

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

FIRST AMENDMENT

HC 0198

THIS FIRST AMENDMENT TO DECLARATION, is made this 20th day of January, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003, and recorded among the Land Records of Howard County, Maryland in Liber 7930, folio 168 et seq. (referred to as the "Declaration"), Declarant submitted all that property more particularly described in Exhibit A to the Declaration to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plats, referred to herein as Stage 8, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this First Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium-Stage 8

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 8 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 8, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (hereinafter referred to as the "Stage 8 Condominium Plats"), which are incorporated herein by reference. The Stage 8 Condominium Plats are recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books and Records of Howard County aforesaid.

IMP FD SURE \$	20.00
RECORDING FEE	20.00
PHOTOCOPY-A	3.50
TOTAL	43.50
Res# H002	Rec# 57203
MDR BF	BLK # 5778

Jan 26, 2004

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8020, p. 0183, MSA-CE53_8004, Date available 05/26/2004. Printed 10/16/2017.

20.00
20.00
3.50
MLF

ARTICLE II**Description of Condominium--Stage 8**

Stage 8 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Stage 8 of the Condominium consist of 9,524 square feet of land, more or less, containing residential condominium units and common elements (including, without limitation, those limited common elements shown on the Stage 8 Condominium Plats), all as more particularly shown on the Stage 8 Condominium Plats. The address of the improvement is known as 15290 Callaway Court.

The entire Condominium as expanded consists of ten (10) Units and is divided in the manner to the extent depicted on the Condominium Plats filed with the Declaration and the Stage 8 Condominium Plats filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest in Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.10.

ARTICLE IV**Percentage Interest in Common Expenses and Common Profits**

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.10.

ARTICLE V**Condominium Plats**

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stage 8 Condominium Plats filed herewith.

ARTICLE VI**Votes**

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration First Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this First Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

Candace Smyth

DECLARANT:
NVR, INC.
By: [Signature] (SEAL)
Kevin Kerwin, Vice President

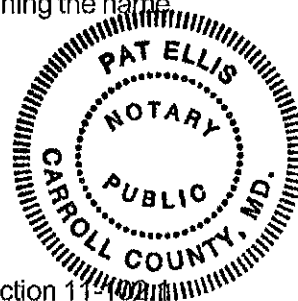
STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 19th day of January, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by herself as such Vice President.

WITNESS my hand and Notarial Seal.

Pat Ellis
Notary Public

My commission expires: 1/10/07



I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-402 of the Real Property Article, if applicable, have been fulfilled.

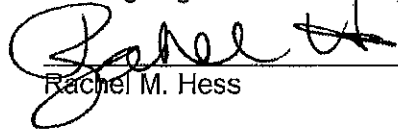
ATTEST:

Candace Smyth

NVR, INC.
By: [Signature] (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

EXHIBIT A

All that property designated as "CONDOMINIUM PLAT, STAGE 8, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated January 15, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 16490 folio 16491.

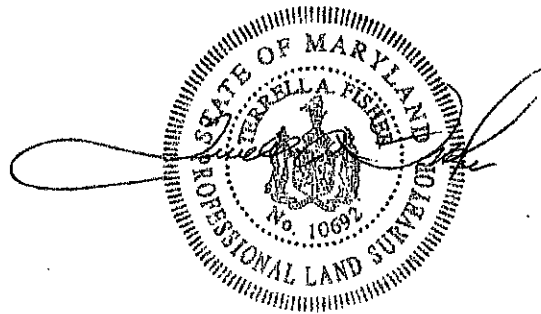
December 17, 2003

**DESCRIPTION OF STAGE 8
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the easternmost corner of Phase 8 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 8, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) South 41°11'43" West 73.83 feet to a point; thence leaving the outline of Callaway Court, and continuing to run with and bind on the outline of Phase 8 the following three (3) courses and distances:
- 2) North 48°48'17" West 129.00 feet to a point; thence
- 3) North 41°11'43" East 73.83 feet to a point; thence
- 4) South 48°48'17" East 129.00 feet to the point of beginning; containing 9,524 square feet, or 0.219 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: WG

Checked by: RF

WO# 40392

HOWARD COUNTY COURT (Land Records) MDR 8020, p. 0188, MSA_CE53_8004. Date available 05/26/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
AND LAND SURVEYORS
19272 Baltimore National Pike
Culpeper City, Maryland 21042
(410) 461-2855
Fax (410) 750-3784

LIDER 08020 FOLIO 1189

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC. HC 0125

CONDOMINIUM REGIME DECLARATION

SECOND AMENDMENT

THIS SECOND AMENDMENT TO DECLARATION, is made this 16th day of February, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration dated the 20th day of January, 2004 and recorded among the Land Records prior to the date hereof, Declarant submitted all that property more particularly described in Exhibit A to the Declaration and First Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plats, referred to herein as Stages 10 and 13, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Second Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium-Stages 10 and 13

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stages 10 and 13 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 10, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 10 Condominium Plat") and "CONDOMINIUM PLAT, STAGE 13, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 13 Condominium Plat") (collectively referred to as "Stages 10 and 13 Condominium Plats"), which are incorporated herein by reference. The Stages 10 and 13 Condominium Plats are recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8079, p. 0073, MSA_CE53-0063, Date available 05/26/2004. Printed 10/16/2017.

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ARTICLE II**Description of Condominium--Stages 10 and 13**

Stages 10 and 13 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Stage 10 of the Condominium consist of 9, 523 square feet of land, more or less, containing residential condominium units and common elements (including, without limitation, those limited common elements shown on the Stage 10 Condominium Plats), all as more particularly shown on the Stage 10 Condominium Plats. The address of the improvement is known as 15294 Callaway Court.

The improvements on Stage 13 of the Condominium consist of 8,764 square feet of land, more or less, containing residential condominium units and common elements (including, without limitation, those limited common elements shown on the Stage 13 Condominium Plats), all as more particularly shown on the Stage 13 Condominium Plats. The address of the improvement is known as 15299 Callaway Court.

The entire Condominium as expanded consists of twelve (12) Units and is divided in the manner to the extent depicted on the Condominium Plats filed with the Declaration and the Stages 10 and 13 Condominium Plats filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest in Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.083.

ARTICLE IV**Percentage Interest in Common Expenses and Common Profits**

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.083.

ARTICLE V**Condominium Plats**

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stages 10 and 13 Condominium Plats filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Second Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Second Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

DECLARANT:
NVR, INC.

Pat Ellis

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 16th day of February, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by herself as such Vice President.

WITNESS my hand and Notarial Seal.

Pat Ellis
Notary Public

My commission expires: 1/10/07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

Pat Ellis

✓ NVR, INC.

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

EXHIBIT A

All that property shown on the plats entitled, "CONDOMINIUM PLAT, STAGE 10, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated February 13, 2004 and "CONDOMINIUM PLAT, STAGE 13, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated February 16, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~16529~~ folio 16532 and further described on the attached Descriptions dated February 13, 2004 and February 16, 2004, respectively.

