

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 19th day of April, 2011, by and Between Joseph R. Cray Jr. and Julia A. Cray (hereinafter referred to as the "Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

- A. The Declarant, or Declarant's Agent, has filed an applicant for permit with PDM requesting approval to construct an addition to the improvements on the property located at 12015 Deer Bit Lane, Glen Arm, Maryland 21057 and more particularly described on Exhibit A (the "Property") and attached hereto and made a part hereof. The property is zoned RC-4, which is the particular zone in which the property is located.
- B. PDM has approved the Declarants request to build an in-law addition, complete with kitchen, provided the improvement and addition are used as a single family residence. The addition will be the housing for Declarants elder, widowed parent with the benefits of being attached to their 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 Declarants 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.

DECLARATIONS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are 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 to the 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 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 proceedings 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:

Charles A. Lewis

Joseph R. Cray Jr.
Joseph R. Cray Jr.

Charles A. Lewis

Julia A. Cray
Julia A. Cray

State of Maryland, County of Carroll to wit:

I HEREBY CERTIFY that on this 20th day of April, 2011,
before the Subscriber, a Notary Public of State of Maryland, personally appeared
Joseph R. Cray + Julia A. Cray
the declaring(s) herein, known to me (or satisfactorily proven) to be the person(s)
who(se) names are subscribed to the within instrument, and (th)ey acknowledged that
(th)ey executed for the foregoing instrument for the purposes therein contained.

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

Christine M. Wine
Notary Public

My Commission Expires: 4/10/2014

EXHIBIT "A-1"

BEING KNOWN AND DESIGNATED as Lot 12, as shown on the Plat entitled, LAKESIDE FARMS, which Plat is recorded among the Land records of Baltimore County, Maryland in Plat Book SM No. 77, folio 149.

The improvements thereon being known as 12015 Deer Bit Lane.

BEING the same property which by Deed dated November 30, 2009 and recorded among the Land Records of Baltimore County in Liber 28941 folio 001, which was granted and conveyed by LAKESIDE FARM LLC unto NEWPORT HOMES LIMITED LIABILITY COMPANY.

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) 887-2601

Transaction Block:	1047
Ref: CRAY	
DECLARATION/BY LAWS	AMOUNT
IMP FD SURE \$20.00	20.00
RECORDING FEE 20	20.00
SUBTOTAL:	40.00
TOTAL CHARGES:	40.00
PAYMENTS	
CHECK	40.00
TOTAL TENDERED:	40.00

Cashier: CR Reg # BA04
Rcpt # 82446
Date: May 18, 2011 Time: 09:17 am