

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 9th day of July, 2013, by and between Patrick D. Meadowcroft, Ayda Ann Swartz and Patrick Erol Meadowcroft, II (hereinafter referred to as the Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarants, who are the owners of the property known as 18855 York Rd, tax account # 07-2300011667, being 1.3686 AC +/-, ES York Rd, 600' S Monkton Rd, have filed an application for a building permit with PAI requesting approval to construct a 2-story building on the property (garage and storage) located at above address and which is more particularly described in Application for Building Permit #B742327, as attached hereto as Exhibit A (the "Property") and made a part hereof. The property is zoned BL-CR. The proposed building is to be constructed on an existing partial foundation, and there is no water or sewer existing or proposed to serve the proposed building.

B. As a condition to its approval of the Declarants' request, PAI 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 this Property that no water and/or sewer may be extended or provided to the subject building and that all such improvement shall only be used as a garage and for storage, unless otherwise approved by and at the discretion of PAI. The subject building's use is limited and particularly restricted to the uses as described in the Application for Building Permit, B742327.

DECLARATIONS

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

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a garage and for storage. No such improvements or additions shall ever be used as living quarters or commercial enterprise open to the public.

2. The proposed building shall not be served by water and sewer without full compliance with all laws and regulations of Baltimore County, including but not limited to zoning, building and environmental.

3. The building permit and this Declaration are subject to the order, conditions or restrictions as provided herein and, should a zoning hearing be required, subject to the order, conditions, or restrictions as set out in any order issued as a result of such hearing. If an order is issued as a result of such hearing, this Declaration must be amended by the inclusion of the order and recorded in the Land Records.

4. The Building Permit shall automatically terminate and the use of the proposed building immediately cease and desist upon the following condition: water and sewer are extended to the building without County approval, in which case the Declarants will be in violation of this Declaration and the Declarants must then repair the property to its original condition by removing the building.

5. The Declarants, in such event, shall provide written notification to PAI within thirty (30) days of the event, and the Declarants shall be required to record among the Land Records of Baltimore County on a form approved by the Director of PAI notification to a subsequent purchaser of the property that Building Permit #B742327 is no longer of any effect, is thereby rescinded and revoked.

6. These covenants, conditions and restrictions are to run with the land and shall be binding upon the Declarants, their successors and assigns and all parties claiming by, through or under them shall be taken to hold, agree and covenant with the Declarants, their successors and assigns, to conform to and observe said restrictions as to the use of the subject property and the construction of improvements thereon, and the Declarants, their successors and assigns,

7. The Declarants further agree that Baltimore County, Maryland shall have the right to enforce the covenants and declarations contained herein by instituting a lawsuit to enjoin any breach or enforce any covenant contained herein, including but not limited to seeking an injunction. If the Declarants are found to have breached any of its obligations under this Agreement, the Declarants shall reimburse Baltimore County, Maryland for any reasonable costs or expenses incurred by Baltimore County, Maryland, including but not limited to court costs and reasonable attorney's fees. Further, enforcement of these covenants, conditions and restrictions may 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 or to recover damages.

8. The Declarants agree to bear the cost of recording this Agreement among the Land Records of Baltimore County.

9. This Agreement contains the entire understanding of the parties and each of the parties hereto warrants that it has carefully read and understands this Agreement and is aware of the terms hereof.

033918 441

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

WITNESS:

Kennedy A. Tsengas

Patrick D. Meadowcroft
Declarant

Ayda Ann Swartz
Declarant

Patrick Erol Meadowcroft, II
Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 9th day of July, 2013, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Patrick D. Meadowcroft, Ayda Ann Swartz and Patrick Erol Meadowcroft, II, the declarants herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purposes therein contained.

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

Kennedy A. Tsengas
Notary Public

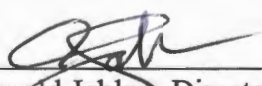
My Commission Expires: 6/30/2015

Kennedy A. Tsengas - Notary Public
Baltimore County, Maryland
Commission Expires: June 30, 2015

The Declaration of Understanding for Building Permit B742327 at:

16855 York Road 21111

Address of Property

Is approved: 

Arnold Jablon, Director

7/9/13
Date

1033918 443

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

FILE B483
Jul 10, 2013 02:25 PM

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)						
		Deed	Mortgage	☒ Declaration	Other _____			
		Deed or Trust	Lease	☒ of Understanding				
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-			
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]			
3	Tax Exemptions (if Applicable)	Recordation _____ State Transfer _____ County Transfer _____						
Cite or Explain Authority								
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration \$			Transfer and Recordation Tax Consideration			
		Any New Mortgage \$			Transfer Tax Consideration \$			
		Balance of Existing Mortgage \$			X () % = \$			
		Other: \$			Less Exemption Amount - \$			
		Other: \$			Total Transfer Tax = \$			
		Full Cash Value: \$			Recordation Tax Consideration \$			
					X () per \$500 = \$			
					TOTAL DUE \$			
5	Fees <u>Decl.</u>	Amount of Fees		Doc. 1	Doc. 2			
		Recording Charge		\$	\$			
		Surcharge		\$	\$			
		State Recordation Tax		\$	\$			
		State Transfer Tax		\$	\$			
		County Transfer Tax		\$	\$			
		Other		\$	\$			
		Other <u>Declaration</u>		\$	\$			
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).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		7	<u>Declaration of Understanding</u>	18895/359	22	523	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		<u>18855 York Rd. Tax Acct# 2300011667 Building Permit</u>						
		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: <u>Building Permit</u>				
		Declaration of Understanding						
	If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		<u>Patrick D. Meadowcroft, Ayda Ann Swartz, & Patrick Erol Meadowcroft</u>						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		<u>Dept. of Permits, Approvals and Inspections, Baltimore County, MD</u>						
		New Owner's (Grantee) Mailing Address						
		<u>Historic Courthouse, Towson, MD 21204</u>						
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					☐ Return to Contact Person	
		Name: <u>Real Estate Compliance</u>					☒ Hold for Pickup	
		Firm: <u>Ba. Co.</u>					☐ Return Address Provided	
		Address: <u>Towson MD 21204</u>						
		Phone: <u>(410) 887-3284</u>						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							