February 13, 2004

**DESCRIPTION OF STAGE 10
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the easternmost corner of Phase 10 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phases 10 and 28, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) South 41°11'43" West 73.82 feet to a point; thence leaving the outline of Callaway Court and Phase 28, and continuing to run with and bind on the outline of Phase 10 the following three (3) courses and distances:
- 2) North 48°48'17" West 129.00 feet to a point; thence
- 3) North 41°11'43" East 73.82 feet to a point; thence
- 4) South 48°48'17" East 129.00 feet to the point of beginning; containing 9,523 square feet, or 0.219 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: WGB

Checked by: TAF

WO# 40392

HOWARD COUNTY (Land Records) MDR 8079, p. 0078, MSA-CE53_8063. Date available 05/26/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
AND LAND SURVEYORS
1872 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2055
Fax: 50-3784

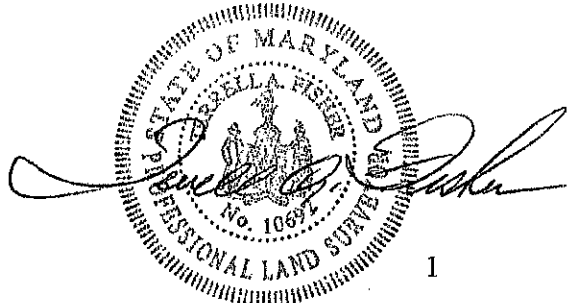
February 16, 2004

**DESCRIPTION OF STAGE 13
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northernmost corner of Phase 13 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland, as Plat No. 15935 thru 15940; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line, with the outline of Callaway Court, and with the outline of Phase 13, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) South 48°48'17" East 7.80 feet to a point and
- 2) 54.05 feet along the arc of a tangential curve to the left, having a radius of 63.00 feet, and being subtended by the chord South 73°23'04" West 52.41 feet to a point and leaving the outline of Callaway Court to run with and bind on the common lines of Phases 28 and 13 the following four (4) courses and distances, viz:
 - 3) South 07°57'51" East 24.28 feet to a point and
 - 4) South 41°11'43" West 104.42 feet to a point and
 - 5) North 70°04'55" West 50.24 feet to a point and
 - 6) North 48°48'17" West 27.02 feet and continuing to bind along the common line between Phases 13 and 12,
 - 7) North 41°11'43" East 116.73 feet to the point of beginning; containing 8,764 square feet, or 0.201 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

Prepared by: AWGChecked by: TAF

WO# 40392

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS

10222 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 481-2855
Fax (410) 750-3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

LIBER 08079 FOLIO 0811

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8079, p. 0081, MSA_CE53_8063. Date available 05/26/2004. Printed 10/16/2017.

IMP FD SURE \$	20.00
RECORDING FEE	20.00
PHOTOCOPY-A	4.00
TOTAL	44.00
Rest# H002	Rcpt # 59947
NOR BF	Bk # 3754
Feb 17, 2004	08:58 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

HC 0204

THIRD AMENDMENT

THIS THIRD AMENDMENT TO DECLARATION, is made this 19th day of March, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq. and Second Amendment to Condominium Declaration dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration and First Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stages 9 and 12, which is attached hereto and made a part hereof as Exhibit

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Third Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium—Stages 9 and 12

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stages 9 and 12 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGES 9 & 12, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stages 9 and 12 Condominium Plat"), which are incorporated herein by reference. The Stages 9 and 12 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8165, p. 0250, MSA CES3_8149, Date available 05/27/2004. Printed 10/16/2017.

Handwritten notes:
400 sq ft
A.
AMM

ARTICLE II**Description of Condominium--Stages 9 and 12**

Stages 9 and 12 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 9 of the Condominium consists of 9, 523 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stages 9 and 12 Condominium Plat), all as more particularly shown on the Stages 9 and 12 Condominium Plat. The address of the improvement is known as 15292 Callaway Court.

Stage 12 of the Condominium consists of 9,220 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stages 9 and 12 Condominium Plat), all as more particularly shown on the Stages 9 and 12 Condominium Plat. The address of the improvement is known as 15298 Callaway Court.

The entire Condominium as expanded consists of fourteen (14) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration and the Stages 9 and 12 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest In Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.071.

ARTICLE IV**Percentage Interest in Common Expenses and Common Profits**

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.071.

ARTICLE V**Condominium Plats**

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stages 9 and 12 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Third Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Third Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

DECLARANT:
NVR, INC.

Pat Ellis

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

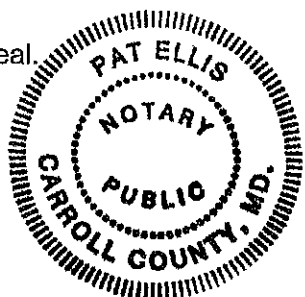
STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 19th day of March, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal

Pat Ellis
Notary Public

My commission expires: 1/10/07



HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8165, p. 0252, MS-CE53_8149. Date available 05/27/2004. Printed 10/16/2017.

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

Pat Ellis

NVR, INC.
By: [Signature] (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGES 9 & 12, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated March 11, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 16591, folio 16593 and further described on the attached Descriptions dated March 15, 2004.

March 15, 2004

**DESCRIPTION OF STAGE 9
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeast corner of Phase 9 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 9, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

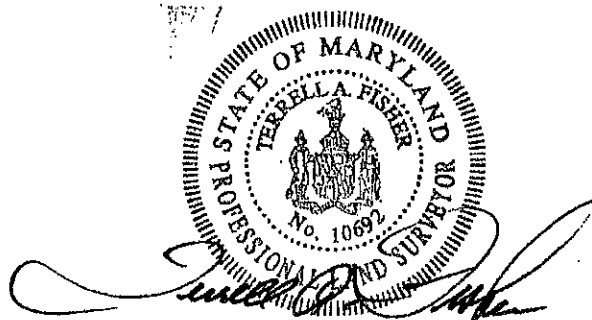
- 1) South 41°11'43" West 73.82 feet to a point; thence leaving said easement line, and the outline of Callaway Court, and continuing to run with the outline of Phase 9 the following three (3) courses and distances:
- 2) North 48°48'17" West 129.00 feet to a point; thence
- 3) North 41°11'43" East 73.82 feet to a point; thence
- 4) South 48°48'17" East 129.00 feet to the point of beginning; containing 9,523 square feet, or 0.219 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8165, p. 0255, MSA_CE53_8149. Date available 05/27/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
0272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855
Fax (410) 780-3784



Prepared by: AWG

Checked by: TRE

WO# 40392

March 15, 2004

**DESCRIPTION OF STAGE 12
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northernmost corner of Phase 12 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 12, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 54.43 feet with the arc of a tangential curve to the left, having a radius of 63.00 feet, and being subtended by a chord of South 24°03'09" East 52.76 feet to a point of tangency; thence
- 2) South 48°48'17" East 4.20 feet to a point; thence leaving said easement line, and the outline of Callaway Court, and continuing to run with the outline of Phase 12 the following four (4) courses and distances:
 - 3) South 41°11'43" West 116.73 feet to a point; thence
 - 4) North 48°48'17" West 73.83 feet to a point; thence
 - 5) North 41°11'43" East 120.27 feet to a point; thence
 - 6) South 89°18'02 East 28.56 feet to the point of beginning; containing 9,220 square feet, or 0.212 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

Prepared by: AWGChecked by: TAF

WO# 40392

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

LIBER 08165 FOLIO 258

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8165, p. 0258, MSA_CE53_8149. Date available 05/27/2004. Printed 10/16/2017.

