

LR - DOT/MTG Recording
 Fee 20.00
 Name: GREENSPRING
 QUARRY
 Ref: 02:27
 LR - Charge 40.00
 SubTotal: 60.00
 Total: 60.00
 10/20/2017 02:27 CC03-LL
 #92750 CC03-LL
 Baltimore
 County CC03-LL
 Register 06

GREENSPRING QUARRY ASSOCIATION, INC.

SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made this 14th day of SEPTEMBER, 2017 by **GREENSPRING QUARRY ASSOCIATION, INC.**, a Maryland non-stock corporation ("Greenspring Quarry Association"), **QUARRY LAKE AT GREENSPRING COMMERCIAL VILLAGE ASSOCIATION, INC.**, a Maryland non-stock corporation ("Commercial Village Association"), **CREEKSIDE AT GREENSPRING QUARRY VILLAGE ASSOCIATION, INC.**, a Maryland non-stock corporation ("Creekside Village Association"), **THE BLUFFS AT GREENSPRING QUARRY VILLAGE ASSOCIATION, INC.**, a Maryland non-stock corporation ("Bluffs Village Association") and **THE HIGHLANDS AT GREENSPRING QUARRY VILLAGE ASSOCIATION, INC.**, a Maryland non-stock corporation ("Highland Village Association")

EXPLANATORY STATEMENTS

A. By Declaration of Covenants, Conditions and Restrictions for Greenspring Quarry Association, Inc. (the "Declaration") dated August 1, 2006 and recorded among the Land Records of Baltimore County, Maryland (the "Land Records") on August 11, 2006 in Liber 24293, folio 384 et seq. Declarant and Greenspring Retail, LLC, Greenspring Office One, LLC, Greenspring Office Two, LLC and Greenspring Office Three, LLC (collectively the "Commercial Developer") subjected to the legal effect of the Declaration certain land in Baltimore County which is referred to therein as the "Property". The Declaration was subsequently amended by an Amendment No. 1 of Declaration of Covenants, Conditions and Restrictions dated June 10, 2008 and recorded among the Land Records in Liber 27273, folio 636 et seq.

B. By a Quarry Lake at Greenspring Commercial Village Declaration dated December 15, 2006 and recorded among the Land Records in Liber 25073, folio 400 et seq. (the "Commercial Village Declaration"), the entities comprising the Commercial Developer subjected the Commercial Lots to the legal effect of the Commercial Village Declaration. The Commercial Village Association was created pursuant to the Commercial Village Declaration and constitutes a "Village Association", as that term is defined in the Declaration, for the purposes of the Declaration.

C. By a Declaration of Covenants, Conditions and Restrictions of Creekside at Greenspring Quarry Village Association, Inc. dated August 1, 2006 and recorded among the Land Records in Liber 24293, folio 448 et seq. (the "Creekside Village Declaration"), Declarant subjected those parts of the Property referred to therein to the legal effect of the Creekside Village Declaration. The Creekside Village Association was created pursuant to the Creekside Village Declaration and constitutes a Village Association for the purposes of the Declaration.

D. By a Declaration of Covenants, Conditions and Restrictions for The Bluffs at Greenspring Quarry Village Association, Inc. dated May 11, 2007 and recorded among the Land Records in Liber 25673, folio 7 et seq. (the "Bluffs Village Declaration"), Declarant subjected

those parts of the Property referred to therein to the legal effect of the Bluffs Village Declaration. The Bluffs Village Association was created pursuant to the Bluffs Village Declaration and constitutes a Village Association for the purposes of the Declaration.

E. By a Declaration of Covenants, Conditions and Restrictions for The Highlands at Greenspring Quarry Village Association, Inc. dated May 11, 2007 and recorded among the Land Records in Liber 25673, folio 90 et seq. (the "Highlands Village Declaration"), Declarant subjected those parts of the Property referred to therein to the legal effect of the Highlands Village Declaration. The Highlands Village Association was created pursuant to the Highlands Village Declaration and constitutes a Village Association for the purposes of the Declaration.

F. Pursuant to the provisions of Article 13, Section 13.6 of the Declaration, the Declaration may be amended after the first ten (10) years after the date on which it was recorded by an Amendment approved by not less than two-thirds (2/3rds) of each Village Association's Owners.

G. Greenspring Quarry Association, Commercial Village Association, Creekside Village Association, Bluffs Village Association and Highlands Village Association (each individually, a "Party" and collectively the "Parties") intend by this Amendment to amend the provisions of the Declaration, all as more particularly set forth below.

