

909 RIDGEBROOK ROAD CONDOMINIUM

FIRST AMENDMENT OF DECLARATION

THIS FIRST AMENDMENT OF DECLARATION (this "Amendment") is made this 28th day of MARCH, 2008, by THE COUNCIL OF UNIT OWNERS OF 909 RIDGEBROOK ROAD CONDOMINIUM, INC., a Maryland corporation (the "Council") and all of the undersigned, comprising all of the Unit Owners of the Condominium (all of which, are sometimes herein referred to as the "Unit Owners").

WITNESSETH, THAT WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland, as amended (hereinafter referred to as the "Act"), and by a Declaration made by 909 RIDGEBROOK ROAD, LLC, a Maryland limited liability company (the "Developer") dated October 8, 2007 and recorded among the Land Records of Baltimore County, Maryland, in Liber 26596 at folios 194 et seq. (the "Declaration"), together with the Condominium Plats entitled "PLAT OF 909 RIDGEBROOK ROAD CONDOMINIUM", recorded among said Land Records in Liber SM 31 Folios 341-345 (the "Condominium Plats"), all of that land, situate and lying in the said County which is described in Exhibit A to the Declaration was subjected to a condominium regime known as 909 Ridgebrook Road Condominium (the "Condominium"); and

WHEREAS, pursuant to the Act, the Declaration and the By-Laws of the Condominium, the Council, all of the Unit Owners and all the Mortgagees of the Unit Owners, must consent to a redesignation of General Common Elements to Limited Common Elements.

WHEREAS, the Board of Directors of the Council, and, as evidenced by their execution hereof, all of the Unit Owners and all of the Mortgagees of the Unit Owners, have consented to five (5) parking spaces in the General Common Elements being redesignated as Limited Common Elements, as such change is reflected on the amendment to the Condominium Plats dated March 7, 2008 entitled "First Amended Plat of 909 Ridgebrook Condominium" and recorded simultaneously herewith (the "Amended Condominium Plat"); and

WHEREAS, the Board of Directors has authorized the President of the Council by his execution hereof on behalf of the Council to evidence the consent of the Board of Directors of the Council to this Amendment and to the Amended Condominium Plats;

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration is hereby amended by deleting subsection 3.3.2(b) and inserting the following in this place:

“(b) The Limited Common Elements shall be comprised of (i) the “Lobby Limited Common Elements,” which shall included those lobby and hallway areas on a floor of a building designated as such on the Condominium Plat, which shall be reserved for the exclusive use of the Unit Owners of the adjacent Units located on that floor, and (ii) “Parking Limited Common Elements” which shall consist of those five (5) parking spaces designated as such on the Amended Condominium Plat, which shall be reserved for the exclusive use of the Unit Owners indicated on the Amended Condominium Plat.”

2. The first sentence of Subsection 6.4 of the Declaration is hereby modified by inserting after the words “good order and repair” the words “all of the Parking Limited Common Elements and”.

3. The Council, all of the Unit Owners and all of the Mortgagees of all of the Unit Owners, by their execution hereof, hereby consent to and approve (a) this Amendment, and (b) the Amended Condominium Plat, and authorize 909 Ridgebrook Road LLC and irrevocably appoint 909 Ridgebrook Road LLC as their attorney-in-fact for the limited purpose of executing the Amended Condominium Plat on their behalves.

4. To facilitate execution, this Amendment may be executed in as many counterparts as may be required; it shall not be necessary that the signature of each person or party appear on each counterpart; it shall be sufficient that the signature of each person or party appear on one or more such counterparts. All counterparts shall collectively constitute a single instrument.

5. Except as hereinabove set forth, all of the terms, covenants and conditions of the Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the Council and all of the Unit Owners have executed this Amendment, the day and year first above written.

WITNESS:

Andrew S. Min

COUNCIL OF UNIT OWNERS OF 909 RIDGEBROOK ROAD CONDOMINIUM, INC.

By: [Signature]
Armando J. Cignarale, President

909 RIDGEBROOK ROAD LLC

By: Signal Corp., its Manager

Andrew S. Min

By: [Signature]
Armando J. Cignarale, President
Unit Owner of Units: 216 & 220

909 SIGNAL LLC

By: [Signature]
Armando J. Cignarale, President
Unit Owner of Units 216 and 220

Andrew S. Min

CAAS, LLC

Andrew S. Min

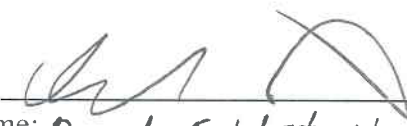
By: Paul Swetz
Name: PAUL SWETZ
Title: MEMBER
Unit Owner of Unit 120

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WITNESS:

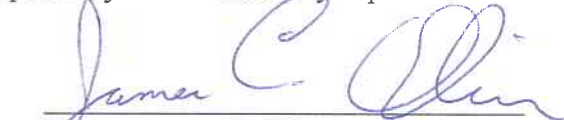
DF PROPERTY HOLDINGS LLC



By: 
Name: David Feldstein
Title: member
Unit Owner of Unit 212

ATTORNEY CERTIFICATION

The undersigned, an attorney admitted to practice before the Court of Appeals of Maryland, hereby certifies that the above instrument was prepared by me or under my supervision.


Name: James C. Oliver

STATE OF MARYLAND: COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 28th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared Armando J. Cignarale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is President of COUNCIL OF UNIT OWNERS OF 909 RIDGEBROOK ROAD CONDOMINIUM, INC., a corporation organized and existing under the law of Maryland, that he has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris
Notary Public

My commission expires on 3/8/2012.



STATE OF MARYLAND: COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 28th day of March, 2008, before me, the subscriber, a Notary Public for the State of Maryland, personally appeared Armando J. Cignarale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the President of Cignal Corp., a corporation organized and existing under the law of Maryland and the Manager of 909 RIDGEBROOK ROAD, LLC, that he has been duly authorized to execute, and has executed, such instrument on behalf of said entity for the purposes therein set forth, and that the same is the act and deed of said entity.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris
Notary Public

My commission expires on 3/8/2012.



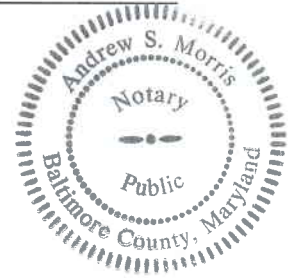
STATE OF MARYLAND: ~~CITY~~/COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 28th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared Armando J. Cignarale, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is a duly authorized member of 909 SIGNAL LLC, that he has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris
Notary Public

My commission expires on 3/8/2012.



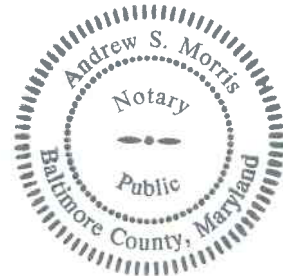
STATE OF MARYLAND: ~~CITY~~/COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 7th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared Paul Swetz, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the Member of CAAS, LLC, that he has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris
Notary Public

My commission expires on 3/8/2012.



STATE OF MARYLAND: ~~CITY~~/COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 6th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared DAVID FELDBSTEIN, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is the MEMBER of DF PROPERTY HOLDINGS LLC, that he has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Andrew S. Morris
Notary Public



My commission expires on 3/8/2012.

STATE OF MARYLAND: CITY/COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 5th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared EMME SZOT, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she is the MEMBER of LSMW REAL ESTATE, LLC, that she has been duly authorized to execute and has executed such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.



Notary Public

My commission expires on 8/1/09.



CONSENT OF MORTGAGEE / BENEFICIARY

(UNIT(S) # 100, 104, 108, 112, 200, 202, 204, 208, 216, 220, 300)

REGAL BANK & TRUST, who is the beneficiary under a Deed of Trust or Deeds of Trust encumbering Units referenced above in 909 Ridgebrook Road Condominium hereby joins in this Amendment for the express purpose of approving such Amendment and the Amended Condominium Plat referred to therein.

IN WITNESS WHEREOF, said beneficiary has executed this Consent or caused it to be executed on its behalf by its duly authorized representatives, this 10 day of March, 2008.

WITNESS:

REGAL BANK & TRUST

Beth Beatty

By: [Signature]
Name: JAMIE H. GRANNING
Title: EVF

STATE OF MD: COUNTY OF Carroll: TO WIT:

I HEREBY CERTIFY that on this 10 day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared Jamie H. Granning, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she is the Executive VP of Regal Bank & Trust, that he/she has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

Beth Soley Beatty
Notary Public



My commission expires on 12/1/2010.

CONSENT OF MORTGAGEE / BENEFICIARY

(UNIT(S) # 116 + 212)

Baltimore County Savings Bank, F.S.B., who is the beneficiary under a Deed of Trust or Deeds of Trust encumbering Units 116 + 212 in 909 Ridgebrook Road Condominium hereby joins in this Amendment for the express purpose of approving such Amendment and the Amended Condominium Plat referred to therein.

IN WITNESS WHEREOF, said beneficiary has executed this Consent or caused it to be executed on its behalf by its duly authorized representatives, this 10 day of MARCH, 2008.

WITNESS:

BALTIMORE COUNTY SAVINGS BANK,
F.S.B.

[Signature]

By: [Signature]
Name: DANIEL R. WERNICKE
Title: EVP

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

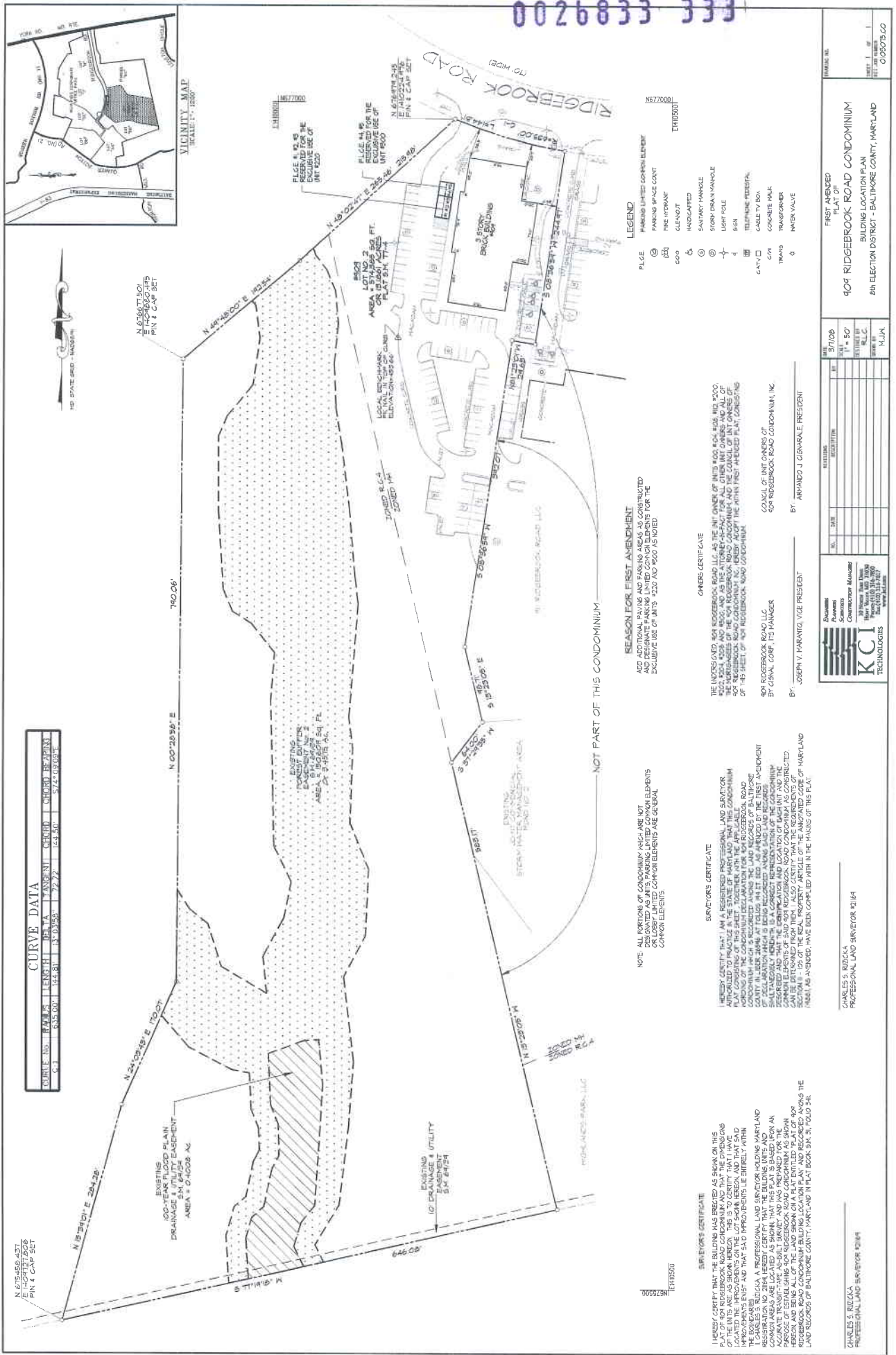
I HEREBY CERTIFY that on this 10th day of March, 2008, before me, a Notary Public for the State of Maryland, personally appeared Daniel R. Wernecke, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she is the Exec. V P of Baltimore County Savings Bank, F.S.B., that he/she has been duly authorized to execute, and has executed, such instrument on its behalf for the purposes therein set forth, and that the same is its act and deed.

IN WITNESS WHEREOF, I have set my hand and Notarial Seal, the day and year first above written.

[Signature]
Notary Public

My commission expires on 07-15-11

EXHIBIT A



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