IMP FD SURE \$	20.00	
RECORDING FEE	20.00	
PHOTOCOPY-A	4.00	
TOTAL	44.00	
Doc# H062	Ref # 62606	
MDR ANN	BLK # 4331	
Mar 22, 2004	10:51 am	

LIBER 08179 FOLIO 058
THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

HC 0181

FOURTH AMENDMENT

THIS FOURTH AMENDMENT TO DECLARATION, is made this 26th day of March, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., and Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records prior hereto, Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment and Third Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stages 5, 15 & 17, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Fourth Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium-Stages 5, 15 & 17

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stages 5, 15 & 17 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGES 5, 15 & 17, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stages 5, 15 & 17 Condominium Plat"), which are incorporated herein by reference. The Stages 5, 15 & 17 Condominium Plat is

HOWARD COUNTY CIRCUIT COURT (Land Records) MD R 29, p. 8038, MSA-CE53_8163. Date available 05/31/2004. Printed 10/16/2017.

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copy

recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stages 5, 15 & 17

Stages 5, 15 & 17 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 5 of the Condominium consists of 9,354 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stages 5, 15 & 17 Condominium Plat), all as more particularly shown on the Stages 5, 15 & 17 Condominium Plat. The address of the improvement is known as 15282 Callaway Court.

Stage 15 of the Condominium consists of 8,272 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stages 5, 15 & 17 Condominium Plat), all as more particularly shown on the Stages 5, 15 & 17 Condominium Plat. The address of the improvement is known as 15295 Callaway Court.

Stage 17 of the Condominium consists of 8,905 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stages 5, 15 & 17 Condominium Plat), all as more particularly shown on the Stages 5, 15 & 17 Condominium Plat. The address of the improvement is known as 15291 Callaway Court.

The entire Condominium as expanded consists of seventeen (17) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration and the Stages 5, 15 & 17 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0588.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0588.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stages 5, 15 & 17 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

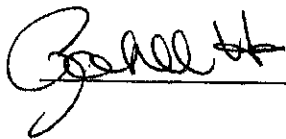
ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Fourth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Fourth Amendment.

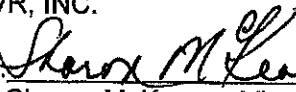
WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:



DECLARANT:

NVR, INC.

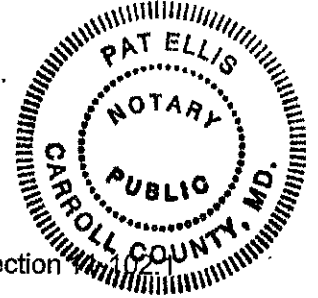
BY:  (SEAL)
Sharon McKeown, Vice President

STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 26th day of March, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Sharon McKeown, Vice President of NVR, INC., a Virginia corporation, Declarant, and that she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by herself as such Vice President.

WITNESS my hand and Notarial Seal.

Pat Ellis
Notary Public



My commission expires: 1/10/07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

Pat Ellis

NVR, INC.

By: Sharon McKeown (SEAL)
Sharon McKeown, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

Rachel M. Hess
Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGES 5, 15 & 17, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated March 23, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~16597~~ folio ~~16600~~ and further described on the attached Descriptions dated March 23, 2004.

March 23, 2004

**DESCRIPTION OF STAGE 5
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeast corner of Phase 5 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 5, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 65.38 feet with a curve to the left, having a radius of 243.00 feet, and being subtended by a chord of South 83°07'50" West 65.19 feet to a point of non-tangency; thence leaving said easement line and the outline of Callaway Court, and continuing to run with the outline of Phase 5 the following four (4) courses and distances:
- 2) North 15°45'24" West 32.34 feet to a point; thence
- 3) North 00°50'19" East 102.75 feet to a point; thence
- 4) South 89°10'04" East 73.83 feet to a point; thence
- 5) South 00°50'19 West 125.00 feet to the point of beginning; containing 9,354 square feet, or 0.215 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

Prepared by: AWGChecked by: TAF

WO# 40392

**FISHER,
COLLINS
&
QUARTER,
P.C.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
1072 Baltimore National Pike
Edmont City, Maryland 21042
(410) 285-3784

March 23, 2004

**DESCRIPTION OF STAGE 15
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northwest corner of Phase 15 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 15, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) North 41°11'43" East 73.90 feet to a point; thence leaving said easement line, and the outline of Callaway Court, and continuing to run with the outline of Phase 15 the following four (4) courses and distances:
- 2) South 48°48'17" East 117.32 feet to a point; thence
- 3) South 59°41'18" West 34.60 feet to a point; thence
- 4) South 25°43'46" West 42.62 feet to a point; thence
- 5) North 48°48'17" West 117.71 feet to the point of beginning; containing 8,272 square feet, or 0.190 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

HOWARD COUNTY (Land Records) MDR 8179, p. 0064, MSA_CE53_8163. Date available 05/31/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
11272 Baltimore National Pike
Cilcott City, Maryland 21042
☎ (410) 461-2855
☎ (410) 750-3784



Prepared by: AWG
Checked by: [Signature]
WO# 40392

March 23, 2004

**DESCRIPTION OF STAGE 17
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northwestern corner of Phase 17 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said ~~easement line~~ and with the outline of Callaway Court, and with the outline of Phase 17, the following **two (2)** courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) North 41°11'43 East 22.99 feet to a point; thence
- 2) 42.72 feet with the arc of a tangential curve to the left, having a radius of 63.00 feet, and being subtended by a chord of North 21°46'02" East 41.91 feet to a point of non-tangency; thence leaving said easement line, and the outline of Callaway Court, and continuing to run with the outline of Phase 15 the following four (4) courses and distances:
 - 3) South 87°39'39" East 17.90 feet to a point; thence
 - 4) South 48°48'17" East 117.32 feet to a point; thence
 - 5) South 41°11'43" West 73.75 feet to a point; thence
 - 6) North 48°48'17" West 117.32 feet to the point of beginning; containing 8,905 square feet, or 0.204 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: AWG
 Checked by: DAE
 WO# 40392

HOWARD COUNTY (Land Records) MDR 8179, p. 0065, MSA-CE53_8163. Date available 05/31/2004. Printed 10/16/2017.

**FISHER,
COLLINS
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
 AND LAND SURVEYORS
 7722 Baltimore National Pike
 Scott City, Maryland 21042
 410-285-7500
 410-750-3784

LICER 08179 FOLIO 066

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8179, p. 0066, MSA_CE53_8163. Date available 05/31/2004. Printed 10/16/2017.

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Req# H002	Rcpt # 63248
MDR HEN	01K # 5651
Mar 26, 2004	11:19 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

HC 0250

CONDOMINIUM REGIME DECLARATION

FIFTH AMENDMENT

THIS FIFTH AMENDMENT TO DECLARATION, is made this 16th day of April, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., and Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment and Fourth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 16, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Fifth Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium-Stage 16

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 16 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGE 16, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 16 Condominium Plat"), which are

HOWARD COUNTY CIRCUIT COURT (Land Records) MIDR 08235, p. 0313, MS CE53_8219. Date available 07/13/2004. Printed 10/16/2017.

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incorporated herein by reference. The Stage 16 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stage 16

Stage 16 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 16 of the Condominium consists of 8,679 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 16 Condominium Plat), all as more particularly shown on the Stage 16 Condominium Plat. The address of the improvement is known as 15293 Callaway Court.

