[Signature]
WILLIAM E. JENNE, TRUSTEE

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I HEREBY CERTIFY that on this 4 day of October, 2001, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared RICHARD L. HULL, of PRIME VENTURERS, known to me, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that, having authority to do so on behalf of PRIME VENTURERS, he executed the same for the purposes therein contained.



Witness my hand and Notarial Seal

DANA K. MARKEN
Notary Public, State of Maryland
County of Carroll
My Commission Expires November 1, 2003

[Signature]
Notary Public

My Commission Expires:

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I HEREBY CERTIFY, that on this 4th day of October, 2001 before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared MARK G. POHLHAUS, Executive Vice President, of WESTMINSTER UNION BANK, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that, having authority to do so on behalf of WESTMINSTER UNION BANK, and as Trustee, he executed the same for the purpose therein contained.

Witness my hand and Notarial Seal

[Signature]
Notary Public

My commission Expires: 12/17/03

STATE OF MARYLAND, COUNTY OF Carroll, to wit:

I HEREBY CERTIFY, that on this 4 day of October, 2001 before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared WILLIAM E. JENNE, Trustee, of WESTMINSTER UNION BANK, (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that, having authority to do so on behalf of WESTMINSTER UNION BANK, he executed the same for the purpose therein contained.

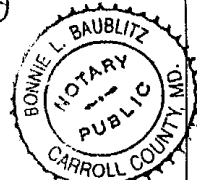
Witness my hand and Notarial Seal

RCVD 06 OCT 22 '01 13:08 CML

[Signature]
Notary Public

My commission Expires: 8-1-04

ZMEADON.COM



done
12/1/03 ✓ Copy to Gilligan & Co
Return to RTH ^{for} job

Circuit Court for
CARROLL COUNTY
Clerk of the Court.
LARRY W. SHIPLEY
55 N. COURT STREET, RM. 6-8
WESTMINSTER, MD 21157-5155
(410) 386-2022

Transaction Block:	4568
Books:	3754
Page:	621
Ref:	PRIMEVENTH
AGREEMENT	AMOUNT
IMP FD SURE	20.00
RECORDING FEE \$20.00	20.00
SUBTOTAL:	40.00
TOTAL CHARGES:	40.00
PAYMENTS	
CHECK	40.00
TOTAL TENDERED:	40.00

*Extension
of Commission
& Restriction
Recorded*

Cashier: RLC Reg # CR01
Rcpt # 31373
Date: Nov 20, 2003 Time: 01:17 pm

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR MEADOWBROOK**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS (Amendment) made this 17th day of
NOVEMBER, 2003 by PRIME VENTURERS, a Maryland General
Partnership (Developer) and WESTMINSTER UNION BANK (formerly
Westminster Bank & Trust Company of Carroll County).

WHEREAS, Developer has previously recorded a Declaration of
Covenants, Conditions, Restrictions and Easements dated September
3, 1997 and recorded among the Land Records of Carroll County in
Liber 1951, folio 328, etc. (Original Covenants);

WHEREAS, the Developer desires to add and annex certain
property as hereinafter described to the force and effect of the
Original Covenants as authorized in Article IV of the Original
Covenants, the land to be annexed being in accordance with the
original Preliminary Plan for the development;

WHEREAS, Developer hereby executes this Amendment;

WHEREAS, Westminster Union Bank, a State banking institution,
(formerly known as Westminster Bank and Trust Company of Carroll
County) is the holder of certain liens, mortgages, and/or Deeds of
Trust on the property added to the Declaration by this Amendment;

WHEREAS, Westminster Union Bank is willing to join in this
Declaration in order to evidence its consent thereto and to agree
to subject its liens, mortgages or Deeds of Trust held as of this
date and any further sales, transfers or conveyances to the
operation and effect of this Declaration;

NOW THEREFORE, this Amendment to Declaration of Covenants,

Conditions, Restrictions and Easements WITNESSETH, that for and in consideration of the premises, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the said PRIME VENTURERS, a Maryland General Partnership, does hereby establish and impose the Original Covenants, as amended, upon Lots 100 through 138, inclusive, as shown on a plat entitled " Section Three, Meadowbrook" recorded among the Land Records of Carroll County, Maryland in Plat Book No.:45, pages 285, 286, 287, 288 and 289 (hereinafter the "Plat").

The Recitals above are incorporated herein by reference.

WITNESS the hands and seals of PRIME VENTURERS, a Maryland General Partnership, and WESTMINSTER UNION BANK.

George Peck
WITNESS

PRIME VENTURERS
BY: Richard L. Hull
RICHARD L. HULL, President

George Peck
WITNESS

WESTMINSTER UNION BANK
BY: Mark G. Pohlhaus
MARK G. POHLHAUS, President

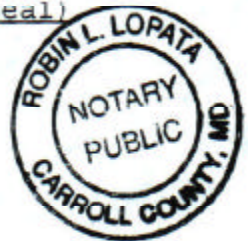
STATE OF MARYLAND)
) TO WIT:
COUNTY OF CARROLL)

ON THIS, the 17th day of November, 2003,
before me, a Notary Public, the undersigned officer, personally
appeared Richard L. Hull, General Partner of Prime Venturers, known
to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that he, as
such authorized Partner, executed the same for the purpose therein
contained and further certified that the actual consideration was
Zero Dollars (\$0.00).

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

Robin L. Lopata (seal)
Notary Public

My Commission expires 11/27/06.



STATE OF MARYLAND)
) TO WIT:
COUNTY OF CARROLL)

ON THIS, the 17th day of November, 2003,
before me, a Notary Public, the undersigned officer, personally
appeared Mark G. Pohlhaus, President of Westminster Union Bank,
known to me (or satisfactorily proven) to be the person whose name
is subscribed to the within instrument and acknowledged that he, as
such President, executed the same for the purpose therein contained
and further certified that the actual consideration was Zero
Dollars (\$0.00).

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

Robin L. Lopata (seal)
Notary Public

My Commission expires 11/27/06.

