

RETURN TO:
WARD & KLEN CHARTERED
808 WEST DIAMOND AVENUE
GAITHERSBURG, MARYLAND 20878

FIRST AMENDMENT
TO
AMBER RIDGE AT MILESTONE CONDOMINIUM
DECLARATION

THIS FIRST AMENDMENT TO AMBER RIDGE AT MILESTONE CONDOMINIUM DECLARATION (this "First Amendment"), made this 22TH day of OCTOBER, 1996, by Milestone Partners One Limited Partnership, a Maryland limited partnership, having an address at 6401 Golden Triangle Drive, Suite 200, Greenbelt, Maryland 20770 (the "Declarant").

WHEREAS, Declarant by Declaration dated July 23, 1996 and recorded among the Land Records of Montgomery County, Maryland in Liber 14273, folio 598 (the "Declaration") subjected certain property described as Parcels C, D and J, Block B, Milestone Center on Exhibit A attached hereto and by reference made a part hereof, to a condominium regime known as "Amber Ridge at Milestone Condominium" pursuant to Section 11-101, et. seq. of the Real Property Article of the Annotated Code of Maryland (the "Maryland Condominium Act"); and

WHEREAS, in connection with the Declaration, the Declarant filed Condominium Plats for the property described on Exhibit A attached hereto in the office of the Clerk of the Circuit Court for Montgomery County, Maryland, which Plats are recorded in Plat Book No. 70, plats 7129 through 7131; and

WHEREAS, in Article VII of the Declaration, the Declarant reserved the right to expand the condominium pursuant to Section 11-120 of the Maryland Condominium Act to include additional property in the condominium regime; and

ARS WHEREAS, all real property subject to the condominium regime immediately prior to the recordation of this First Amendment is described in Exhibit A attached hereto; and

WHEREAS, Declarant has decided to further expand the condominium and executes this First Amendment for the purpose of subjecting additional property described in Exhibit B attached hereto to the Amber Ridge at Milestone Condominium regime;

WHEREAS, Declarant filed an Amendment to the Condominium Plats incorporating the additional property described in Exhibit B into the condominium regime, which Amendment to Condominium Plats is dated Oct. 25, 1996 and is recorded in the office of the Clerk of the Circuit Court for Montgomery County, Maryland in Plat Book 71 plats 7176 through 7178.

WHEREAS, ~~therefore~~ **THEREFORE**, for good and valuable consideration, the receipt whereof is hereby acknowledged, the Declarant hereby declares that the property described in Exhibit B attached hereto, together with all improvements hereinafter constructed thereon, and

PLAT FEE-H 3.00
TOTAL 9.00
R. 49534
M. 208
10:43 am

PLAT FEE-H 2.00
RECORDING FEE 75.00
TOTAL 77.00
R. 49534
M. 208
10:44 am

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14476, p. 0296, MSA_CE63_14431. Date available 06/15/2005. Printed 03/30/2015.

55 NOV 14 10:45 AM '96

75.00
2/

RECEIVED FOR TRANSFER
No transfer will be made on
assessments & taxes
Com Plat
State Department of
Assessments & Taxation
for Montgomery County

CH No Card

AGRICULTURE TRANSFER TAX IN THE
AMOUNT OF \$ NA
SIGNATURE CH

all rights, alleys, ways, waters, privileges and appurtenances thereto, subject to the operation and effect of any and all instruments which have been recorded among the Land Records of Montgomery County prior to the recordation of this First Amendment, is hereby subjected to a condominium regime known as Amber Ridge at Milestone Condominium and shall be held, conveyed, divided or subdivided, leased, rented and occupied, improved, hypothecated or encumbered, subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges and liens (hereinafter sometimes referred to as "covenants and restrictions") set forth in the Declaration including the provisions of the Bylaws of the Council of Unit Owners of Amber Ridge at Milestone Condominium, Inc. attached to the Declaration as Exhibit "C" and incorporated therein (the "Bylaws"), and all notes, legends, memoranda and other data appearing on the recorded condominium plats as amended, all of which are declared and agreed to be in aid of a plan for the improvement of the property, and the divisions thereof into condominiums and shall be deemed to run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, its successors and assigns, and any person acquiring or owning an interest in the property and improvements, including without limitation, any person, group of persons, corporation, trust or other legal entity or any combination thereof which holds such interest solely as security for the performance of an obligation.

As of the date this First Amendment is recorded among the Land Records of Montgomery County, the percentage interest of each unit owner and the number of votes which each unit owner may cast shall be as set forth on Exhibit C attached hereto and by reference made a part hereof.

Assessments on the units on the property described in Exhibit B shall commence on the first day of the month following recordation of this First Amendment.

