

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 27th day of March 2012, by and between Harry and Natalie Schleicher Jr. (hereinafter referred to as the "Declarant") and the Department of Permits, Approval, and Inspections (hereinafter referred to as "PAI").

A. We, the owners, Harry and Natalie Schleicher Jr., are applying for a use permit at 31 Sproul Court, Baltimore, MD 21220. We, the owners, Harry and Natalie Schleicher Jr., are also applying for the zoning and permits to construct a 16'-0" x 28'-0" addition to our existing house. This area will consist of a bedroom, bathroom, kitchen, and living area. The property being located at or being known and designated as Lot No. 66 as shown on the plat entitled "Plat Two Cunninghamhill Cove Addition" which plat is recorded among the Land Records of Baltimore County in Plat Book EHK Jr. No. 57 folio 71. The Improvements thereon being known as No. 31 Sproul Court. Being part of the property described in a Deed dated May 1, 1987 and recorded among the Land Records of Baltimore County in Liber No. 7547 folio 729 which was granted and conveyed by Leo J. Maxa unto the within named Grantor. Macks and Macks, Inc., Managing Venturer of Bay Country Joint Venture. Then on August 22, 1988 by and between Bay Country Joint Venture and Harry and Natalie Schleicher Jr. the property was deeded into their name and was filed with the county. The property listed above is zoned Dr5.5.

B. The Administrative Law Judge has approved the Declaration to create an Accessory Apartment complete with dedicated bathing and cooking facilities located on the owner-occupied property. The accessory apartment will be housing for Edward and Theresa Kovalcik, the father and mother of Natalie Schleicher. The other residents of the property are Harry Schleicher Jr., Natalie Schleicher, Michael Schleicher, Ryan Schleicher, and Nicholas Schleicher – whom are located within the main house. We understand that the Use Permit must be renewed with PAI every two years by filing a renewal on a PAI approved form to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No, 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements 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 PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA 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

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separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

4. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

5. The covenants, conditions, and restrictions stated 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.

6. 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 THEREOF, the parties hereto have duly executed the Declaration under seal on the date first above written.

Witness:

[Signature]
[Signature]

Harry M. Schleicher Jr.
Natalie Schleicher

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 27th day of 2012, before the Subscriber, a Notary Public of State of Maryland, personally appeared

Harry M. Schleicher, Jr., Natalie Schleicher

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 09/22/2012

Catherine B. Jackson
Catherine B. Jackson
Notary Public