

# AMENDMENT TO THE DECLARATION, CONDITIONS AND RESTRICTIONS OF THE STILWATER PROPERTY OWNERS ASSOCIATION, INC.

THIS AMENDMENT TO THE DECLARATION, CONDITIONS AND RESTRICTIONS OF THE STILWATER PROPERTY OWNERS ASSOCIATION, INC. (this "Amendment") is made this day 20<sup>th</sup> of November, 2019, by The Stilwater Property Owners Association, Inc. (the "Association").

WITNESSETH:

RECITALS:

- a. The Association and that real property within the Stilwater Subdivision are governed by the Stilwater Subdivision Declaration of Covenants, Conditions and Restrictions, recorded in Liber 976, page 0280, among the Land Records of Garrett County, Maryland, dated June 16, 2003 (the "Declarations").
- b. The Declarations, in Section 7.9, Road Impact Fee, state as follows: "A road impact fee in amount of One Thousand Dollars (\$1,000.00) shall be payable to the Association upon Architectural Committee approval of plans to construct a residence on a Lot, and prior to the commencement of construction."
- c. The Declarations, in Section 10.3, Amendment, allow for an amendment to the Declarations with an affirmative vote of not less than seventy-five (75%) percent of each class of Members who are entitled to vote at a meeting of Members.
- d. At the 2019 Annual Membership Meeting, the members of the Association were presented with a ballot seeking to increase the Road Impact Fee from One Thousand Dollars (\$1,000.00) to Two Thousand Dollars (\$2,000.00), a measure that passed with an affirmative vote exceeding seventy-five (75%) of each class of Members who are entitled to vote at a meeting of Members. The Members further authorized George Leasure, President, to execute this Amendment, memorializing the aforementioned vote.

NOW THEREFORE, the Declarations are hereby amended as follows:

Section 7.9 Road Impact Fee is deleted in its entirety and in place thereof, the following is inserted:

"Section 7.9 Road Impact Fee. A road impact fee in amount of Two Thousand Dollars (\$2,000.00) shall be payable to the Association upon Architectural Committee approval of plans to construct a residence on a Lot, and prior to the commencement of construction."

LR - Amendment  
Recording Fee 20.00  
Name: The Stilwater  
Property  
Ref: Gregory  
LR - Amendment  
Surcharge 40.00  
SubTotal: 60.00  
Total: 60.00  
01/02/2020 01:30 CC11-PP  
#13196848 CC0402 -  
Garrett  
County/CC04.02.01 -  
Register 01

WITNESS the execution hereof by the Association the day and year first set out above.

STILWATER PROPERTY OWNERS ASSOCIATION, INC.,

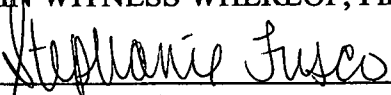
By:

  
George Leasure, President

~~STATE OF MARYLAND~~ <sup>Pennsylvania</sup>, COUNTY OF GARRETT, TO-WIT:

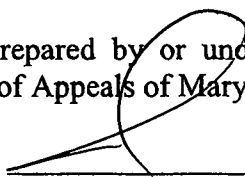
I HEREBY CERTIFY that on this 20<sup>th</sup> day November, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared George Leasure, who acknowledged himself/herself to be the President of Stilwater Property Owners Association, Inc., and, being authorized to do so, executed the foregoing amendment for the purposes there in contained.

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

  
Notary Public

05-19-23  
My Commission Expires

I certify that this amendment has been prepared by or under the supervision of an attorney duly admitted to practice law by the Court of Appeals of Maryland.

  
Justin Gregory

Commonwealth of Pennsylvania - Notary Seal  
STEPHANIE FUSCO, Notary Public  
Allegheny County  
My Commission Expires May 19, 2023  
Commission Number 1290759