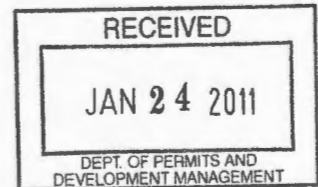


Matthew Haynes
4335 Winterode Way
Nottingham, MD 21236
410-668-2076

UP-2011-000711



Arnold Joblon
Director-PDM
Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

I, Matthew James Haynes, am applying for this permit so my widowed mother, Linda Haynes, can live in an in-law suite in the basement of my house. The in-law suite will include a full kitchen, with an oven, one bedroom and full bath.

1/25/11
1/29

I charged them \$60.00. D.T.

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 24th day of January, 2011, by and between Matthew James Haynes and Linda Haynes (hereinafter referred to as the "Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application for permit with PDM requesting approval to construct an addition to the improvement on the property located at 4335 Winterode Way, Nottingham, MD, 21236 and more particularly described by metes and bounds in Exhibit A (the "Property") and attached hereto and made a part hereof.

B. PDM has approved the Declarants' request to build an in-law addition, complete with the kitchen, provided the improvement and addition are used as a single family residence. **The addition will be the housing for Declarants' mother with the benefit of being attached to her family.** The second kitchen will be removed and the addition's living space will be taken over by the Declarants upon the death of the in-law, if the in-law leaves or moves from the residence or if the Declarant moves or sells the property, whichever occurs first.

C. As a condition to its approval of the Declarant's request, PDM has required the filing of this Declaration amongst the Land Records of Baltimore County to provide notice to any future owners, subsequent bona fide purchasers or users of this Property that no part of any improvement or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PDM.

DECLARTIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledged, the Declarant and PDM hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.
2. The kitchen for the in-law will be constructed as part of the addition to the Property shall be accessory uses tot he principal use of the Property as a single-family residence. Living quarters for the in-law shall be used only by the in-law and not as an independent residential unit, and shall not be used by any other person or for any other reason.
3. Upon the death of the in-law, if the in^{law}-leaves or otherwise vacates, or the Declarant moves or sells the Property, whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarant or subsequent purchaser or user and the second kitchen removed.

4. The Covenants, conditions, and restrictions above shall run with and bind the Property and shall be enforceable by Baltimore County, MD, and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written,

WITNESS:

[Signature]

[Signature]
Declarant
MATTHEW JAMES HAYNES

[Signature]
Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 24th day of January, 2011, before the Subscriber, a Notary Public of State of Maryland, personally appeared Matthew James Haynes and Linda Sue Haynes, the declarants) herein, known to me (or satisfactorily proven) to be the person(s) who(se) names are subscribed to the within instrument, and they acknowledged that they executed for the forgoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires:

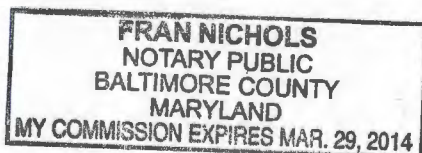


Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 28, as shown on the Plat entitled, "Silvergate South Addition", which Plat is recorded among the Land records of Baltimore County, Maryland in the Plat Book 52, Folio 126.

The improvements thereon being known as No. 4335 Winterode Way.

BEING the same property which by Deed dated November 05, 2008.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **62999**

Date: 1/24/11

PAID RECEIPT

BUSINESS ACTUAL TIME
 1/24/2011 1/24/2011 12:39:18

REC 0504 WALKIN SHIL SAN
 >>RECEIPT # 482951 1/24/2011

Dept 5 528 ZONING VERIFICATION
 CR NO. 062999

Recpt Tot \$60.00
 \$60.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					60. ⁰⁰

Total: 60.⁰⁰

Rec From: MATTHEW HAYNES

For: DECLARATION
7335 WINTERODE WAY

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!

**CASHIER'S
 VALIDATION**

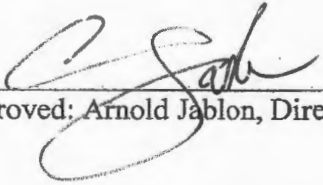
11-29



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

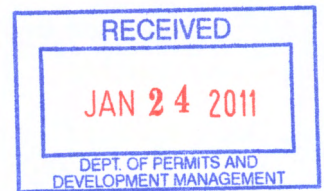
DECLARATION OF UNDERSTANDING
FOR: 4335 WINTERODE WAY
NOTTINGHAM, MD 21236


Approved: Arnold Jablon, Director-PAI

1/28/11
Date

Matthew Haynes
4335 Winterode Way
Nottingham, MD 21236

410-668-2076



Arnold Joblon
Director-PDM
Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

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1/25/11
11-29

I charged them \$60.00. D.T.

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
JULIE L. ENSOR
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2621

Instrument Intake Sheet

County: BAL
of the Clerk's Office, State Department of
and County Finance Office Only.)
(Only—All Copies Must Be Legible)

Intake Form is Attached.)

Mortgage ☐ Other ☒ Other ☐
Case ☐
Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-
Length Sale [2] Arms-Length [3] Length Sale [9]

Space Reserved for Circuit Court Clerk Recording Validation

Transaction Blocks 2+
Ref: HAYNES
DECLARATION/BY LAWS AMOUNT
IMP FD SURE \$20.00 20.00
RECORDING FEE 20 20.00
SUBTOTAL: 40.00
TOTAL CHARGES: 40.00
PAYMENTS
CASH 40.00
TOTAL TENDERED: 40.00

Cashiers: JS Reg # 8404

Receipt # 78413

Date: Jan 31, 2011 Time: 03:59 pm

Intake Amount		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	\$
Doc. 1		Doc. 2	
\$		\$	Agent: <i>[Signature]</i>
\$		\$	Tax Bill: <i>PD</i>
\$		\$	C.B. Credit:
\$		\$	Ag. Tax/Other: <i>[Signature]</i>
\$		\$	
\$		\$	

No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
☐ (5)

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).

Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
4335 W. Interode Way
Other Property Identifiers (if applicable) Water Meter Account No.
Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Matthew Haynes</u> <u>Linda Haynes</u>	Doc. 2 - Grantor(s) Name(s)
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
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	Instrument Submitted By or Contact Person Name: <u>Matthew Haynes</u> Firm Address: <u>4335 W. Interode Way</u> <u>Natton, MD 21236</u> Phone: <u>(410) 668-2076</u>	☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		