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DML 2740-2013007/BDM  
No Title Search Requested or Performed

**ANNEXATION AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF PEMBROOKE  
(PHASE 2)**

This ANNEXATION AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of Pembroke is made as of the 25<sup>th</sup> day of April in the year 2013, by **QUALITY BUILT HOMES, INC.**, (hereinafter referred to as the "Declarant") and by **PEMBROOKE, L.L.C.**;

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**. 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 those Lots located in the Eighth Election District of St. Mary's County, Maryland which is shown on a Plat titled "Pembroke, Phase 2, 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. 70, Folio 103**.

NOW THEREFORE, 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: that property located in the Eighth Election District of St. Mary's County, Maryland known as Lots 1 through 67 as shown on a Plat titled "Pembroke, Phase 2, 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. 70, Folio 103**.

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** and by deed dated May 23, 2008 and recorded among the aforesaid Land Records at **Liber J.W.W. 3190, folio 402**.

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

Dugan, McKissick & Longmore, LLC  
22738 Maple Road, Ste. 101  
Lexington Park, MD 20653

RECORDING FEE 20.00  
IMP FD SUR \$4 40.00  
TOTAL 60.00  
Rest 5022 Rcpt # 50223  
JWW SKB Blk # 310  
Nov 02, 2013 09:11 am

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 3896, p. 0258, MSA\_CE60\_4205, Date available 06/12/2013. Printed 09/15/2019.

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

ATTEST

*[Signature]*

DECLARANT  
QUALITY BUILT HOMES, INC.

By: *[Signature]* (SEAL)  
Rodney N. Gertz, Vice President

STATE OF MARYLAND, COUNTY OF CALVERT, to wit:

I HEREBY CERTIFY that on this 25<sup>th</sup> day of April, 2013, 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.

*[Signature]*  
Notary Public  
My Commission expires: May 22 2016

The undersigned Developer under the "Declaration of Covenants, Conditions and Restrictions of Pembroke" and the owner of the property described above, 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 and does hereby subject the aforesaid property to the covenants, conditions and restrictions set forth in the Declaration as set forth above.

ATTEST

*[Signature]*

DEVELOPER  
PEMBROOKE, L.L.C.

By: *[Signature]* (SEAL)  
John K. Parlett, Jr. Manager

STATE OF MARYLAND, COUNTY OF St. Marys, to wit:


I HEREBY CERTIFY that on this 23<sup>rd</sup> day of April, 2013, before me, the subscriber, a notary public in and for the jurisdiction aforesaid, personally appeared John K. Parlett, Jr. in his capacity as Manager 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

ST. MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 3896, p. 0259, MSA\_CE60\_4205. Date available 06/12/2013. Printed 09/15/2019.

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. Rose*  
 Notary Public  
 My Commission expires: *02/20/15*



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ST. MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 3896, p. 0260, MSA\_CE60\_4205, p. 0260, MSA\_CE60\_4205. Date available 06/12/2013. Printed 09/15/2019.