The entire Condominium as expanded consists of eighteen (18) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration and the Stage 16 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0555.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0555.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stage 16 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

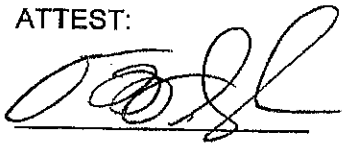
ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Fifth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Fifth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

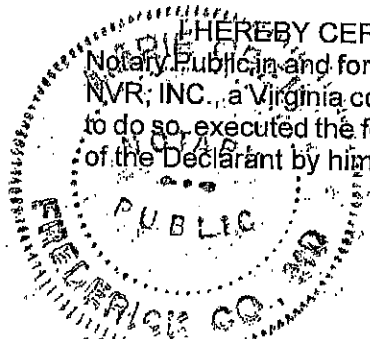


DECLARANT:
NVR, INC.

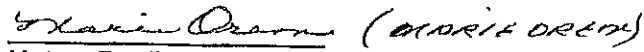
By:  (SEAL)
Kevin Kerwin Vice President

STATE OF MARYLAND, FREDERICK COUNTY,

I HEREBY CERTIFY that on this 16th day of April, 2004, before me, the subscriber, a Notary Public, in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.



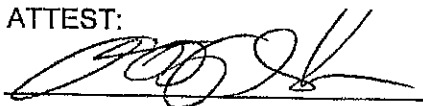
WITNESS my hand and Notarial Seal.


Notary Public

My commission expires: 02/01/06

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

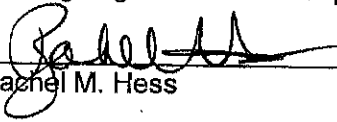


NVR, INC.

By:  (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 16, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated April 12, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book _____, folio _____ and further described on the attached Descriptions dated April 12, 2004.

April 12, 2004

**DESCRIPTION OF STAGE 16
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northwest corner of Phase 16 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 16, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) North 41°11'43" East 73.97 feet to a point; thence leaving said easement line, and the outline of Callaway Court, and continuing to run with the outline of Phase 16 the following three (3) courses and distances:
- 2) South 48°48'17" East 117.32 feet to a point; thence
- 3) South 41°11'43" West 73.97 feet to a point; thence
- 4) North 48°48'17" West 117.32 feet to the point of beginning; containing 8,679 square feet, or 0.199 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: JWG
 Checked by: TAF
 WO# 40392

HOWARD COUNTY (Land Records) MDR 8235, p. 0318, MSA_CE53_8219. Date available 07/13/2004. Printed 10/16/2017.

**FISHER,
COLLINS
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
10272 Baltimore National Pike
Elkton City, Maryland 21042
(410) 481-2855
Fax: (410) 750-3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8235, p. 0319, MSA CE53_8219. Date available 07/13/2004. Printed 10/16/2017.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
PHOTOCOPY-A 3.00
TOTAL 43.00
Res# H002 Rec# 65881
MDR PJR BK # 5157
Apr 16, 2004 02:37 PM

~~IMP FD SURE \$ 20.00
RECORDING FEE 20.00
PHOTOCOPY-A 3.00
TOTAL 43.00
Res# H002 Rec# 65880
MDR PJR BK # 5154
Apr 16, 2004 02:36 PM~~

HC 0363

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

SIXTH AMENDMENT

THIS SIXTH AMENDMENT TO DECLARATION, is made this 27th day of April, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., and Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records prior to the date hereof, Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment and Fifth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 19, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Sixth Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium-Stage 19

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 19 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8272, p. 0452, MSA_CE53_8256. Date available 08/12/2004. Printed 10/16/2017.

20.00
20.00
MLF
00
copy

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGE 19, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 19 Condominium Plat"), which are incorporated herein by reference. The Stage 19 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stage 19

Stage 19 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 19 of the Condominium consists of 9,458 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 19 Condominium Plat), all as more particularly shown on the Stage 19 Condominium Plat. The address of the improvement is known as 3702 Cattail Greens Court.

The entire Condominium as expanded consists of nineteen (19) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration and the Stage 19 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0526.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0526.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stage 19 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Sixth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Sixth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

DECLARANT:
NVR, INC.

Pat Ellis

Sharon McKeown (SEAL)
Sharon McKeown, Vice President

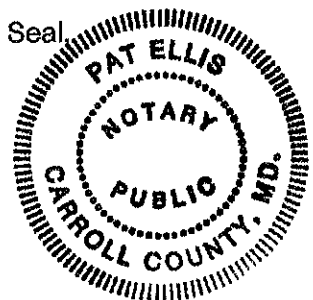
STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 27th day of April, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Sharon McKeown, Vice President of NVR, INC., a Virginia corporation, Declarant, and that she, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by herself as such Vice President.

WITNESS my hand and Notarial Seal.

Pat Ellis
Notary Public

My commission expires: 1/10/07



I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

NVR, INC.

Pat Ellis

By: Sharon McKeown (SEAL)
Sharon McKeown, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

Rachel M. Hess
Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 19, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated April 23, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 14630, folio 14637 and further described on the attached Descriptions dated April 23, 2004.

April 23, 2004

**DESCRIPTION OF STAGE 19
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the easternmost corner of Phase 19 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northwestern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Cattail Greens Court; thence leaving said point of beginning and running with said easement line and with the outline of Cattail Greens Court, and with the outline of Phase 19, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) South 27°41'43" West 48.96 feet to a point and
- 2) 24.89 feet along the arc of a tangential curve to the left, having a radius of 343.00 feet, and being subtended by the chord, South 25°36'57" West 24.89 feet to a point of non-tangency, and leaving said easement line and binding along the common line of Phases 19 and 28 the following two (2) courses and distances, viz:
 - 3) North 62°18'17" West 128.90 feet and
 - 4) North 27°41'43" East 73.83 feet and binding along the common line of Phases 18 and 19 the following course and distance, viz:
 - 5) South 62°18'17" East 128.00 feet to the point of beginning; containing 9,458 square feet, or 0.217 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: Amc

Checked by: TAF

WO# 40392

HOWARD COUNTY (Land Records) MDR 8272, p. 0457, MSA-CE53_8256. Date available 08/12/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
COURTNER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
8272 Baltimore National Pike
Hialeah City, Maryland 21042
1101
3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

LIBER 08272 FOLIO 459

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Res# HD02	Rcpt # 67477
MDR MLF	Blk # 8939
Apr 28, 2004	02:24 PM

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

HC 0148

SEVENTH AMENDMENT

THIS SEVENTH AMENDMENT TO DECLARATION, is made this 11th day of May, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, and Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq. Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment and Sixth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 6, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Seventh Amendment to Condominium Regime Declaration:

ARTICLE I**Declaration of Condominium-Stage 6**

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 6 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

50 copy

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGE 6, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 6 Condominium Plat"), which are incorporated herein by reference. The Stage 6 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stage 6

Stage 6 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 6 of the Condominium consists of 9,363 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 6 Condominium Plat), all as more particularly shown on the Stage 6 Condominium Plat. The address of the improvement is known as 15284 Callaway Court.

The entire Condominium as expanded consists of twenty (20) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration and the Stage 6 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0500.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0500.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stage 6 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Seventh Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Seventh Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

DECLARANT:
NVR, INC.

