AMENDATORY DECLARATION

CAMBRIDGE FARMS HOMEOWNERS ASSOCIATION

THIS AMENDATORY DECLARATION is made and declared by Dale Ausherman, Inc., a Maryland corporation, hereinafter called the "Declarant", as of this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 1992.

W I T N E S S E T H:

WHEREAS, Declarant heretofore executed, acknowledged and caused to be recorded a certain Declaration of Covenants, Conditions and Restrictions, Cambridge Farms Homeowners Association, dated June ll, l992, and recorded September 12, 1992, in Book 1796, page 1086, among the Land Records for Frederick County, Maryland; and

WHEREAS, Declarant has submitted said Declaration of Covenants, together with the By-Laws and the Articles of Incorporation of Cambridge Farms Homeowners Association to the Federal Housing Administration for review and approval; and

WHEREAS, upon examination of such documents, the Federal Housing Administration has required, as a condition precedent to its approval thereof, certain amendments to those documents; and

WHEREAS, pursuant to the provisions of Article XI, Section 11.15 of said Declaration, Declarant has reserved unto itself the right to amend said Declaration, without the vote of the members thereof, provided such amendment is accomplished solely for the purpose of causing said Declaration to conform to the requirements of the Veterans Administration, the Federal Housing Administration, the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation.

NOW, THEREFORE, in consideration of the premises, and pursuant to the power and authority duly reserved unto it, Declarant hereby declares that the Declaration aforesaid shall be deemed amended in the following regard:

1. Article XI, Section 11.08 is hereby amended to read as follows:

"Section 11.08. Duration and Amendment. Except where permanent easements or other permanent rights or interests are herein created, the covenants and restrictions of the Declaration shall run with and bind the land for a term of twenty (20) years from the date that this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (l0) years. This Declaration may be amended only if approved by not less than sixty-six and two-thirds per cent (66 2/3%) of all Owners."

2. Article XI, Section 11.10 is hereby amended to read as follows:

"Section 11.10. FHA-VA Approvals. Provided that there are then Class B memberships of the Association outstanding, neither the Members, the Board of Directors nor the Association shall, by act or omission, take any of the following actions without the prior written consent or approval of the Federal Housing Administration and the Veterans Administration, as circumstances may require:

A. Change the basic organization of the Association, including the merger, consolidation, or dissolution of the Association; or

B. Dedicate, convey or mortgage the Common Areas; or

C. Annex additional properties (other than an annexation by the Declarant as provided in Section 11.09); or

D. Otherwise modify or amend any provision of this Declaration, the By-Laws or the Articles of Incorporation of the Association."

IN WITNESS WHEREOF, Declarant has caused these presents to be executed, in its name and on its behalf, by its President, Dale E. Ausherman.

DALE AUSHERMAN, INC.

BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(SEAL)

Dale E. Ausherman

President

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_\_\_ COUNTY, to wit:

I HEREBY CERTIFY, that on this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 1992, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared DALE E. AUSHERMAN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Amendatory Declaration, and acknowledged that he is President of Dale Ausherman, Inc., and that he, as such President, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of the Corporation by himself as President, and further acknowledged the same to be the free act (and deed) of Dale Ausherman, Inc.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ATTORNEY'S CERTIFICATION

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of, the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Donna M. McMillan