

**GEOGRAPHICAL EXTENSION OF THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WILLOW BRANCH**

This Geographical Extension of Declaration of Restrictions and Covenants for Willow Branch (herein "Geographical Extension to Declaration"), made this 7th day of June, 2022, by **Willow Branch Farms, LLC**, a Maryland limited liability company (herein "Declarant").

Recitals

WHEREAS, Declarant is the owner of Lots 2 through 16, inclusive, shown and described on a set of plats (consisting of 8 sheets) by McCrone, Inc., registered engineers and surveyors, dated September 2001, entitled "LARGE LOT/MAJOR SUBDIVISION OF WILLOW BRANCH" and recorded among the Plat Records of Queen Anne's County in Plat Book S.M. No. 32, pages 85A through 85H; and,

WHEREAS, Lots 2 through 16, inclusive, were made subject to the several covenants, agreements, easements, restrictions, conditions and charges set forth in a certain document captioned "Declaration of Covenants, Conditions and Restrictions for Willow Branch Farms, LLC," dated February 11, 2004, and recorded among the Land Records of Queen Anne's County, Maryland in Liber S.M. No. 1210, folio 716 (herein the "Declaration"), and,

WHEREAS, Article XIII of the Declaration, in part, provides:

3. ...

The Lots subject to this Declaration may be increased by adding additional lots or parcels of land and filing among the Land Records of Queen Anne's County, supplements to this Declaration, which need only be signed by the Declarant, the owner of the additional land described in the supplement and the holder of any mortgage or similar lien thereon, stating the additional land shall be subject to this Declaration...

WHEREAS, nineteen (19) additional lots have been created; namely, Lots 26 through 44, inclusive, as more particularly set forth and shown on a set of plats, containing twenty-two (22) sheets, dated September, 2005, by McCrone, Inc, Registered Engineers and Surveyors, entitled "WILLOW BRANCH EAST PHASE II" and recorded among the Plat Records for Queen Anne's County, Maryland, in Plat Book S.M. No. 37, folio 27 A-V (herein "Phase II Plats"); and,

WHEREAS, the success of Declarant's plan or scheme of development for Willow Branch depends upon Lots 26 through 44, inclusive, and every part thereof, being made subject to the several covenants, agreements, easements, restrictions, conditions and charges set forth in the Declaration; and,

NOW, THEREFORE, WITNESSETH, that the said Willow Branch Farms, LLC, Declarant as aforesaid, does hereby create, declare, establish and impose the aforementioned covenants, agreements, easements, restrictions, conditions and charges, to run with and bind the aforesaid Lots 26 through 44, inclusive, on the Phase II Plats, and every part thereof, and any purchaser of such lots agrees by acceptance of the deed thereto to be bound by the aforesaid Declaration, as amended, as fully, and to the same effect and extent, as though the provisions thereof were set out verbatim herein.

Lot 19 is specifically exempt from the provisions of the Declaration, as amended.

Witness the hand and seal of the Declarant.

ATTEST:

Catherine M. Kercher

WILLOW BRANCH FARMS, LLC

BY: [Signature] (SEAL)
W. Calvin Gray, III, Managing Member

“DECLARANT”

QUEENSTOWN BANK OF MARYLAND

Catherine M. Kercher

BY: [Signature] (SEAL)

Name: Michael Lucas

Title: SVP

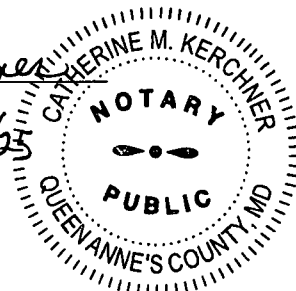
“LIENHOLDER”

STATE OF MARYLAND, Queen Anne's COUNTY/CITY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of June, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared W. Calvin Gray, III, who acknowledged himself to be a Member of Willow Branch Farms, LLC, and he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein set forth.

WITNESS my hand and Notarial Seal.

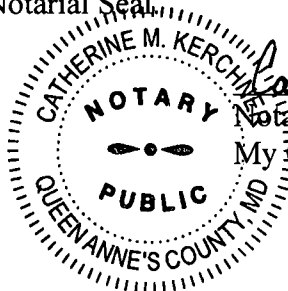
Catherine M. Kercher
Notary Public
My Commission Expires: 2/15/25



STATE OF MARYLAND, Queen Anne's COUNTY/CITY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of June, 2022, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael Lucas, Sr. V. P. of Queenstown Bank of Maryland, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and as such Sr. V. P., being authorized so to do, acknowledged that he/she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.



Catherine M. Kercheval
Notary Public
My Commission Expires: 2/15/25

I HEREBY CERTIFY that the within instrument was prepared by or under the supervision of an attorney licensed to practice law in the State of Maryland.

[Signature]
Attorney at Law
Crystal S. Richard

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) KBH 4056, p. 0031, MSA_CE58_4271. Date available 06/10/2022. Printed 09/19/2022.

LR - Covenant
 Recording Fee 20.00
 Declarant Name: Willow
 Branch Farms LLC
 Ref:
 LR - Covenant
 Surcharge 40.00
 =====
 SubTotal: 60.00
 =====
 Total: 60.00
 06/07/2022 12:36
 CC17-JD
 #16296166 CC0204 -
 Queen Anne's
 County/CC02.04.02 -
 Register 02

Receipt Validation



DOCUMENT VALIDATION
 (excluded from page count for copies)

The Circuit Court for Queen Anne's County

Katherine B. Hager, Clerk
 200 N. Commerce Street
 Centreville, Maryland 21617
 410-758-1773
 1-800-987-7591

QUEEN ANNE'S COUNTY CIRCUIT COURT (Land Records) KBH 4056, p. 0032, MSA_CE58_4271. Date available 06/10/2022. Printed 09/19/2022.