Pat Ellis

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

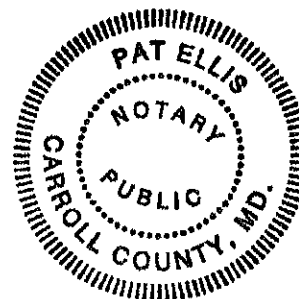
STATE OF MARYLAND, Carroll COUNTY,

I HEREBY CERTIFY that on this 11th day of May, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

Pat Ellis
Notary Public

My commission expires: 11/10/07



I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

Pat Ellis

NVR, INC.

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 6, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated May 7, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~16671-16672~~ and further described on the attached Description dated May 7, 2004.

May 7, 2004

**DESCRIPTION OF STAGE 6
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeast corner of Phase 6 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 6, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

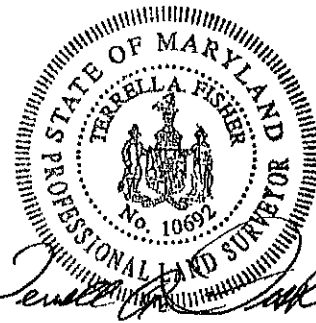
- 1) 65.30 feet with a curve to the left, having a radius of 243.00 feet, and being subtended by a chord of South 65°21'58" West 65.10 feet to a point of non-tangency; thence leaving said easement line and the outline of Callaway Court, and continuing to run with the outline of Phase 6 the following four (4) courses and distances:
- 2) North 32°19'56" West 125.29 feet to a point; thence
- 3) North 57°40'06" East 73.74 feet to a point; thence
- 4) South 32°19'56" East 103.01 feet to a point; thence
- 5) South 15°45'24 East 32.34 feet to the point of beginning; containing 9,363 square feet, or 0.215 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

HOWARD COUNTY (Land Records) MDR 8316, p. 0050, MS^ CE53_8300. Date available 08/10/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
10272 Baltimore National Pike
Elkridge City, Maryland 21042
(410) 326-2855
Fax: (410) 326-3784

Prepared by: AWGChecked by: TAF

WO# 40392

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

IMP. FD. SURE #	20.00
RECORDING FEE	20.00
PHOTOCOPY-A	3.50
TOTAL	43.50
Rec# H002	Rec# # 69457
MDR PAT	Bk # 3858
Nov 12, 2004	09:04 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.**CONDOMINIUM REGIME DECLARATION****EIGHTH AMENDMENT**

THIS EIGHTH AMENDMENT TO DECLARATION, is made this 18th day of May, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq. and Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 21, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Eighth Amendment to Condominium Regime Declaration:

ARTICLE I**Declaration of Condominium-Stage 21**

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 21 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGE 21, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 21 Condominium Plat"), which are incorporated herein by reference. The Stage 21 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium—Stage 21

Stage 21 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 21 of the Condominium consists of 10,512 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 21 Condominium Plat), all as more particularly shown on the Stage 21 Condominium Plat. The address of the improvement is known as 3706 Cattail Greens Court.

The entire Condominium as expanded consists of twenty-one (21) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment and the Stage 21 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0476.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0476.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment and Seventh Amendment and the Stage 21 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

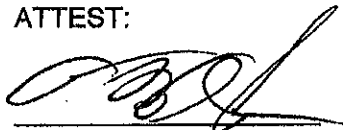
ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Eighth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Eighth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:



DECLARANT:

NVR, INC.

By:  (SEAL)

Kevin Kerwin, Vice President

STATE OF MARYLAND, Baltimore COUNTY,

I HEREBY CERTIFY that on this 18th day of May, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

Emily H. MacLellan

Notary Public

My commission expires: _____
Notary Public of
Baltimore County, Maryland
My Commission Expires June 1, 2007

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

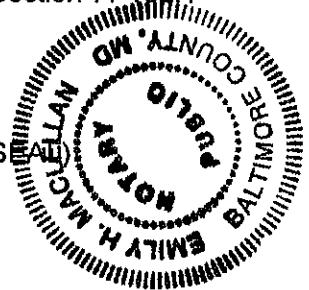
ATTEST:

Laudin Murray

NVR, INC.

By: *Kevin Kerwin*

Kevin Kerwin, Vice President



ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

Rachel M. Hess

Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 21, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated May 17, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 16679-80 and further described on the attached Description dated May 17, 2004.

May 17, 2004

**DESCRIPTION OF STAGE 21
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the easternmost corner of Phase 21 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northwestern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Cattail Greens Court; thence leaving said point of beginning and running with said easement line and with the outline of Cattail Greens Court, and with the outline of Phase 21, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) South 09°17'43" West 82.55 feet to a point and
- 2) North 80°42'17" West 17.00 feet to a point; thence continuing with the outline of Phase 21 the following three (3) courses and distances:
 - 3) North 80°42'17 West 110.33 feet to a point; thence
 - 4) North 09°17'43" East 82.55 feet to a point; thence
 - 5) South 80°42'17" East 127.33 feet to the point of beginning; containing 10,512 square feet, or 0.241 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: *[Signature]*

Checked by: *[Signature]*

WO# 40392

HOWARD COUNTY COURT (Land Records) MDR 8336, p. 0352, MSA CE53_8320. Date available 08/23/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
10277 Baltimore National Pike
Beltway Plaza
Baltimore City, Maryland 21042
410-551-3784
fax 410-551-3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Ref# H003	Rcpt # 17568
MDR KMC	Blk # 2674
May 19, 2004	08:56 am

PHOTOCOPY-A	3.50
TOTAL	3.50
Ref# H003	Rcpt # 17568
MDR KMC	Blk # 2677
May 19, 2004	08:57 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

NINTH AMENDMENT

THIS NINTH AMENDMENT TO DECLARATION, is made this ___th day of May, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq., Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq. and Eighth Amendment to Condominium Declaration ("Eighth Amendment") dated the 18th day of May, 2004 and recorded among the Land Records in Liber 8336, folio 347 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and Eighth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 29, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Ninth Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium Stage 29

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 29 of the Condominium, being all that parcel of ground lying

in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plat entitled, "CONDOMINIUM PLAT, STAGE 29, THE VILLAS AT CATTAIL CREEK CONDOMINIUM, Units 1 THRU 4" (referred to as "Stage 29 Condominium Plat"), which are incorporated herein by reference. The Stage 29 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stage 29

Stage 29 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and Eighth Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 29 of the Condominium consists of 23,363 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 29 Condominium Plat), all as more particularly shown on the Stage 29 Condominium Plat. The addresses of the improvements are known as 15110 Players Way, 15112 Players Way, 15114 Players Way and 15116 Players Way.

The entire Condominium as expanded consists of twenty-five (25) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and Eighth Amendment and the Stage 29 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0400.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.0400.

ARTICLE V

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8345, p. 0052, MSA_3_8329. Date available 08/20/2004. Printed 10/16/2017.

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment and Eighth Amendment and the Stage 29 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

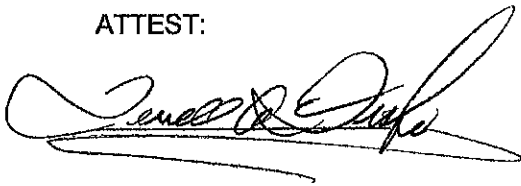
ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Ninth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Ninth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:



DECLARANT:
NVR, INC.