NOW, THEREFORE, the Parties declare that the Declaration is amended in the following manner:

Section 1. Definitions. Except as otherwise specifically set forth herein, all capitalized terms used in this Amendment shall have the meanings given to them pursuant to the provisions of the Declaration.

Section 2. Amendment of Declaration.

Article 8, Section 8.1(e) is deleted in its entirety and the following new Section 8.1(e) is enacted in lieu thereof:

(e) Maintenance, repair and replacement (including but not limited to the removal of snow) for the private or common roadways known and described as Boulderton Court, Travertine Drive (private portion only), Green Lake Circle, Stone Cliff Drive, Granite Ridge Court, Rockstream Court, and Pebbleton Court on the Plats. Under 8.3, the Commercial Village Association shall be responsible for the removal of snow and ice (but no other obligations of maintenance, repair and/or replacement) upon the Public Roads.

Section 3. General.

Section 3.1. Effect. This Amendment shall become effective when and only when signed and delivered by each Party and recorded among the Land Records; shall be given effect and construed under the laws of the State of Maryland (ignoring its conflicts of law principles); and represents the complete understanding, and supersedes all prior oral or written negotiations,

representations, guaranties, warranties, promises, statements or agreements, among the Parties as to the subject matter contained herein. No determination by any court, authority or otherwise that any term hereof is invalid or unenforceable in any instance shall affect the validity or enforceability of any other term hereof, or that term in any circumstance not controlled by the determination. Each term shall be valid and enforceable to the fullest extent allowed by, and be construed if possible to be consistent with, applicable law.

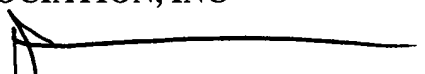
Section 3.2. Construction. All references made herein (a) in the neuter, masculine or feminine gender shall be deemed made in all genders, (b) in the singular or plural shall also be deemed made in the plural or singular number, and (c) to any Section, subsection, paragraph or subparagraph shall, unless expressly stated to the contrary, be deemed made to that part of this Amendment. The headings of those parts are provided only for convenience of reference, and shall not be considered in construing their contents. This Amendment may be signed in counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same document. Except as is set forth herein, the Declaration shall hereafter remain unmodified and in full force and effect, as if this Amendment had not been made.

IN WITNESS WHEREOF, each Party has signed this Amendment or caused it to be signed on its behalf by its authorized representatives, on the date first above written.

WITNESS/ATTEST:



GREENSPRING QUARRY
ASSOCIATION, INC

By: 
Name: John Abosch
Title: President

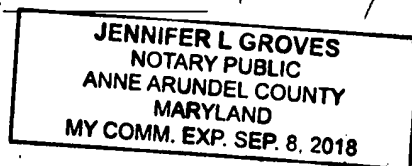
STATE OF MARYLAND, CITY/COUNTY OF AA C :

I HEREBY CERTIFY that on this 14 day of Sept, 2017, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared John Abosch, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he/she is the President of Greenspring Quarry Association, Inc., a Maryland non-stock corporation, and has been duly authorized to sign, and has signed, the document on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial seal on the date first above written.

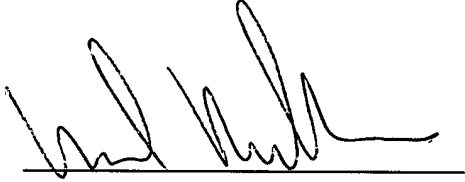

NOTARY PUBLIC

My Commission Expires:



WITNESS/ATTEST:

QUARRY LAKE AT GREENSPRING
COMMERCIAL VILLAGE
ASSOCIATION, INC



By: TO
Name: Thomas F. Obrecht
Title: President

STATE OF MARYLAND, CITY/COUNTY OF Baltimore

I HEREBY CERTIFY that on this 12th day of September, 2017, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared Thomas F. Obrecht, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he/she is the President of Quarry Lake at Greenspring Commercial Village Association, Inc., a Maryland non-stock corporation, and has been duly authorized to sign, and has signed, the document on its behalf for the purposes therein set forth, and that the same is its act and deed.

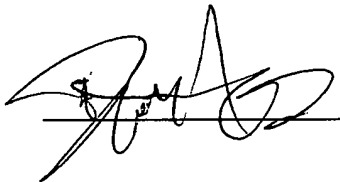
IN WITNESS WHEREOF, I have set my hand and Notarial seal on the date first above written.