It is the intent and purpose of this First Amendment to expand the Amber Ridge at Milestone Condominium from twenty-four (24) residential Condominium Units and seven (7) parking Condominium Units on the property described in Exhibit A to a total of fifty-two (52) residential Condominium Units and eleven (11) parking Condominium Units on the property described in Exhibits A and B.

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14476, p. 0297, MSA_CE63_14431. Date available 06/15/2005. Printed 03/30/2015.


IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed and ensealed on its behalf by its duly authorized representative, the day and year first above written.

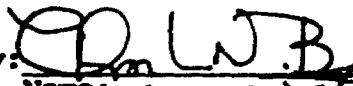
WITNESS/ATTEST:

MILESTONE PARTNERS ONE LIMITED
PARTNERSHIP

By: BA Milestone One Limited
Partnership, General Partner

By: BA Milestone One Investment
Company, General Partner



By:  (SEAL)
Name: CHARLES N. BELL
Title: VP

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14476, p. 0298, MSA_CE63_14431. Date available 06/15/2005. Printed 03/30/2015.

ACKNOWLEDGEMENT

STATE OF MARYLAND, ~~CSFF~~/COUNTY OF Prince Georges, TO WIT:

I HEREBY CERTIFY that on this 25th day of October, 1996, before me, the undersigned Notary Public of the State of Maryland, personally appeared Charles N. Bay, who acknowledged himself to be the Vice Pres. of BA Milestone One Investment Company, General Partner of BA Milestone One Limited Partnership, General Partner of Milestone Partners One Limited Partnership and that he as such Vice Pres., being authorized so to do, executed the foregoing First Amendment to Amber Ridge at Milestone Condominium Declaration on behalf of such corporation on behalf of BA Milestone One Limited Partnership in its capacity as General Partner of Milestone Partners One Limited Partnership for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

AS WITNESS my hand and Notarial Seal the day and year first above written.

Janet A. Herbert
Notary Public



My Commission Expires:
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires April 16, 1997

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 14476, p. 0299, MSA_CE63_14431. Date available 06/15/2005. Printed 03/30/2015.

CERTIFICATION

THE UNDERSIGNED hereby certifies that the above instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland, or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland, or by one of the parties named in the instrument.



Mark P. Keener

AFTER RECORDING, PLEASE RETURN TO:

Mark P. Keener, Esquire
Gallagher, Evelius & Jones
Park Charles
218 North Charles Street
Suite 400
Baltimore, Maryland 21201

07996JM.000
10/22/96
6100-2

JOINDER AND CONSENT OF TRUSTEES

Raymond E. Schlissler and George D. Decker, as trustees under that certain Indemnity Deed of Trust, Assignment of Rents and Security Agreement, dated July 14, 1995, and recorded among the Land Records of Montgomery County, Maryland in Liber 13552, folio 381 (the "Deed of Trust"), hereby join in the aforesaid First Amendment to Amber Ridge at Milestone Condominium Declaration for the sole purpose of expressing consent thereto and of binding, subjecting and subordinating the Deed of Trust and their interest in the property encumbered by the Deed of Trust to the terms of the aforesaid First Amendment.

WITNESSETH:

John B. Roddeheaver

RE Schlissler (SEAL)
Raymond E. Schlissler, Trustee

John B. Roddeheaver

G D Decker (SEAL)
George D. Decker, Trustee

STATE OF MARYLAND, COUNTY/CITY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 24th day of October, 1996, before me, the undersigned Notary Public of the State of Maryland, personally appeared Raymond E. Schlissler, known to me (or satisfactorily proved) to be the person who executed the foregoing instrument, and acknowledged that he executed the same in the capacity and for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



John B. Roddeheaver
NOTARY PUBLIC
My Commission Expires: 11/30/99

STATE OF MARYLAND, COUNTY/CITY OF Anne Arundel, to wit:

I HEREBY CERTIFY, that on this 24th day of October, 1996, before me, the undersigned Notary Public of the State of Maryland, personally appeared George D. Decker, known to me (or satisfactorily proved) to be the person who executed the foregoing instrument, and acknowledged that he executed the same in the capacity and for the purposes therein recited.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Jean B. Rodolovics
NOTARY PUBLIC
My Commission Expires: 11/30/99

07926LJH.000
10/22/96
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EXHIBIT A**Description of
Parcels C, D and J, Block B
MILESTONE CENTER
Montgomery County, Maryland**

All of that piece or parcel of land, situate, lying and being in the Clarksburg (2nd) Election District of Montgomery County, Maryland; and the same being more particularly described as follows:

Parcels C and D, Block B, as shown on a plat of subdivision entitled "Lots 1-29 and Parcels B-D, Block B, Milestone Center", as recorded in Plat Book 176 as Plat No. 19772, among the Land Records of Montgomery County, Maryland; and

Parcel J, Block B, as shown on a plat of subdivision entitled "Lots 30-67 and Parcels E-J, Block B, Milestone Center", as recorded in Plat Book 176 as Plat No. 19773, among the Land Records of Montgomery County, Maryland.

I.D. #'s: 2-1-3107107
2-1-3107118
2-1-3107472

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EXHIBIT B

Description of
Parcels G and I, Block B
MILESTONE CENTER
Montgomery County, Maryland

All that piece or parcel of land, situate, lying and being in the Clarksburg (2nd) Election District of Montgomery County, Maryland; and the same being more particularly described as follows:

Parcels G and I, Block B, as shown on a plat of subdivision entitled "Lots 30-67 and Parcels E-J, Block B, Milestone Center", as recorded in Plat Book 176 as Plat No. 19773, among the Land Records of Montgomery County, Maryland.

I.D. #'s: 2-1-3107448
2-1-3107461

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EXHIBIT C

<u>Building</u>	<u>Residential Units</u>	<u>Unit Designation</u>	<u>Percentage Interest</u>	<u>Votes</u>
12000	Amber Ridge Circle	101	1.82692	1
12000	Amber Ridge Circle	102	1.82692	1
12000	Amber Ridge Circle	103	1.82692	1
12000	Amber Ridge Circle	104	1.82692	1
12000	Amber Ridge Circle	201	1.82692	1
12000	Amber Ridge Circle	202	1.82692	1
12000	Amber Ridge Circle	203	1.82692	1
12000	Amber Ridge Circle	204	1.82692	1
12000	Amber Ridge Circle	301	1.82692	1
12000	Amber Ridge Circle	302	1.82692	1
12000	Amber Ridge Circle	303	1.82692	1
12000	Amber Ridge Circle	304	1.82692	1
12004	Amber Ridge Circle	101	1.82692	1
12004	Amber Ridge Circle	102	1.82692	1
12004	Amber Ridge Circle	103	1.82692	1
12004	Amber Ridge Circle	104	1.82692	1
12004	Amber Ridge Circle	201	1.82692	1
12004	Amber Ridge Circle	202	1.82692	1
12004	Amber Ridge Circle	203	1.82692	1
12004	Amber Ridge Circle	204	1.82692	1
12004	Amber Ridge Circle	301	1.82692	1
12004	Amber Ridge Circle	302	1.82692	1
12004	Amber Ridge Circle	303	1.82692	1
12004	Amber Ridge Circle	304	1.82692	1
12008	Amber Ridge Circle	001	1.82692	1
12008	Amber Ridge Circle	002	1.82692	1
12008	Amber Ridge Circle	101	1.82692	1
12008	Amber Ridge Circle	102	1.82692	1
12008	Amber Ridge Circle	103	1.82692	1
12008	Amber Ridge Circle	104	1.82692	1
12008	Amber Ridge Circle	201	1.82692	1
12008	Amber Ridge Circle	202	1.82692	1
12008	Amber Ridge Circle	203	1.82692	1
12008	Amber Ridge Circle	204	1.82692	1
12008	Amber Ridge Circle	301	1.82692	1
12008	Amber Ridge Circle	302	1.82692	1
12008	Amber Ridge Circle	303	1.82692	1
12008	Amber Ridge Circle	304	1.82692	1

12012 Amber Ridge Circle	001	1.82692	1
12012 Amber Ridge Circle	002	1.82692	1
12012 Amber Ridge Circle	101	1.82692	1
12012 Amber Ridge Circle	102	1.82692	1
12012 Amber Ridge Circle	103	1.82692	1
12012 Amber Ridge Circle	104	1.82692	1
12012 Amber Ridge Circle	201	1.82692	1
12012 Amber Ridge Circle	202	1.82692	1
12012 Amber Ridge Circle	203	1.82692	1
12012 Amber Ridge Circle	204	1.82692	1
12012 Amber Ridge Circle	301	1.82692	1
12012 Amber Ridge Circle	302	1.82692	1
12012 Amber Ridge Circle	303	1.82692	1
12012 Amber Ridge Circle	304	1.82692	1

Parking Units

P1	0.45455	0
P2	0.45455	0
P3	0.45455	0
P4	0.45455	0
P5	0.45455	0
P6	0.45455	0
P7	0.45455	0
P8	0.45455	0
P9	0.45455	0
P10	0.45455	0
P11	0.45455	0

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