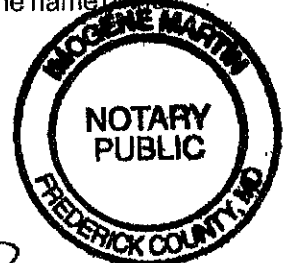
By:  (SEAL)
David Deal, Vice President

STATE OF MARYLAND, Frederick COUNTY,

I HEREBY CERTIFY that on this 20th day of May, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared David Deal, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

Eugene Martin
Notary Public



My commission expires: Oct. 1, 2006

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

Kate M. Hironaka

NVR, INC.

By: [Signature] (SEAL)
David Deal, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 29, THE VILLAS AT CATTAIL CREEK CONDOMINIUM, Units 1 THRU 4" dated May 18, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 16687-88 and further described on the attached Description dated May 18, 2004.

May 18, 2004

**DESCRIPTION OF STAGE 29
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeastern corner of Phase 29 as shown on a Plat entitled "Phase Condominium Plat, Phases 27A, 27B, 29 thru 50, The Villas At Cattail Creek" recorded among the aforesaid Land Records as Plat No. 16312 thru 16317; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Players Way; thence leaving said point and running with said easement line and with the outline of Players Way, and with the outline of Phase 29, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by Howard County Geodetic Control, as follows:

- 1) 241.63 feet along the arc of a tangential curve to the right, having a radius of 230.00 feet, and being subtended by a chord of South 85°16'01 West 230.67 feet to a point of non-tangency; thence leaving said easement line and the outline of Players Way and continuing to run with and bind on the outline of Phase 29 the following four (4) courses and distances:
- 2) North 28°41'43" East 118.67 feet to a point; thence
- 3) North 77°34'56" East 128.88 feet to a point; thence
- 4) South 13°12'56" East 64.51 feet to a point; thence
- 5) South 32°52'18" East 59.50 feet to the Point of Beginning; containing 23,363 square feet, or 0.536 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

HOWARD COUNTY (Land Records) MDR 8345, p. 0056, MS^ CE53_8329. Date available 08/20/2004. Printed 10/16/2017.

**FISHER,
COLLINS
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
AND LAND SURVEYORS
18272 Baltimore National Pike
Edgewater City, Maryland 21042
301-286-5855
301-50-3784



Prepared by: Auro
Checked by: TR
WO# 61401

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8345, p. 0057, MSA_CE53_8329. Date available 08/20/2004. Printed 10/16/2017.

IMP FD SURE \$	20.00
RECORDING FEE	20.00
PHOTOCOPY-A	3.50
TOTAL	43.50
Res# N002	Rcpt # 70790
NOR PAT	Blk # 7266
May 21, 2004	10:32 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

MC 0255

CONDOMINIUM REGIME DECLARATION

TENTH AMENDMENT

THIS TENTH AMENDMENT TO DECLARATION, is made this 3rd day of June, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq., Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq. and Eighth Amendment to Condominium Declaration ("Eighth Amendment") dated the 18th day of May, 2004 and recorded among the Land Records in Liber 8336, folio 347 et seq., and Ninth Amendment to Condominium Declaration ("Ninth Amendment") dated May, 2004 and recorded among the Land Records in Liber 8345, folio 051 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment and Ninth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 20, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Tenth Amendment to Condominium Regime Declaration:

50
Copies

ARTICLE I**Declaration of Condominium--Stage 20**

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 20 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 20, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 20 Condominium Plat"), which are incorporated herein by reference. The Stage 20 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II**Description of Condominium--Stage 20**

Stage 20 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 20 of the Condominium consists of 9,697 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 20 Condominium Plat), all as more particularly shown on the Stage 20 Condominium Plat. The address of the improvements is known as 3704 Cattail Greens Court.

The entire Condominium as expanded consists of twenty-six (26) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment and Ninth Amendment and the Stage 20 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest in Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03846.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03846.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and the Stage 20 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Tenth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Tenth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

Jennifer L. Bancroft

DECLARANT:
NVR, INC.

By: *Kevin Kerwin* (SEAL)
Kevin Kerwin, Vice President

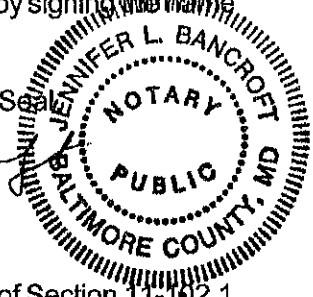
STATE OF MARYLAND, Baltimore COUNTY,

I HEREBY CERTIFY that on this 3rd day of June, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

JENNIFER L. BANCROFT
NOTARY PUBLIC OF
BALTIMORE COUNTY, MARYLAND
My Commission Expires May 15, 2006

WITNESS my hand and Notarial Seal

Jennifer L. Bancroft
Notary Public



My commission expires: _____

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

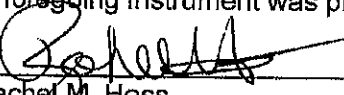
Jennifer L. Bancroft

NVR, INC.

By: *Kevin Kerwin* (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 20, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated May 27, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~1617-18~~ and further described on the attached Description dated May 17, 2004.

May 17, 2004

**DESCRIPTION OF STAGE 20
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the easternmost corner of Phase 20 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northwestern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Cattail Greens Court; thence leaving said point of beginning and running with said easement line and with the outline of Cattail Greens Court, and with the outline of Phase 20, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 36.81 feet with the arc of a tangential curve to the left, having a radius of 343.00 feet, and being subtended by a chord of South 12°22'10 West 36.79 feet to a point of tangency; thence
- 2) South 09°17'43 West 41.71 feet to a point; thence leaving said easement line and continuing with the outline of Phase 20 the following four (4) courses and distances:
 - 3) North 80°42'17 West 127.33 feet to a point; thence
 - 4) North 09°17'43" East 46.58 feet to a point; thence
 - 5) North 41°11'43" East 37.54 feet to a point; thence
 - 6) South 80°42'17" East 109.47 feet to the point of beginning; containing 9,697 square feet, or 0.223 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.



Prepared by: AmG
Checked by: TAF
WO# 40392

HOWARD COUNTY (Land Records) MDR 8380, p. 0100, MSA CE53_8364. Date available 08/27/2004. Printed 10/16/2017.
 FISHER, COLLINS, WALTER, INC.
 CIVIL ENGINEERING CONSULTANTS and LAND SURVEYORS
 12727 Baltimore National Pike
 Beltsville, Maryland 21042
 410-375-3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8380, p. 0101, MSA_CE53_8364. Date available 08/27/2004. Printed 10/16/2017.

INP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Res# CH85	Rcpt # 9843
MDR PJR	Blk # 117
Jun 04, 2004	09:22 am

HC 0175

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

ELEVENTH AMENDMENT

THIS ELEVENTH AMENDMENT TO DECLARATION, is made this ___ day of June, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq., Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq. and Eighth Amendment to Condominium Declaration ("Eighth Amendment") dated the 18th day of May, 2004 and recorded among the Land Records in Liber 8336, folio 347 et seq., Ninth Amendment to Condominium Declaration ("Ninth Amendment") dated May, 2004 and recorded among the Land Records in Liber 8345, folio 051 et seq., and Tenth Amendment to Condominium Declaration ("Tenth Amendment") dated the 3rd day of June, 2004 and recorded among the Land Records in Liber 8380, folio 094 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and Tenth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 4, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Eleventh Amendment to Condominium Regime Declaration:

2 copies

ARTICLE I**Declaration of Condominium--Stage 4**

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 4 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 4, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 4 Condominium Plat"), which are incorporated herein by reference. The Stage 4 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II**Description of Condominium--Stage 4**

Stage 4 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 4 of the Condominium consists of 9,245 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 4 Condominium Plat), all as more particularly shown on the Stage 4 Condominium Plat. The address of the improvements is known as 15280 Callaway Court.