Revised 7/29/11. to reflect new const plans CS A643484
APPLICATION FOR PERMIT 033918 442 6/30/10
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204
DATE: MR/
OEA: MR/
HISTORIC DISTRICT/BLDG.

PERMIT #: B 742327
RECEIPT #: 4625217
CONTROL #: C-
XREF #: 110 & 17-182.09
FEE: 17-182.09
PAID: 17-182.09
PAID BY: appj
INSPECTOR: [Signature]
PROPERTY ADDRESS 16855 YORK RD 21111
SUITE/SPACE/FLOOR
SUBDIV: 000' S Monkton Rd
TAX ACCOUNT #: 2300011667
OWNER'S INFORMATION (LAST, FIRST) 7 1
NAME: MEADOWCROFT, PATRICK
ADDR: 200 KAUFMAN RD BARKTON, MD 21120-9050
DISTRICT/PRECINCT
DOES THIS BLDG. HAVE SPRINKLERS YES NO

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: PETE WISNOM
COMPANY: AUSTIN B. CHILDS ARCHITECTURE
STREET 16260 FALLS ROAD BARKTON, MD 21111
CITY, ST, ZIP
PHONE #: 410-472-2488 MHIC #
APPLICANT
SIGNATURE: [Signature] DRC#
PLANS: CONSO 2 PLOT 19 PLAT 0 DATA 3 EL 1 PL 2
TENANT
CONTR: MONKTON DESIGN BUILD GROUP
ENGR:
SELLR:

- TYPE OF IMPROVEMENT
- 1. ☒ NEW BLDG CONST
 - 2. ☐ ADDITION
 - 3. ☐ ALTERATION
 - 4. ☐ REPAIR
 - 5. ☐ WRECKING
 - 6. ☐ MOVING
 - 7. ☐ OTHER

DESCRIBE PROPOSED WORK: Const. 2 sty Commercial Bldg on ex. Partial Foundation for: Office/Storage
R/L Garage (rear) for Office/Storage
front landing w/ steps to grade, upper level - Office/Storage unfinished

TYPE OF USE

- RESIDENTIAL
- 01. ☐ ONE FAMILY
 - 02. ☐ TWO FAMILY
 - 03. ☐ THREE AND FOUR FAMILY
 - 04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
 - 05. ☐ SWIMMING POOL
 - 06. ☐ GARAGE
 - 07. ☐ OTHER

- NON-RESIDENTIAL
- 08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 - 09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
 - 10. ☐ FENCE (LENGTH HEIGHT) 30X26'4X20' SF 1580
 - 11. ☒ INDUSTRIAL, STORAGE BUILDING
 - 12. ☐ PARKING GARAGE
 - 13. ☐ SERVICE STATION, REPAIR GARAGE
 - 14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
 - 15. ☐ OFFICE, BANK, PROFESSIONAL
 - 16. ☐ PUBLIC UTILITY
 - 17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
 - 18. ☐ SIGN
 - 19. ☐ STORE MERCANTILE RESTAURANT
 - 20. ☐ SWIMMING POOL SPECIFY TYPE
 - 21. ☐ TANK, TOWER
 - 22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
 - 23. ☐ OTHER

- TYPE FOUNDATION BASEMENT
- 1. ☐ SLAB 1. ☐ FULL
 - 2. ☐ BLOCK 2. ☐ PARTIAL
 - 3. ☐ CONCRETE 3. ☐ NONE

TYPE OF CONSTRUCTION

- 1. ☐ MASONRY
- 2. ☐ WOOD FRAME
- 3. ☐ STRUCTURE STEEL
- 4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- 1. ☐ GAS 3. ☐ ELECTRICITY
- 2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

- 1. ☐ PUBLIC SEWER EXISTS PROPOSED
- 2. ☒ PRIVATE SYSTEM EXISTS PROPOSED
- 3. ☐ SEPTIC EXISTS PROPOSED
- 4. ☐ PRIVY EXISTS PROPOSED

TYPE OF WATER SUPPLY

CENTRAL AIR: 1. ☐ 2. ☐ 3. ☐ PUBLIC SYSTEM EXISTS PROPOSED
ESTIMATED COST: \$30,000.00 4. ☐ PRIVATE SYSTEM EXISTS PROPOSED

OF MATERIALS AND LABOR
PROPOSED USE: Office/Storage
EXISTING USE: Office/Storage
OWNERSHIP
1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL
RESIDENTIAL CATEGORY: 1. ☐ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE