

DML 2740-2014012/shw
No Title Search Requested or Performed

**ANNEXATION AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF PEMBROOKE
(Phase 5)**

This AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of Pembroke is made as of the 12th day of December, in the year 2014, by **PEMBROOKE, L.L.C.**, (hereinafter referred to as the "Declarant");

WHEREAS, Quality Built Homes, Inc., as the original 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, as amended;

WHEREAS, Quality Built Homes, Inc., as the original Declarant, on May 15, 2008 recorded the Annexation Amendment to Declaration of Covenants, Conditions and Restrictions of Pembroke among the Land Records of St. Mary's County, Maryland at **Liber 3175, Folio 056**;

WHEREAS, Quality Built Homes, Inc., as the original Declarant, on May 2, 2014 recorded the Annexation Amendment to Declaration of Covenants, Conditions and Restrictions of Pembroke (Phase 2) among the Land Records of St. Mary's County, Maryland in **Liber 3896, Folio 258**;

WHEREAS, Quality Built Homes, Inc. assigned to Pembroke, L.L.C., its rights as the Declarant pursuant to that Assignment of Declarant's Rights Pursuant to the Declaration of Covenants, Conditions and Restrictions of Pembroke Subdivision recorded on October 31, 2014 among the Land Records of St. Mary's County, Maryland at **Liber 3976, Folio 222**;

WHEREAS, Pembroke, L.L.C., as the Declarant, and CMI Group, LLC, on November 13, 2013 recorded the Annexation Amendment to Declaration of Covenants, Conditions and Restrictions of Pembroke (Annexing Lots 1 through 11, Thompson Subdivision Per Plat 71/19) among the Land Records of St. Mary's County, Maryland at **Liber 3982, Folio 230**;

WHEREAS, pursuant to Article II (2) of the Declaration, the Declarant has the authority to annex additional property to the effect of the Declaration and into the Association, including the hereinafter described property. The Declarant wishes to annex is Lots 1 through 18 located in the Eighth Election District of St. Mary's County, Maryland as shown and described on that Plat entitled "Pembroke Phase 5", prepared by Lorenzi, Dodds, and Gunnill, and attached hereto as Exhibit A;

WHEREAS, the Declarant desires that the below described real property be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied, and improved subject to the

covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges, and liens set forth in the Declaration, all of which the Declarant intends to run with and bind the below described land and to 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 below described real property.

NOW THEREFORE, Pembroke, L.L.C. hereby amends the Declaration as follows: The Declarant, 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: Lots 1 through 18 located in the Eighth Election District of St. Mary's County, Maryland as shown and described on that Plat entitled "Pembroke Phase 5", prepared by Lorenzi, Dodds, and Gunnill and attached hereto as Exhibit A. The real property shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied, and improved subject to the covenants, restrictions, uses, limitations, obligations, easements, equitable servitudes, charges, and liens set forth in the Declaration, as amended, all of which the Declarant intends to run with and bind the below described land and to 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 below described real property.

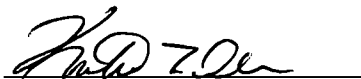
Said parcel of land being a portion of the real property conveyed to Pembroke, L.L.C., by deed dated November 27, 1996 and recorded among the Land Records of St. Mary's County, Maryland at **Liber 1112, Folio 172** and being a portion of the real property conveyed to Pembroke, L.L.C., by deed dated May 23, 2008 and recorded among the Land Records of St. Mary's County, Maryland at **Liber 3190, Folio 402**.

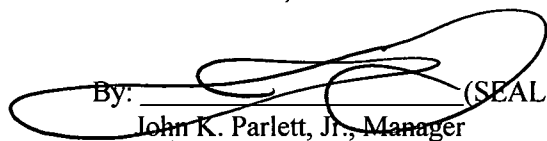
Except as expressly amended herein, all covenants, conditions and restrictions of the Declaration, and amendments thereto are to remain in full force and effect.

IN WITNESS WHEREOF, the parties below have executed this Amendment the date first above written.

ATTEST

DECLARANT
PEMBROOKE, L.L.C.



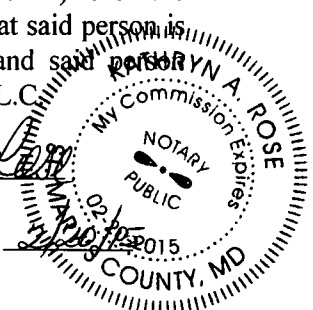
By:  (SEAL)
John K. Parlett, Jr., Manager

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

I HEREBY CERTIFY that on this 12th day of December, 2014, 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 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.


Notary Public
My Commission expires:



ST. MARY'S COUNTY CIRCUIT COURT (Land Records) JWW 4115, p. 0516, MSA_CE60_4424. Date available 02/02/2015. Printed 09/15/2019.

- GENERAL NOTES:**
1. THIS PROPERTY IS LOCATED IN THE EIGHTH ELECTION DISTRICT ON TAX MAP 81, GRID 17, PANEL 6B8.
 2. TOTAL AREA OF SITE (INCLUDING ALL PHASES) IS 207.9 ACRES. AREA OF THIS PHASE (PHASE 5) IS 8.0679 ACRES.
 3. THIS PROPERTY IS ZONED RL.
 4. BUILDING RESTRICTION LINES ARE AS FOLLOWS: 25' FRONT, 10' SIDE AND 20' REAR AS SPECIFIED IN THE CURRENT ST. MARY'S COUNTY ZONING ORDINANCE.
 5. ACCORDANCE WITH THE CURRENT ST. MARY'S COUNTY ZONING ORDINANCE, PUBLIC WATER AND SEWER CATEGORIES ARE W-30 AND S-30 RESPECTIVELY IN ACCORDANCE WITH THE CURRENT WATER AND SEWER COMPREHENSIVE MAPS OF ST. MARY'S COUNTY, MARYLAND.
 6. THIS PROJECT SHALL BE SERVED BY A PUBLIC WATER SYSTEM AND A PUBLIC SEWER SYSTEM.
 7. THIS PLAN IS IN COMPLIANCE WITH THE ST. MARY'S COUNTY COMPREHENSIVE WATER AND SEWER PLAN.
 8. THERE SHALL BE A TEN (10) FOOT UTILITY EASEMENT ALONG ALL LOT LINES. THESE EASEMENTS ARE TO INCLUDE USE BY ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, INSPECTION AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.
 9. AREAS ESTABLISHED FOR RESOURCE PROTECTION ON THE SITE, IN ACCORDANCE WITH REQUIRED PROTECTION LEVELS, MUST REMAIN UNDISTURBED OPEN SPACE AND UNDEVELOPED.
 10. LOTS 13, 14 AND 15 ARE TO BE ACCESSED BY THE PRIVATE RIGHT-OF-WAY (WELH WAY) SHOWN ON THIS PLAN. THESE LOTS ARE TO BE SERVED BY AN R-10 (R-10 IF URBAN) MULTIPLE DRIVEWAY ENTRANCE FOR THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION / BONDING OF THE MULTIPLE DRIVEWAY ENTRANCE PRIOR TO THE RECORDING OF THIS PLAN.
 11. WELH WAY IS A PRIVATE ROAD RIGHT-OF-WAY AND SHALL NOT BE MAINTAINED BY THE COUNTY NOR SHALL IT BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY HIGHWAYS MAINTENANCE SYSTEM UNTIL SUCH IS APPROVED BY THE APPROPRIATE COUNTY ROAD STANDARDS AT THE INDIVIDUAL LOT OWNERS' EXPENSE.
 12. A ROAD MAINTENANCE AGREEMENT MEETING THE REQUIREMENTS OF THE DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT SHALL BE RECORDED.
 13. RESIDUE OUTPARCELS SHOWN HEREON HAS NOT BEEN EVALUATED FOR COMPLIANCE WITH SECTION 4010 OF THE ST. MARY'S COUNTY ZONING ORDINANCE (ADEQUATE FACILITIES) AND CANNOT BE USED AS LEGAL BUILDING SITES UNTIL THE OUTPARCEL IS FURTHER SUBDIVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE. PARCELS SHOWN HEREON ARE PLATTED TO MEET OPEN SPACE, RESOURCE PROTECTION OR DENSITY REQUIREMENTS OF THE ST. MARY'S COUNTY ZONING ORDINANCE.
 14. PRELIMINARY ADDRESSES ARE SHOWN THUS: ○
 15. BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID COORDINATE SYSTEM (MAD 83).
 16. THIS PROPERTY APPEARS IN ZONE "Y" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 24037C0327E DATED OCTOBER 19, 2004.
 17. NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY LORENZI, DODDS & GUNNILL, INC. AND SUBSEQUENTIAL DETERMINATION ISSUED BY THE ARMY CORPS OF ENGINEERS. (C048004610081)
 18. NO DEVELOPMENT IS PERMITTED IN THE WETLANDS WITHOUT APPROVAL FROM APPROPRIATE LOCAL, STATE AND FEDERAL AGENCIES.
 19. ROWAN INDIANT DRIVE WILL BE DEDICATED FOR PUBLIC USE TO THE BOARD OF COUNTY COMMISSIONERS BY THE RECORDING OF THESE PLATS.
 20. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON LOTS 1-18, STORMWATER MANAGEMENT AND OVERLOT GRADING SHALL BE PROVIDED IN ACCORDANCE WITH THE ST. MARY'S COUNTY STORMWATER MANAGEMENT, GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE.
 21. ALL LOTS SHALL BE SERVED BY R-17 ENTRANCES PER THE ST. MARY'S COUNTY ROAD ORDINANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF R-17 DRIVEWAY ENTRANCES.