The entire Condominium as expanded consists of twenty-seven (27) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment and Tenth Amendment and the Stage 4 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest in Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03703.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03703.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment and the Stage 4 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Eleventh Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Eleventh Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

[Handwritten signature]

DECLARANT:
NVR, INC.

By: *[Handwritten signature]* (SEAL)
Kevin Kerwin, Vice President

STATE OF MARYLAND, Baltimore COUNTY,

I HEREBY CERTIFY that on this 16 day of June, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

[Handwritten signature]
Notary Public



My commission expires: 02/1/07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-401 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

[Handwritten signature]

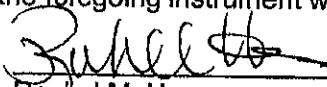
NVR, INC.

By: *[Handwritten signature]* (SEAL)
Kevin Kerwin, Vice President

LIBER () 8416 FOLIO 640

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

LIDER (1) 8416 FOLIO 64.1

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 4, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated June 15, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~16735-736~~ and further described on the attached Description dated June 15, 2004.

LIBER (7) 8416 FOLIO 642

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

June 15, 2004

**DESCRIPTION OF STAGE 4
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southeast corner of Phase 4 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the northern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Callaway Court; thence leaving said point of beginning and running with said easement line and with the outline of Callaway Court, and with the outline of Phase 4, the following course and distance described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 63.13 feet with a curve to the left, having a radius of 243.00 feet, and being subtended by a chord of North 81°43'10" West 62.95 feet to a point of non-tangency; thence leaving said easement line and the outline of Callaway Court, and continuing to run with the outline of Phase 4 the following courses and distances:
- 2) North 00°50'19" East 125.00 feet to a point; thence
- 3) South 89°10'04" East 73.83 feet to a point; thence
- 4) South 00°50'19" West 90.20 feet to a point; thence
- 5) South 15°43'21" West feet to the point of beginning; containing 9,245 square feet, or 0.212 of an acre of land, more or less.

THE FD SURF & RECORDING FEE	20.00
TOTAL	40.00
Rest # CH05	Rec'd # 10360
MDR PJR	Blk # 1217
Jun 17, 2004	09:13 am

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

HOWARD COUNTY (Land Records) MDR 8416, p. 0643, MSA_CE53_8400. Date available 08/31/2004. Printed 10/16/2017.

**FISHER,
COLLINS
&
CARTER,
INC.**

CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS
8225 Baltimore National Pike
Beltsville, Maryland 21042
1101-81-2855
1x (410) 750-3784



Prepared by: ADG
Checked by: TAF
WO# 40392

HC 0244

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

TWELFTH AMENDMENT

THIS TWELFTH AMENDMENT TO DECLARATION, is made this 21 day of June, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq., Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq. and Eighth Amendment to Condominium Declaration ("Eighth Amendment") dated the 18th day of May, 2004 and recorded among the Land Records in Liber 8336, folio 347 et seq., Ninth Amendment to Condominium Declaration ("Ninth Amendment") dated May, 2004 and recorded among the Land Records in Liber 8345, folio 051 et seq., Tenth Amendment to Condominium Declaration ("Tenth Amendment") dated the 3rd day of June, 2004 and recorded among the Land Records in Liber 8380, folio 094 et seq. and Eleventh Amendment to Condominium Declaration ("Eleventh Amendment") dated June, 1004 and recorded among the Land Records in Liber 8416, folio 636 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment and Eleventh Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 46, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

NOW, THEREFORE, this Twelfth Amendment to Condominium Regime Declaration:

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8426 p. 0698, MSA GE53_8410. Date available 08/31/2004. Printed 10/16/2017.

copy
to
file

ARTICLE I**Declaration of Condominium--Stage 46**

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 46 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 46, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 46 Condominium Plat"), which are incorporated herein by reference. The Stage 46 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II**Description of Condominium--Stage 46**

Stage 46 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 46 of the Condominium consists of 20,108 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 46 Condominium Plat), all as more particularly shown on the Stage 46 Condominium Plat. The addresses of the improvements are known as 15123 Players Way, 15125 Players Way, 15127 Players Way and 15129 Players Way.

The entire Condominium as expanded consists of thirty-one (31) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment and Eleventh Amendment and the Stage 46 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

ARTICLE III**Percentage Interest in Common Elements**

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e)

of the Declaration; that is 0.03225.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03225.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment and the Stage 46 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Twelfth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Twelfth Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:



DECLARANT:

NVR, INC.

By:  (SEAL)

David Deal, Vice President

STATE OF MARYLAND, HOWARD COUNTY,

I HEREBY CERTIFY that on this 21ST day of June, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared David Deal, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

 (MARIFORCA)

Notary Public

My commission expires: 03/01/06

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:



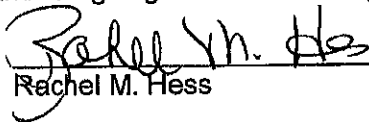
NVR, INC

By:  (SEAL)

David Deal, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 46, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated June 17, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book ~~16751-752~~ and further described on the attached Description dated June 17, 2004.

June 17, 2004

**DESCRIPTION OF STAGE 46
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the northernmost corner of Phase 46 as shown on a Plat entitled "Phase Condominium Plat, Phases 27A, 27B, 29 thru 50, The Villas At Cattail Creek" recorded among the aforesaid Land Records as Plat No. 16312 thru 16317; said point also being in common with the southern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Players Way; thence leaving said point and running with said easement line and with the outline of Players Way, and with the outline of Phase 46, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 119.88 feet along the arc of a tangential curve to the left, having a radius of 345.00 feet and being subtended by a chord of South 51°21'00" East 119.28 feet to a point of tangency; thence
- 2) South 61°18'17" East 34.01 feet to a point; thence leaving said easement line and the outline of Players Way and binding along the common line of Phases 46 and 48 the following four (4) courses and distances:
- 3) 8.33 feet with the arc of a tangential curve to the right, having a radius of 16.00 feet, and being subtended by a chord of South 46°23'02" East 8.24 feet to a point of non-tangency; thence
- 4) South 35°06'42" West 126.75 feet to a point; thence
- 5) North 54°53'18" West 161.00 feet to a point; thence
- 6) North 35°06'42" East 131.53 feet to the Point of Beginning; containing 20,108 square feet, or 0.462 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

Prepared by: AWCChecked by: TRK

WO# 61401

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

IMP. CD SURE \$	20.00
RECORDING FEE	20.00
PHOTOCOPY-A	4.00
TOTAL	44.00
Res# HD02	Rec# # 74388
MDR PAT	BLK # 6951
Jun 21, 2004	10:43 am

THE VILLAS AT CATTAIL CREEK CONDOMINIUM ASSOCIATION, INC.**CONDOMINIUM REGIME DECLARATION****THIRTEENTH AMENDMENT**

THIS THIRTEENTH AMENDMENT TO DECLARATION, is made this 24TH day of June, 2004, by NVR, INC., a Virginia corporation (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 18th day of December, 2003 (referred to as the "Declaration"), and recorded among the Land Records of Howard County, Maryland ("Land Records") in Liber 7930, folio 168 et seq. as amended by that certain First Amendment to Condominium Declaration ("First Amendment") dated the 20th day of January, 2004 and recorded among the Land Records in Liber 8020, folio 183 et seq., Second Amendment to Condominium Declaration ("Second Amendment") dated the 16th day of February, 2004 and recorded among the Land Records in Liber 8079, folio 073 et seq., Third Amendment to Condominium Declaration ("Third Amendment") dated the 19th day of March, 2004 and recorded among the Land Records in Liber 8165, folio 250 et seq., Fourth Amendment to Condominium Declaration ("Fourth Amendment") dated the 26th day of March, 2004 and recorded among the Land Records in Liber 8179, folio 058 et seq., Fifth Amendment to Condominium Declaration ("Fifth Amendment") dated the 16th day of April, 2004 and recorded among the Land Records in Liber 8235, folio 313, Sixth Amendment to Condominium Declaration ("Sixth Amendment") dated the 27th of April, 2004 and recorded among the Land Records in Liber 8272, folio 452 et seq., Seventh Amendment to Condominium Declaration ("Seventh Amendment") dated the 11th day of May, 2004 and recorded among the Land Records in Liber 8316, folio 045 et seq. and Eighth Amendment to Condominium Declaration ("Eighth Amendment") dated the 18th day of May, 2004 and recorded among the Land Records in Liber 8336, folio 347 et seq., Ninth Amendment to Condominium Declaration ("Ninth Amendment") dated May, 2004 and recorded among the Land Records in Liber 8345, folio 051 et seq., Tenth Amendment to Condominium Declaration ("Tenth Amendment") dated the 3rd day of June, 2004 and recorded among the Land Records in Liber 8380, folio 094 et seq., Eleventh Amendment to Condominium Declaration ("Eleventh Amendment") dated June, 2004 and recorded among the Land Records in Liber 8416, folio 636 et seq. and Twelfth Amendment to Condominium Declaration ("Twelfth Amendment") dated the 21st day of June, 2004 and recorded among the Land Records in Liber 8426, folio 698 et seq., Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment and Twelfth Amendment to a Condominium Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Phases to the Condominium Regime, by adding to the Regime certain property described in the Declaration as "Subsequent Stages".

3. Declarant now desires to subject that area described on the Condominium Plat, referred to herein as Stage 24, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to The Villas at Cattail Creek Condominium, Inc.

20
20
a
copy

NOW, THEREFORE, this Thirteenth Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium--Stage 24

Declarant does hereby declare its intent and does hereby subject to The Villas at Cattail Creek Condominium, Inc. Regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 24 of the Condominium, being all that parcel of ground lying in Howard County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "CONDOMINIUM PLAT, STAGE 24, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" (referred to as "Stage 24 Condominium Plat"), which are incorporated herein by reference. The Stage 24 Condominium Plat is recorded or intended to be recorded simultaneously herewith among the Condominium Plat Books of the Land Records of Howard County aforesaid.

ARTICLE II

Description of Condominium--Stage 24

Stage 24 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

Stage 24 of the Condominium consists of 8,916 square feet of land, more or less, containing a residential condominium unit and common elements (including, without limitation, those limited common elements shown on the Stage 24 Condominium Plat), all as more particularly shown on the Stage 24 Condominium Plat. The address of the improvement is known as 3703 Cattail Greens Court.

The entire Condominium as expanded consists of thirty-two (32) Units and is divided in the manner to the extent depicted on the Condominium Plat filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment and the Stage 24 Condominium Plat filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements (including, Yard Limited Common Elements) and General Common Elements.

HOWARD COUNTY CIRCUIT COURT (Land Records) MDR 8437, p. 0311, MS# CE53_8421, Date available 09/02/2004. Printed 10/16/2017.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03125.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is 0.03125.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment and the Stage 24 Condominium Plat filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date

of recordation of this Condominium Regime Declaration Thirteenth Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Thirteenth Amendment.

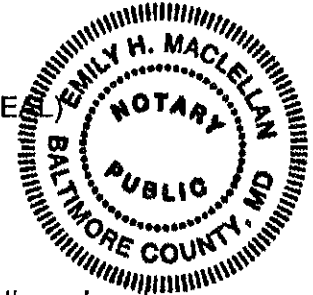
WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

Tim Kirby

DECLARANT:
NVR, INC.

By: [Signature] (SEAL)
Kevin Kerwin, Vice President



STATE OF MARYLAND, Baltimore COUNTY,

I HEREBY CERTIFY that on this 23 day of June, 2004, before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Kevin Kerwin, Vice President of NVR, INC., a Virginia corporation, Declarant, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Declarant by himself as such Vice President.

WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

My commission expires: 6/1/07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

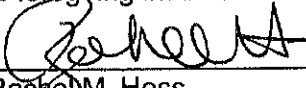
Tim Kirby

NVR, INC.

By: [Signature] (SEAL)
Kevin Kerwin, Vice President

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.



Rachel M. Hess

EXHIBIT A

All that property shown on the plat entitled, "CONDOMINIUM PLAT, STAGE 24, THE VILLAS AT CATTAIL CREEK CONDOMINIUM" dated June 18, 2004 and recorded among the Land Records of Howard County, Maryland, in Plat Book 16769-770 and further described on the attached Description dated June 18, 2004.

June 18, 2004

**DESCRIPTION OF STAGE 24
THE VILLAS AT CATTAIL CREEK CONDOMINIUM
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the westernmost corner of Phase 24 as shown on a Plat entitled "Phase Condominium Plat, Phases 1 thru 28, The Villas At Cattail Creek" recorded among the Land Records of Howard County, Maryland as Plat No. 15935 thru 15940; said point also being in common with the southeastern side of the Private Use-In-Common Access Easement shown thereon for the use and benefit of The Villas At Cattail Creek Condominium, identified thereon as Cattail Greens Court; thence leaving said point of beginning and running with said easement line and with the outline of Cattail Greens Court, and with the outline of Phase 24, the following two (2) courses and distances described in the Maryland State Coordinate System, NAD'83 Datum, as projected by the Howard County Geodetic Control, as follows:

- 1) 24.90 feet with the arc of a tangential curve to the right, having a radius of 307.00 feet, and being subtended by a chord of North 25°22'19" East 24.89 feet to a point of tangency; thence
- 2) North 27°41'43" East 48.96 feet to a point; thence continuing with the outline of Phase 24 the following four (4) courses and distances:
 - 3) South 62°18'10" East 119.35 feet to a point; thence
 - 4) South 36°07'18" West 19.33 feet to a point; thence
 - 5) South 16°33'58" West 55.75 feet to a point; thence
 - 6) North 62°18'17" West 126.27 feet to the point of beginning; containing 8,916 square feet, or 0.205 of an acre of land, more or less.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

Prepared by: *[Signature]*Checked by: *[Signature]*

WO# 40392

**FISHER,
COLLINS
&
CARTER,
INC.**

**CIVIL ENGINEERING CONSULTANTS
and LAND SURVEYORS**

10622 Baltimore National Pike
Elkridge City, Maryland 21042
(410) 461-2855
Fax: (410) 750-3784

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Res# HD03	Rec# 18176
MDR AMM	Blk # 383
Jun 24, 2004	09:08 am