Margaret Ann Hannel
NOTARY PUBLIC

My Commission Expires: 3/18/2018

WITNESS/ATTEST:

CREEKSID AT GREENSPRING
QUARRY VILLAGE ASSOCIATION, INC



By: Erica London
Name: Erica London
Title: President

STATE OF MARYLAND, CITY/COUNTY OF Baltimore Co.

I HEREBY CERTIFY that on this 3 day of August, 2017, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared Erica London, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he/she is the President of Creekside at Greenspring Quarry Village Association, Inc., a Maryland non-stock corporation, and has been duly authorized to sign, and has signed, the document on its behalf for the purposes therein set forth, and that the same is its act and deed.


IN WITNESS WHEREOF, I have set my hand and Notarial seal on the date first above written.

My Commission Expires: 2/20/19

Joanne Hase
NOTARY PUBLIC

WITNESS/ATTEST:

THE BLUFFS AT GREENSPRING
QUARRY VILLAGE ASSOCIATION, INC



By: MYRON MILLER
Name: Myron Miller
Title: President, Bluffs Village Association

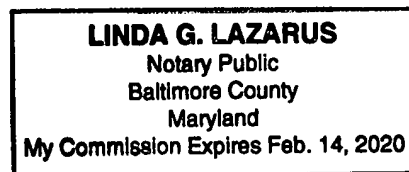
STATE OF MARYLAND, CITY/COUNTY OF Baltimore

I HEREBY CERTIFY that on this 13th day of September, 2017, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared MYRON MILLER, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he/she is the PRESIDENT of The Bluffs at Greenspring Quarry Village Association, Inc., a Maryland non-stock corporation, and has been duly authorized to sign, and has signed, the document on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial seal on the date first above written.


NOTARY PUBLIC

My Commission Expires: 02/14/20



WITNESS/ATTEST:

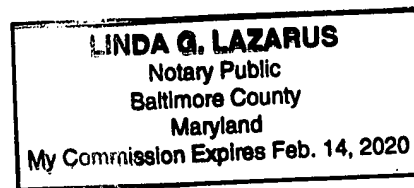
THE HIGHLANDS AT GREENSPRING
QUARRY VILLAGE ASSOCIATION, INCIgno CarwanaBy: [Signature]Name: STUART HIRSCHTitle: PRESIDENTSTATE OF MARYLAND, CITY/COUNTY OF Baltimore

I HEREBY CERTIFY that on this 8th day of September 2017, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared Stuart Hirsch known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing document, who acknowledged that he/she is the President of The Highlands at Greenspring Quarry Village Association, Inc., a Maryland non-stock corporation, and has been duly authorized to sign, and has signed, the document on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial seal on the date first above written.

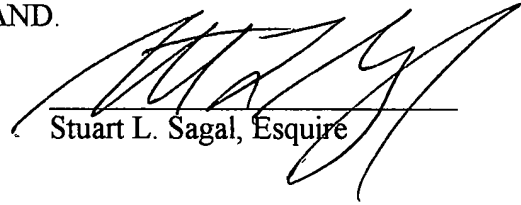
My Commission Expires: 2/14/20

[Signature]
NOTARY PUBLIC



ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS PREPARED UNDER MY DIRECTION AND I AM AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS FOR THE STATE OF MARYLAND.


Stuart L. Sagal, Esquire

f:\balt\lsagal\greenspring quarry assoc\association docs\second amendment to declaration -3-24-17.docx

State of Maryland Land Instrument Intake Sheet <input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>Baltimore</u> <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)																																																									
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input checked="" type="checkbox"/> Other <u>170A Declaration</u> <input type="checkbox"/> Other _____ <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Declaration																																																							
2 Conveyance Type Check Box		<input type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]																																																							
3 Tax Exemptions (if applicable)		Recordation _____ State Transfer _____ County Transfer _____ Cite or Explain Authority _____																																																							
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ _____ Any New Mortgage \$ _____ Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value: \$ _____				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount - \$ _____ Total Transfer Tax = \$ _____ Recordation Tax Consideration \$ _____ X () per \$500 = \$ _____ TOTAL DUE \$ _____																																																			
5 Fees		Amount of Fees Recording Charge \$ <u>20.00</u> Surcharge \$ <u>40.00</u> State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ _____ Other \$ _____				Doc. 1 Doc. 2 Agent: _____ Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____																																																			
6 Description of Property		SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>District</th> <th>Property Tax ID No. (1)</th> <th>Grantor Liber/Folio</th> <th>Map</th> <th>Parcel No.</th> <th>Var. LOG</th> </tr> <tr> <td colspan="6" style="text-align: center;">Subdivision Name <u>Greenspring Quarry</u> Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)</td> </tr> <tr> <td colspan="6" style="text-align: center;">Location/Address of Property Being Conveyed (2)</td> </tr> <tr> <td colspan="6" style="text-align: center;">Other Property Identifiers (if applicable)</td> </tr> <tr> <td colspan="6" style="text-align: center;">Water Meter Account No.</td> </tr> <tr> <td colspan="6">Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____</td> </tr> <tr> <td colspan="6">Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____</td> </tr> <tr> <td colspan="6">If Partial Conveyance, List Improvements Conveyed: _____</td> </tr> </table>								District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	Subdivision Name <u>Greenspring Quarry</u> Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)						Location/Address of Property Being Conveyed (2)						Other Property Identifiers (if applicable)						Water Meter Account No.						Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____						Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____						If Partial Conveyance, List Improvements Conveyed: _____					
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9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)																																																			
10 Contact/Mail Information		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Instrument Submitted By or Contact Person</th> </tr> <tr> <td>Name: Stuart L. Sagal, Esquire</td> <td><input checked="" type="checkbox"/> Return to Contact Person</td> </tr> <tr> <td>Firm: Sagal, Filbert, Quasney & Betten, P.A.</td> <td><input type="checkbox"/> Hold for Pickup</td> </tr> <tr> <td>Address: 600 Washington Avenue, Suite 300</td> <td><input type="checkbox"/> Return Address Provided</td> </tr> <tr> <td>Towson, MD 21204</td> <td>Phone: (410) 823-1881</td> </tr> </table>								Instrument Submitted By or Contact Person		Name: Stuart L. Sagal, Esquire	<input checked="" type="checkbox"/> Return to Contact Person	Firm: Sagal, Filbert, Quasney & Betten, P.A.	<input type="checkbox"/> Hold for Pickup	Address: 600 Washington Avenue, Suite 300	<input type="checkbox"/> Return Address Provided	Towson, MD 21204	Phone: (410) 823-1881																																						
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11 Assessment Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> <td>Will the property being conveyed be the grantee's principal residence?</td> </tr> <tr> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> <td>Does transfer include personal property? If yes, identify: _____</td> </tr> <tr> <td>Yes <input type="checkbox"/> No <input type="checkbox"/></td> <td>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</td> </tr> </table>								Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Does transfer include personal property? If yes, identify: _____	Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).																																										
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12 Assessment Use Only – Do Not Write Below This Line		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Terminal Verification</th> <th>Agricultural Verification</th> <th>Whole</th> <th>Part</th> <th>Trans. Process Verification</th> </tr> <tr> <td>Transfer Number</td> <td>Date Received:</td> <td>Deed Reference:</td> <td>TAX NOT ASSIGNED</td> <td>Property No.:</td> </tr> <tr> <td>Year 20</td> <td>20</td> <td>Geo. Map</td> <td>Director of Budget and Finance</td> <td>Block</td> </tr> <tr> <td>Land</td> <td>Zoning</td> <td>Parcel</td> <td>BALTIMORE COUNTY, MARYLAND</td> <td>Occ. Cd.</td> </tr> <tr> <td>Buildings</td> <td>Use</td> <td>Section</td> <td>ART 11 TITLE 3</td> <td></td> </tr> <tr> <td>Total</td> <td>Town Cd.</td> <td>Per</td> <td>SUBTITLE 2, 11-3-202</td> <td></td> </tr> <tr> <td>REMARKS:</td> <td>Per</td> <td>RECORDATION TAX</td> <td>T.P. ART 12-108</td> <td></td> </tr> <tr> <td></td> <td>Date</td> <td></td> <td></td> <td></td> </tr> </table>								Terminal Verification	Agricultural Verification	Whole	Part	Trans. Process Verification	Transfer Number	Date Received:	Deed Reference:	TAX NOT ASSIGNED	Property No.:	Year 20	20	Geo. Map	Director of Budget and Finance	Block	Land	Zoning	Parcel	BALTIMORE COUNTY, MARYLAND	Occ. Cd.	Buildings	Use	Section	ART 11 TITLE 3		Total	Town Cd.	Per	SUBTITLE 2, 11-3-202		REMARKS:	Per	RECORDATION TAX	T.P. ART 12-108			Date											
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BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39535, p. 0405, MSA_CE62_39392, Date available 10/24/2017. Printed 11/13/2017.

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation