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913 RIDGEBROOK ROAD CONDOMINIUM

AMENDMENT OF DECLARATION
(Units 300 and 320)

SM DABG
APR 04 2006 00:42 AM

THIS AMENDMENT OF DECLARATION (Units 300 and 320) (this "Amendment") is made this ~~8th~~^{MARCH} day of February, 2006, by HIGHLANDS PARK LLC, a Maryland limited liability company (the "Developer"), THE COUNCIL OF UNIT OWNERS OF 913 RIDGEBROOK ROAD CONDOMINIUM, INCORPORATED, a Maryland corporation (the "Council"), BACK, LLC ("Back"), JACOBSON PROPERTY MANAGEMENT, LLC ("JPM"), NEW OPTIONS FOUNDERS ("NOF"), EJM, LLC ("EJM"), JOAN L. & HENRY WANG ("Wang"), PHOENIX DESIGN GROUP HOLDINGS, LLC ("PDGH") and RIDGEBROOK PROPERTY, LLC ("Ridgebrook") (the Developer, Back, JPM, NOF, EJM, Wang, PDGH and Ridgebrook comprising all of the Unit Owners of the Condominium, 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 (2002 Replacement Volume, as amended) (hereinafter referred to as the "Act"), and by a Declaration dated July 15, 2004 and recorded among the Land Records of Baltimore County, Maryland, in Liber 22336 at folios 024 et seq., as amended from time to time (the "Declaration"), together with the Condominium Plats entitled "Plat of 913 Ridgebrook Road Condominium" recorded in Plat Book S.M. 30, at pages 62 through 66, as amended (the "Condominium Plat"), 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 913 Ridgebrook Road Condominium (the "Condominium"); and

WHEREAS, the Developer is the present owner of Units 300 and 320 and desires to convert a portion of each said Unit into third floor General Common Elements, all pursuant to the provisions of §11-103(c)(i)(1) of the Act; and

WHEREAS, pursuant to Act, the Declaration and the By-Laws of the Condominium, the Board of Directors, all of the Unit Owners and their Mortgagees, must consent to the conversion of any portion of a Unit into Common Elements; and

WHEREAS, the Board of Directors of the Council, all of the Unit Owners and their Mortgagees, have consented to said subdivision and said conversion; and

WHEREAS, the Board of Directors has authorized the President of the Council by his execution hereof on behalf of the Council to evidence such consent;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, the Developer, with the consent of the Council, all of the Unit Owners and their Mortgagees, does hereby amend the Declaration as follows:

1. The Condominium Plat is hereby amended in accordance with the amendatory plat entitled "Amended Plat of Condominium Amending Sheet 4 of the Plat of 913 Ridgebrook Road Recorded in Plat Book S.M. 30 at Page 65" to be recorded simultaneously herewith, which amendatory plat is hereby approved by the Developer, the Council, all Unit Owners and their Mortgagees. Such amendatory plat converts a portion of Unit 300 and a portion of Unit 320 into third floor General Common Elements;
2. The percentage interest in the Common Elements, Common Profits and the Common Expenses of all of the Units remain as stated in the original Exhibit B attached to the Declaration;
3. The Council, the Unit Owners and their Mortgagees, by their execution hereof, hereby consent to and approve this Amendment and the amendatory plat and consent to and

approve the conversion of a portion of Unit 300 and a portion of Unit 320 into third floor General Common Elements; and

4. As used herein, the terms "Unit", "Common Elements", "Lobby Limited Common Elements", "General Common Elements", "Common Expenses", "Common Profits", "Council", "Vote", "Mortgagee" and "Condominium Plat" shall have the meanings ascribed to them in the Declaration.

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

WITNESS or ATTEST:

J.V. Marant

J.V. Marant

J.V. Marant

HIGHLANDS PARK LLC
By: Cignal Corp., its Manager

by: [Signature] (SEAL)
Armando J. Cignarale, President

THE COUNCIL OF UNIT OWNERS OF 913
RIDGEBROOK ROAD CONDOMINIUM,
INCORPORATED

By: [Signature] (SEAL)
Armando J. Cignarale, President

BACK, LLC

By: Barbara L. Smith (SEAL)
Barbara L. Smith, Managing Member

Signatures Continued on Next Page

JACOBSON PROPERTY MANAGEMENT, LLC

[Signature]

By: [Signature] (SEAL)
Troy Jacobson, President

NEW OPTION FOUNDERS

J.V. Marant

By: [Signature] (SEAL)
Paul B. Sniffin, President

EJN, LLC

J.V. Marant

By: [Signature] (SEAL)
Renee Hamidi, Manager

J.V. Marant

[Signature] (SEAL)
JOAN L. WANG

J.V. Marant

[Signature] (SEAL)
HENRY WANG

PHOENIX DESIGN GROUP HOLDINGS, LLC

J.V. Marant

By: [Signature] (SEAL)
John V. Lins, Authorized Manager

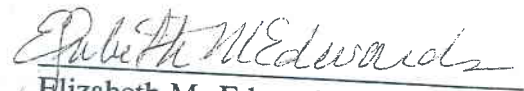
RIDGEBROOK PROPERTY, LLC

[Signature]

By: [Signature] (SEAL)
Thomas L. McKew, Authorized Manager

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.

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.

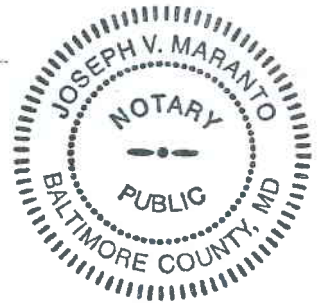

Elizabeth M. Edwards, Esquire

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 21st day of February, 2006, 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 HIGHLANDS PARK 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.

Joseph V. Maranto
Notary Public



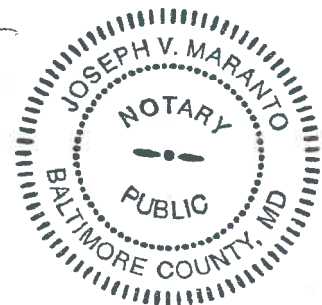
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 21st day of February, 2006, 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 THE COUNCIL OF UNIT OWNERS OF 913 RIDGEBROOK ROAD CONDOMINIUM, INCORPORATED, 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 his act and deed.

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

Joseph V. Maranto
Notary Public



My commission expires on 4-01-08.

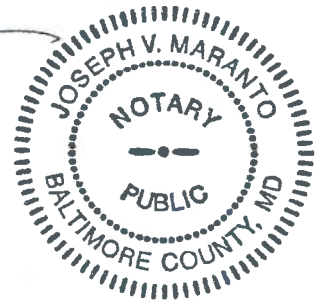
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STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 21st day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Barbara L. Smith, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she is the Managing Member of Back, LLC, a limited liability company organized and existing under the law of Maryland, 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 her act and deed.

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

Joseph V. Maranto
Notary Public



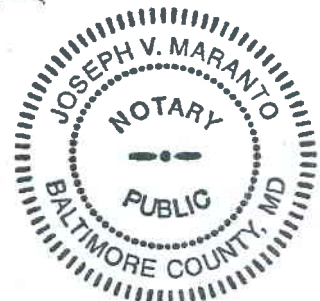
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 16th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Troy Jacobson, 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 Jacobson Property Management, LLC, a limited liability company 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 his act and deed.

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

Joseph V. Maranto
Notary Public



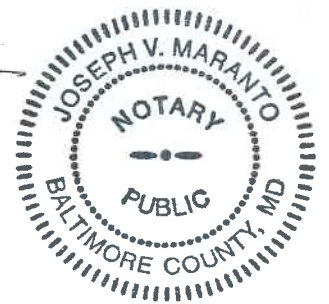
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE: TO WIT:

I HEREBY CERTIFY that on this 27th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Paul B. Sniffin, 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 New Options Founders, 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 his act and deed.

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

Joseph V. Maranto
Notary Public



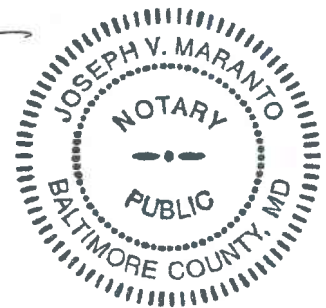
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE: TO WIT:

I HEREBY CERTIFY that on this 16th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Renee Hamidi, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that she is the Manager of EJM, LLC, a limited liability company organized and existing under the law of Maryland, 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 her act and deed.