LEGEND

- BUILDING RESTRICTION LINES
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- FOREST CONSERVATION EASEMENT
- LIMIT OF NON-TIDAL WETLANDS
- STREET NAME
- 5' WETLAND BUFFER
- EXISTING STREAM
- STREAM BUFFER
- PUBLIC WATER & SEWER EASEMENT
- FOREST CONSERVATION EASEMENT

PUBLIC RIGHT-OF-WAYS

STREET NAME	AREA	ROWAN RIGHT-OF-WAY	Date
WELH WAY	0.9136 AC.		
WELH WAY	0.9136 AC.		

DEPT. OF PUBLIC WORKS & TRANSPORTATION

REFERENCE NO.	PLAT APPROVAL DATE

ST. MARY'S COUNTY METROPOLITAN COMMISSION

APPROVED	APPROVED
Director	Chairman

ST. MARY'S COUNTY HEALTH DEPARTMENT

APPROVED	APPROVED
Health Director	Director, Environmental Health

NOTARY CERTIFICATE

STATE OF MARYLAND, COUNTY OF ST. MARY'S, TO WIT: I, HEBERY CERTIFY, THAT ON THIS _____ DAY OF _____ IN THE YEAR 2008, BEFORE ME, THE SUBSCRIBER, AT NOTARY PUBLIC FOR THE STATE AND COUNTY AFORESAID, THE PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HERSELF/THIMSELF TO BE THE OWNER OF THE PROPERTY SHOWN AND REFERENCED WITHIN THE OWNERS DEDICATION, AND THAT SHE/HE HAS SUCH BEING AUTHORIZED TO DO SO, EXECUTED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN CONTAINED.

AS WITNESS MY HAND AND NOTARIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER'S DEDICATION

THE PLATTING OF THE FOLLOWING DESCRIBED PARCELS IS PART OF THE LANDS OF PEMBEROKE LLC, INC. (PEMBEROKE), WHICH WERE ACQUIRED BY ST. MARY'S COUNTY, MARYLAND, IN LIBER 10A, 112 AT FOLIO 172, AND IN LIBER 10B, 112 AT FOLIO 208, RECORDED IN THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND, AND IN LIBER 10B, 112 AT FOLIO 402, AND THE CONVEYANCE OF ROWAN INDIANT DRIVE, WHICH INCLUDES THE RELATED RIGHTS OF WAY, SIDEWALKS AND ACCELERATION AND DECELERATION LINES, AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, MORTGAGEES AND TRUSTEES, IF ANY.

WE, PEMBEROKE LLC, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HERETO, HEREBY ADOPT THIS PLAN OF SUBDIVISION UPON ITS APPROVAL BY ALL REQUIRED AGENCIES. THERE ARE NO PENDING SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR DEEDS OF TRUSTS AFFECTING THIS SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES IN INTEREST, MORTGAGEES AND TRUSTEES, IF ANY, HAVE AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN AND THE SUBORDINATION OF THEIR INTERESTS TO THIS SUBDIVISION.

WE FURTHER ESTABLISH THE BUILDING RESTRICTION LINES AS SHOWN BY THE ST. MARY'S COUNTY ZONING ORDINANCE AND NO HEREBY GRANT AND CONVEY INTO THE BOARD OF COUNTY COMMISSIONERS FOR ST. MARY'S COUNTY, MARYLAND, A BODY POLITICAL AND CORPORATE, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, THE LAND UPON WHICH ARE TO BE CONSTRUCTED THE PUBLIC ROADS, STREETS, SIDEWALKS AND FEES SHOWN HEREON, INCLUDING THE RIGHT-OF-WAY AND EASEMENTS ASSOCIATED THEREWITH, TOGETHER WITH AN EASEMENT FOR PUBLIC USE OVER SUCH ROADS, STREETS, SIDEWALKS AND WALKWAYS.

