

DMWL1029-2008065EH
No Title Search Requested or Performed

**ANNEXATION AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF PEMBROOKE**

This AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of Pembroke is made as of the 15th day of MAY, in the year 2008, by **QUALITY BUILT HOMES, INC.**, (hereinafter referred to as the "Declarant");

WHEREAS, the Declarant, on January 4, 2005, recorded the Declaration of Covenants, Conditions and Restrictions of Pembroke among the land records of St. Mary's County, Maryland at **Liber E.W.A. 2432, Folio 774** (hereinafter referred to as the "Declaration"). The aforesaid Declaration as amended is hereby referred to as the "Declaration." The Declaration applies to that property located in the Eighth Election District of St. Mary's County, Maryland as described therein.

WHEREAS, the Declarant has the authority to annex in additional property to the effect of the Declaration and it was the intent of the Declaration that the hereinafter described property be able to be annexed in to the Association. The Declarant wishes to annex that property located in the Eighth Election District of St. Mary's County, Maryland which is shown on a Plat entitled "Pembroke, Phase 3 & 4, Standard Subdivision Plat #1", prepared by Lorenzi, Dodds, and Gunnill, and recorded in the Plat Records of St. Mary's County, Maryland at **Liber J.W.W. No. 64, Folio 115**.

NOW THEREFORE, **QUALITY BUILT HOMES, INC.**, hereby amends the Declaration as follows: The Declarant, Quality Built Homes, Inc., pursuant to the Declaration hereby annexes and subjects to the legal operation and effect of the Declaration and the jurisdiction of the Association that real property described as follows: all that property located in the Eighth Election District of St. Mary's County, Maryland which is shown on a Plat entitled "Pembroke, Phase 3 & 4, Standard Subdivision Plat #1", prepared by Lorenzi, Dodds, and Gunnill, and recorded in the Plat Records of St. Mary's County, Maryland at **Liber J.W.W. No. 64, Folio 115**.

Said parcel of land being a portion of the real property conveyed to Pembroke, L.L.C., a Maryland Limited Liability Company, by deed dated November 27, 1996 and recorded among the Land Records of St. Mary's County, Maryland at **Liber E.W.A. No. 1112, Folio 172**.

Except as expressly amended herein, all covenants, conditions and restrictions of the Declaration, and amendments thereto are to remain in full force and effect;

RECORDED
MAY 15 2008
LIBER 3175 FOLIO 056

IN WITNESS WHEREOF, the party below has executed this Amendment the date first above written.

ATTEST

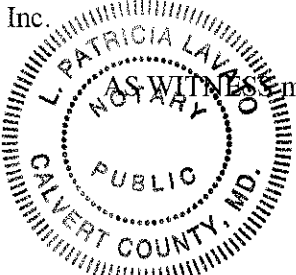
L. Patricia Lavett

DECLARANT
QUALITY-BUILT HOMES, INC.

By: Rodney N. Gertz (SEAL)
Rodney N. Gertz, Vice President

STATE OF MARYLAND, COUNTY OF CALVERT, to wit:

I HEREBY CERTIFY that on this 15th day of May, 2008, before me, the subscriber, a notary public in and for the jurisdiction aforesaid, personally appeared Rodney N. Gertz, in his capacity as Vice President of Quality Built Homes, Inc., who is known to me (or satisfactorily proven) to be the person who signed the within instrument and said person made oath in due form of law that said person is duly authorized to execute the within instrument for the purposes therein contained, and said person acknowledged that said person executed the same as the act and deed of said Quality Built Homes, Inc.



AS WITNESS my hand and Notarial Seal.

L. Patricia Lavett
Notary Public
My Commission expires: 09-01-2010

The undersigned Developer under the "Declaration of Covenants, Conditions and Restrictions of Pembroke" as recorded among the Land Records of St. Mary's County, Maryland hereby ratifies and adopts the actions taken by the aforesaid Annexation Amendment as actions of the Developer to the extent that that the approval or consent or action is required of the Developer.

ATTEST

John Parlett

DEVELOPER
PEMBROOKE, L.L.C.

By: John Parlett (SEAL)
John Parlett, Managing Member

STATE OF MARYLAND, COUNTY OF St. Mary's, to wit:

I HEREBY CERTIFY that on this 13 day of May, 2008, before me, the subscriber, a notary public in and for the jurisdiction aforesaid, personally appeared John Parlett, in his capacity as Managing Member of Pembroke, L.L.C., who is known to me (or satisfactorily proven) to be the person who signed the within instrument and said person made oath in due form of law that said person is duly authorized to execute the within instrument for the purposes therein contained, and said person acknowledged that said person executed the same as the act and deed of said Pembroke, L.L.C.

AS WITNESS my hand and Notarial Seal.

Kathryn A. Coif
Notary Public
My Commission expires: 2/1/11