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

Joseph V. Maranto
Notary Public



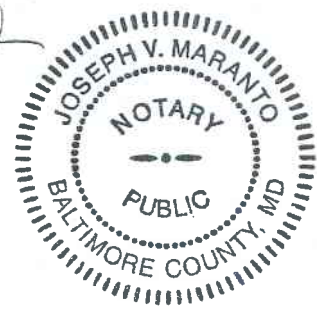
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 16th day of February, 2006, before me, the subscriber, a Notary Public for the State of Maryland, personally appeared Joan L. and Henry Wang, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, who acknowledged that each has executed such instrument, and that the same is his/her act and deed.

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

Joseph V. Maranto
Notary Public



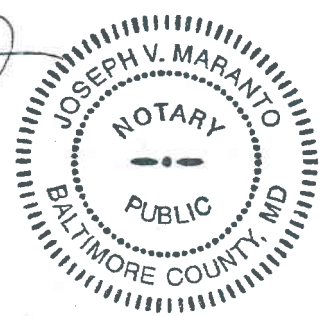
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 16th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared John V. Lins, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is an Authorized Member of Phoenix Design Group Holdings, LLC, a limited liability company 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 his act and deed.

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

Joseph V. Maranto
Notary Public



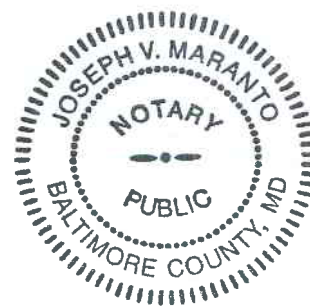
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 27th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Thomas L. McKew, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he is an Authorized Member of Ridgebrook Property, LLC, a limited liability company 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 his act and deed.

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

J. V. Maranto
Notary Public



My commission expires on 4-01-08.

CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNITS 102, 104, 106, 108, 200, 202, 204, 206, 208, 210,
212, 214, 216, 218, 220, 300, 306, 308 AND 320)

BERNARD DACKMAN, Trustee and PAUL R. REYES, Trustee, and REGAL BANK & TRUST, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated APRIL 2, 2004, and recorded among the Land Records of Baltimore County, Maryland, in Liber 009914 at folios 124 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this **Consent and Agreement of Trustees and Beneficiary** or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 3 day of ~~February~~^{March}, 2006.

WITNESS:

Carey R

Bernard Dackman (SEAL)
BERNARD DACKMAN, Trustee

Carey R

Paul R. Reyes (SEAL)
PAUL R. REYES, Trustee

ATTEST:

REGAL BANK & TRUST

Bonnie Bungal

By: *[Signature]* (SEAL)
Name: *JAMIE H. CHANNICK*
Title: *SVP*

STATE OF MD : COUNTY OF City Balto : TO WIT:

I HEREBY CERTIFY that on this 3 day of ~~February~~ March, 2006, before me, a Notary Public for the State of Maryland, personally appeared **Bernard Dackman**, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as trustee for the purposes therein set forth, and that it is his act and deed.

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

Carolyn R
Notary Public



My commission expires on 2/27/08

STATE OF MD : COUNTY OF City Balto : TO WIT:

I HEREBY CERTIFY that on this 3 day of ~~February~~ March, 2006, before me, a Notary Public for the State of Maryland, personally appeared **Paul R. Reyes**, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it as trustee for the purposes therein set forth, and that it is his act and deed.

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

Carolyn R
Notary Public



My commission expires on 2/27/08

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 16th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Jessie H. Cronin, 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 SVP 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.

Cherie Levitt
Notary Public

My commission expires on 6/1/2008



CHERIE LEVITT
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires June 1, 2008

CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNIT 100)


GARY C. LORADITCH, Trustee and WILLIAM M. LOUGHRAN, Trustee, and BALTIMORE COUNTY SAVINGS BANK, FSB, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated JANUARY 31, 2006, and recorded among the Land Records of Baltimore County, Maryland, in Liber 0023356 at folios 335 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 28th day of February, 2006.

WITNESS:



 (SEAL)
GARY C. LORADITCH, Trustee



 (SEAL)
WILLIAM M. LOUGHRAN, Trustee

ATTEST:

BALTIMORE COUNTY SAVINGS BANK, FSB



By:  (SEAL)

Name: DAVE MEADOWS

Title: S.R. V. P.

STATE OF MD: COUNTY OF Baltimore TO WIT:

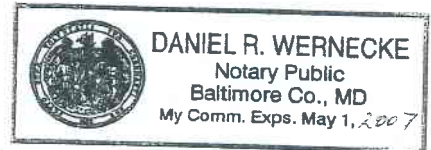
I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Gary C. Loraditch, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

My commission expires on 5-1-07

Notary Public

Daniel R. Wernecke



STATE OF MD: COUNTY OF Baltimore: TO WIT:

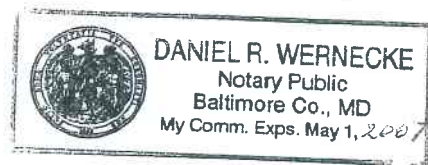
I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared William M. Loughran, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

My commission expires on 5-1-07

Notary Public

Daniel R. Wernecke



STATE OF MD: COUNTY OF BALTIMORE: TO WIT:

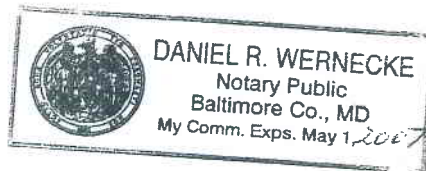
I HEREBY CERTIFY that on this 2nd day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared DAVID MERRILLS, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she is the SEVP of Baltimore County Savings Bank, FSB, 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.

My commission expires on 5-1-07.

Notary Public

Daniel R. Wernecke



CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNITS 110)

BERNARD DACKMAN, Trustee and PAUL R. REYES, Trustee, and REGAL BANK & TRUST, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated DECEMBER 27, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber 23248 at folios 391 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 28th day of February, 2006.

WITNESS:

Caryn R

Bernard Dackman (SEAL)
BERNARD DACKMAN, Trustee

Caryn R

Paul R Reyes (SEAL)
PAUL R. REYES, Trustee

ATTEST:

Bonnie Burgis

REGAL BANK & TRUST

By: Jamie H. Ganning (SEAL)
Name: JAMIE H. GANNING
Title: SVP

STATE OF MD : City COUNTY OF Balto : TO WIT:

I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Bernard Dackman, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Carolyn E. Richardson
Notary Public



My commission expires on 2/27/08

STATE OF MD : City COUNTY OF Balto : TO WIT:

I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Paul R. Reyes, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Carolyn E. Richardson
Notary Public



My commission expires on 2/27/08

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 28 day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Jamie H. Green, 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 SVP 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.

Notary Public

Cherie Levitt

My commission expires on 6/1/2008



CHERIE LEVITT
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires June 1, 2008

CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNIT 302)

GARY C. LORADITCH, Trustee and WILLIAM M. LOUGHRAN, Trustee, and BALTIMORE COUNTY SAVINGS BANK, FSB, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated JANUARY 5, 2006, and recorded among the Land Records of Baltimore County, Maryland, in Liber 23258 at folios 364 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 28TH day of February, 2006.


WITNESS:





(SEAL)
GARY C. LORADITCH, Trustee






(SEAL)
WILLIAM M. LOUGHRAN, Trustee

ATTEST:

BALTIMORE COUNTY SAVINGS BANK, FSB



By: 

(SEAL)
Name: DAVID M. MEADOWS
Title: S.A. V. P.

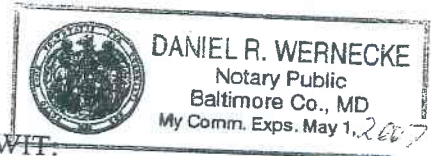
STATE OF MD : COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Gary C. Loraditch, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public *Daniel R. Wernecke*

My commission expires on 5-1-07.



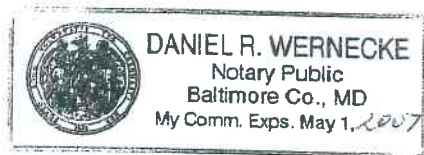
STATE OF MD: COUNTY OF Baltimore: TO WIT.

I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared William M. Loughran, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public *Daniel R. Wernecke*

My commission expires on 5-1-07.



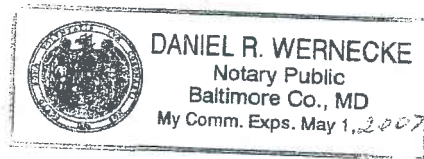
STATE OF MD : COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 20~~th~~ day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared DAVE MITCHELL 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 SA. V.P. of Baltimore County Savings Bank, FSB, 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.

Notary Public

My commission expires on 5-1-07.



CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNIT 304)

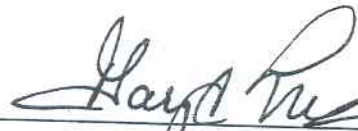
GARY C. LORADITCH, Trustee and WILLIAM M. LOUGHRAN, Trustee, and BALTIMORE COUNTY SAVINGS BANK, FSB, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated February 13, 2006, and recorded among the Land Records of Baltimore County, Maryland, in Liber 0023454 at folios 403 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 28th day of February, 2006.

WITNESS:




 (SEAL)
GARY C. LORADITCH, Trustee

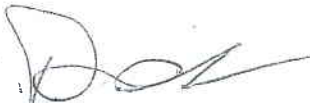


 (SEAL)
WILLIAM M. LOUGHRAN, Trustee

ATTEST:

BALTIMORE COUNTY SAVINGS BANK, FSB



By:  (SEAL)
Name: DAVE MEADOWS
Title: SR. V.P.

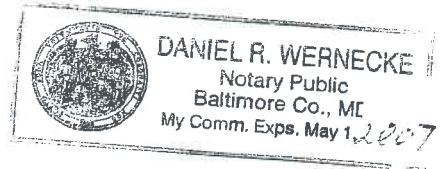
STATE OF MD: COUNTY OF BALTIMORE TO WIT:

I HEREBY CERTIFY that on this 20th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Gary C. Loraditch, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public *Daniel R. Wernecke*

My commission expires on 5-1-07.



STATE OF MD: COUNTY OF BALTIMORE: TO WIT:

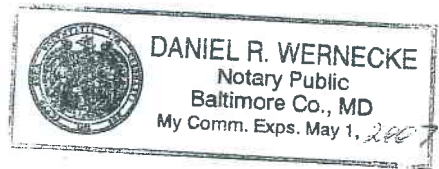
I HEREBY CERTIFY that on this 20th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared William M. Loughran, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public

Daniel R. Wernecke

My commission expires on 5-1-07



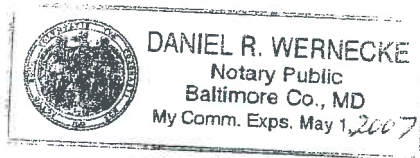
STATE OF MD: COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 28th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared DAVE MITCHELL 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 S.V.P. of Baltimore County Savings Bank, FSB, 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.

Notary Public

My commission expires on 5-7-07.



CONSENT AND AGREEMENT OF
TRUSTEE AND BENEFICIARY
(UNIT 312)

PRLAP, INC., Trustee and BANK OF AMERICA, N.A., who are, respectively, the trustee and the beneficiary under a Deed of Trust dated August 26, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber 22497 at folios 638 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustee and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of **partnership or joint venture**, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, the said trustee and beneficiary have executed and ensealed this Consent and Agreement of Trustee and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 8 day of ~~February~~ March, 2006.

ATTEST:

PRLAP, INC., Trustee

Laurie J. Good

By: Sarah Basker (SEAL)
Name: Sarah Basker
Title: AVP

ATTEST:

BANK OF AMERICA, N.A.

Laurie J. Good

By: Sarah Basker (SEAL)
Name: Sarah Basker
Title: AVP

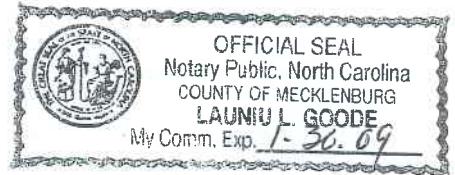
STATE OF North Carolina COUNTY OF Mecklenburg : TO WIT:

I HEREBY CERTIFY that on this 8 day of ^{March}~~February~~, 2006, before me, a Notary Public for the State of ^{North Carolina}~~Maryland~~, personally appeared Sarah Barker, the AVP of PRLAP, INC., Trustee known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it on behalf of the trustee for the purposes therein set forth, and that it 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 1-30-09



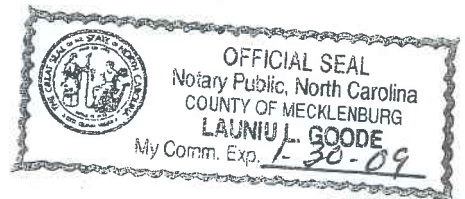
STATE OF North Carolina COUNTY OF Mecklenburg : TO WIT:

I HEREBY CERTIFY that on this 8 day of ^{March}~~February~~, 2006, before me, a Notary Public for the State of ^{North Carolina}~~Maryland~~, personally appeared Sarah Barker, 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 AVP of Bank of America, N.A., 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.

Notary Public

My commission expires on 1-30-09



CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNIT 314)

MICHAEL WALLACE, Trustee and JOSEPH WILLIAMS, Trustee, and MANUFACTURERS AND TRADERS TRUST COMPANY, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated August 26, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber 22497 at folios 656 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 21st day of February, 2006.

WITNESS:

Kristine Pendleton Michael Wallace (SEAL)
MICHAEL WALLACE, Trustee

Joseph Williams (SEAL)
JOSEPH WILLIAMS, Trustee

ATTEST:

MANUFACTURERS & TRADERS TRUST
COMPANY

_____ By: _____ (SEAL)
Name:
Title:

STATE OF Maryland: COUNTY OF Baltimore: TO WIT:

I HEREBY CERTIFY that on this 23rd day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Michael Wallace, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her 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 9/1/2006

STATE OF Maryland: COUNTY OF Allegheny: TO WIT:

I HEREBY CERTIFY that on this 21st day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Joseph Williams, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her 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 10/1/07

STATE OF _____: COUNTY OF _____: TO WIT:

I HEREBY CERTIFY that on this ___ day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared _____, 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 _____ of Manufacturers & Traders Trust Company, 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.

Notary Public

My commission expires on _____.

CONSENT AND AGREEMENT OF
TRUSTEES AND BENEFICIARY
(UNITS 316 and 318)

GARY C. LORADITCH, Trustee and WILLIAM M. LOUGHRAN, Trustee, and BALTIMORE COUNTY SAVINGS BANK, FSB, who are, respectively, the trustees and the beneficiary under a Deed of Trust dated August 26, 2005, and recorded among the Land Records of Baltimore County, Maryland, in Liber 22497 at folios 608 et seq., hereby join in this Amendment for the express purpose of subjecting all of their right, title and interest under the said Deed of Trust in and to the real property encumbered by the Declaration to the operation and effect of this Amendment and to the operation and effect of the amendatory plat referred to therein.

Nothing in the foregoing provisions of this Consent and Agreement of Trustees and Beneficiary shall be deemed in any way to create between any person named in such instrument as "Unit Owners" and any of the undersigned any relationship of partnership or joint venture, or to impose upon any of the undersigned any liability, duty or obligation whatsoever.

IN WITNESS WHEREOF, each of the said trustees and beneficiary has executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on its behalf by its duly authorized representatives, this 23rd day of February, 2006.



WITNESS:

  (SEAL)
GARY C. LORADITCH, Trustee

  (SEAL)
WILLIAM M. LOUGHRAN, Trustee

ATTEST:

BALTIMORE COUNTY SAVINGS BANK, FSB

 By:  (SEAL)
Name: DAVE MEADOWS
Title: SA. V. P.

STATE OF MD : COUNTY OF Baltimore TO WIT:

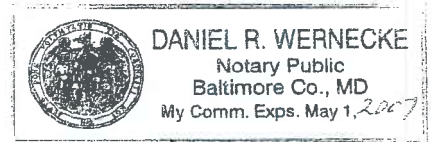
I HEREBY CERTIFY that on this 27th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared Gary C. Loraditch, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public

Daniel R. Wernecke

My commission expires on 5-1-07.



STATE OF MD : COUNTY OF Baltimore : TO WIT:

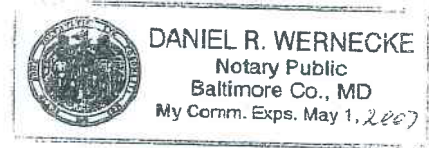
I HEREBY CERTIFY that on this 27th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared William M. Loughran, trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she has executed it as trustee for the purposes therein set forth, and that it is his/her act and deed.

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

Notary Public

Daniel R. Wernecke

My commission expires on 5-1-07.



STATE OF MD : COUNTY OF BALTIMORE TO WIT:

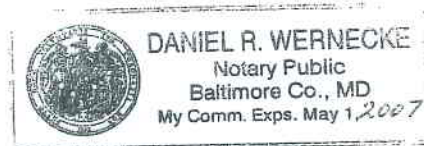
I HEREBY CERTIFY that on this 20th day of February, 2006, before me, a Notary Public for the State of Maryland, personally appeared DAVE MASON, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he/she is the Sa. V. P. of Baltimore County Savings Bank, FSB, 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.

Notary Public

My commission expires on 5-1-07.

Daniel R. Wernecke





RECORDED JUNE 12, 2006

23990 / 292

913 RIDGEBROOK ROAD CONDOMINIUM
SPECIAL AMENDMENT OF DECLARATION
(Units 102, 104, 106 & 108)

THIS SPECIAL AMENDMENT OF DECLARATION (Units 102, 104, 106 & 108) (this "Amendment") is made this 1st day of ~~May~~^{June}, 2006, by HIGHLANDS PARK LLC, a Maryland limited liability company, the Developer and Owner of Units 102, 104, 106 & 108 (the "Developer") and THE COUNCIL OF UNIT OWNERS OF 913 RIDGEBROOK ROAD CONDOMINIUM, INCORPORATED, a Maryland corporation (the "Council").

WITNESSETH, THAT WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (2002 Replacement Volume, as amended) (hereinafter referred to as the "Act"), and by a Declaration dated July 15, 2004 and recorded among the Land Records of Baltimore County, Maryland, in Liber 0022336 at folios 024 et seq., as amended from time to time (the "Declaration"), together with the Condominium Plats entitled "Plat of 913 Ridgebrook Road Condominium" recorded in Plat Book S.M. 30, at pages 62 through 66, as amended (the "Condominium Plat"), 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 913 Ridgebrook Road Condominium (the "Condominium"); and

WHEREAS, the Developer is the present owner of Units 102, 104, 106 & 108, which are the only Units effected by this Amendment;

ON ~~BAIS~~
Jun 12, 2006 03:17 PM

WHEREAS, the Developer desires to subdivide Units 102 and 108 each into two (2) separate units, pursuant to the provisions of §11-107(d)(1)(ii) of the Act, and to correct typographical errors on the Condominium Plat in the delineation of the boundaries of Units 102, 104, 106 & 108, pursuant to the provisions of §11-103.1(a)(3) of the Act; and

WHEREAS, pursuant to subsection 2.4.10(c) of the By-Laws of the Condominium, the Board of Directors has been delegated all of the rights, powers and duties of the Council with regard to consenting to any such subdivision and to the removal or erection of walls or as to any other action of the type referred to in §11-107 of the Act; and

WHEREAS, the Board of Directors of the Council has consented to said subdivision of Units 102 and 108 and the correction of the typographical errors on the Condominium Plat, and has authorized the President of the Council by his execution hereof on behalf of the Council to evidence such consent;

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, the Developer, with the consent of the Council, does hereby amend the Declaration as follows:

1. The Condominium Plat is hereby amended in accordance with the amendatory plat entitled "Amended Plat of Condominium Amending Page 2 of the Plat of 913 Ridgebrook Road Condominium Recorded in Plat Book S.M. 30 at page 63" to be recorded simultaneously herewith, which amendatory plat is hereby approved by the Developer. The amendatory plat subdivides Unit 102 into Units 101 and 102, subdivides Unit 108 into Units 108 and 109, and corrects the typographical errors in the delineation of the boundaries of Units 102, 104, 106 & 108;
2. The percentage interest in the Common Elements, Common Profits and the Common Expenses appurtenant to Units 101, 102, 104, 106, 108 and 109 shall hereafter be .0239%, .0387%, .0582%, .0495%, .0396% and .0265% respectively;
3. Pursuant to §5.3.1 of the Declaration, Units 101, 102, 104, 106, 108 and 109 shall each be entitled to cast one (1) Vote;
4. The Council, by its execution hereof, hereby consents to and approves the foregoing Amendment to the Declaration and the changes made to the Condominium Plat as set forth in the amendatory plat; and
5. As used herein, the terms "Unit", "Common Elements", "Common Expenses", "Common Profits" and "Vote" shall have the meanings ascribed to them in the Declaration.

Signatures on Following Page

IN WITNESS WHEREOF, the Developer and the Council have executed and ensealed this Amendment, the day and year first above written.

WITNESS or ATTEST:

THE DEVELOPER:

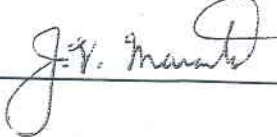
HIGHLANDS PARK LLC
By: Cignal Corp., its Manager



By: _____ (SEAL)
Name/Its: ARMANDO CIGNARALE/PRESIDENT


THE COUNCIL:

THE COUNCIL OF UNIT OWNERS OF 913
RIDGEBROOK ROAD CONDOMINIUM,
INCORPORATED



By: _____ (SEAL)
Name/Its: ARMANDO CIGNARALE/PRESIDENT

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.

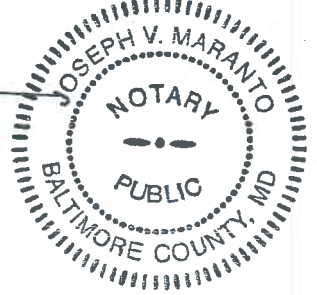

Elizabeth M. Edwards
Attorney-at-Law

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 31ST day of May, 2006, before me, the subscriber, a Notary Public for the State of Maryland, personally appeared ARMANDO CIGNARALE, the PRESIDENT of Cignal Corp., the Manager of HIGHLANDS PARK LLC, known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument, who acknowledged that he has executed such instrument on behalf of such entity, 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.

Joseph V. Maranto
Notary Public



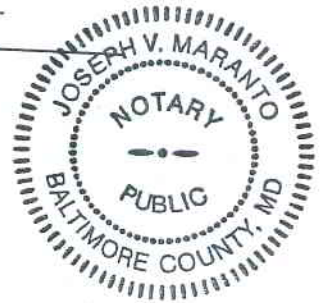
My commission expires on 4-01-08.

STATE OF MARYLAND: COUNTY OF BALTIMORE : TO WIT:

I HEREBY CERTIFY that on this 31ST day of May, 2006, before me, a Notary Public for the State of Maryland, personally appeared ARMANDO 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 THE COUNCIL OF UNIT OWNERS OF 913 RIDGEBROOK ROAD CONDOMINIUM, INCORPORATED, 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.

Joseph V. Maranto
Notary Public



My commission expires on 4-01-08.

CONSENT AND AGREEMENT OF TRUSTEES AND BENEFICIARY

BERNARD DACKMAN, Trustee and PAUL R. REYES, Trustee, and REGAL BANK & TRUST, who are the trustees and beneficiary under an Indemnity Deed of Trust dated April 2, 2007 and recorded among the Land Records of Baltimore County, Maryland, in Liber 19914 folios 124 et seq., hereby join in and consent to the foregoing Amendment.

IN WITNESS WHEREOF, the Trustees and the Beneficiary have executed and ensealed this Consent and Agreement of Trustees and Beneficiary or caused it to be executed and ensealed on their behalves by their duly authorized representatives, this 2nd day of June, 2006.

WITNESS:

Carey R.

Carey R.

Bernard Dackman
BERNARD DACKMAN, Trustee

Paul R. Reyes
PAUL R. REYES, Trustee

ATTEST:

Sharon L. Murphy

By: Jamie H. Cronin
Name/Its: JAMIE H. CRONIN
SVP

STATE OF MARYLAND: City COUNTY OF Baltimore : TO WIT:

I HEREBY CERTIFY that on this 1 day of June, 2006, before me, a Notary Public for the state and county aforesaid, personally appeared BERNARD DACKMAN, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed the same for the purposes therein set forth, and that the same is his act and deed.

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

Carolyn E. Richardson
Notary Public



My commission expires on 2/27/11

STATE OF MARYLAND; City COUNTY OF Baltimore ; TO WIT:

I HEREBY CERTIFY that on this 1 day of June, 2006, before me, a Notary Public for the state and county aforesaid, personally appeared PAUL R. REYES, Trustee, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he has executed the same for the purposes therein set forth, and that the same is his act and deed.

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

Carolyn E. Richardson
Notary Public



My commission expires on 2/27/11

STATE OF MARYLAND: COUNTY OF Carroll : TO WIT.

I HEREBY CERTIFY that on this 2nd day of June, 2006, before me, a Notary Public for the state and county aforesaid, personally appeared JAMIE H. Gronning 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 SR. VICE President of REGAL BANK & TRUST, that he/she has been duly authorized to execute, and has executed, the foregoing instrument on behalf of the said entity 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.

Sharon L. Murphy
Notary Public

My Commission expires on 2/1/10