WE HEREBY GRANT UNTO THE ST. MARY'S COUNTY METROPOLITAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, A RIGHT OF INGRESS AND EGRESS OVER, AND A FEETAL EASEMENT IN THE 10 FOOT EASEMENT (ALONG ALL LOT LINES), AS WELL AS OTHERS THAT MAY BE SHOWN HEREON FOR THE CONSTRUCTION, REPAIR, MAINTENANCE, INSPECTION, AND OPERATION OF PUBLIC WATER AND SEWER FACILITIES.

THE REQUIREMENTS OF THE REGULAR PROPERTY (ARTICLE SECTION 3.08 OF THE ANNOTATED CODE OF MARYLAND AND AS FAR AS IT CONCERNS THE FILING OF THIS PLAN) AND OTHERS REQUIRED THEREIN HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF.

TORAN PARETTI, MANAGING MEMBER PEMBEROKE, LLC. WITNESS _____
GREGORY C. COZZERSHAL, TRUSTEE WITNESS _____
COMMUNITY BANK OF TR-1-COUNTY WITNESS _____
INDIGNITY DEED OF TRUST FEB. 17, 2008, FOLIO 20622

PREPARED BY:
LORENZI, DODDS & GUNNILL, INC.
Engineers-Architects-Surveyors-Planners
3475 Lennawetown Road, Suite 100
Waldorf, Maryland 20602

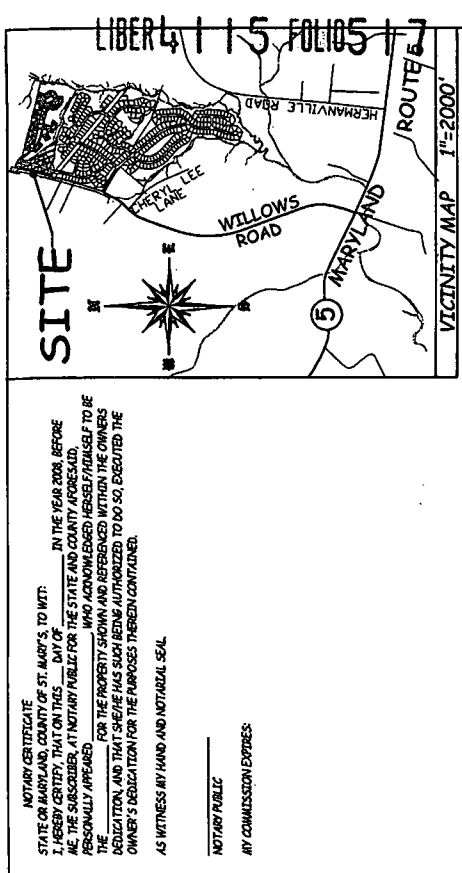
OWNER:
PEMBEROKE, LLC
30069 Business Center Drive
Charlotte Hall, Maryland 20622
C/O John Parlett

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT AND CONFORMS TO THE SPECIFICATIONS THAT THIS IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY PEMBEROKE LLC FROM NORTH THE ST. POOL REO SUB LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 27, 1996 AND RECORDED AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 10A, 112 AT FOLIO 172, AND ALL OF THE LANDS ACQUIRED BY PEMBEROKE LLC FROM SOUTHERN MARYLAND ELECTRIC COOPERATIVE BY DEED DATED MAY 23, 2008 AND AMONG THE LAND RECORDS OF ST. MARY'S COUNTY, MARYLAND IN LIBER 10B, 112 AT FOLIO 402. THE REQUIREMENTS OF SECTION 3.08 OF THE ANNOTATED CODE OF MARYLAND (REAL PROPERTY ARTICLE) AS FAR AS IT CONCERNS THE MAKING OF THE PLAN AND SETTING OF MARKERS REQUIRED THEREIN HAVE BEEN MET AND THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.11.01.012.

DATE _____

KEVIN S. NORRIS
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21115
EXPIRATION DATE: JANUARY 18, 2014



PEMBEROKE PHASE 5

8TH ELECTION DISTRICT

ST. MARY'S COUNTY, MARYLAND

LUGM#07-120-013

STANDARD SUBDIVISION PLAT # 1

PHASE 5

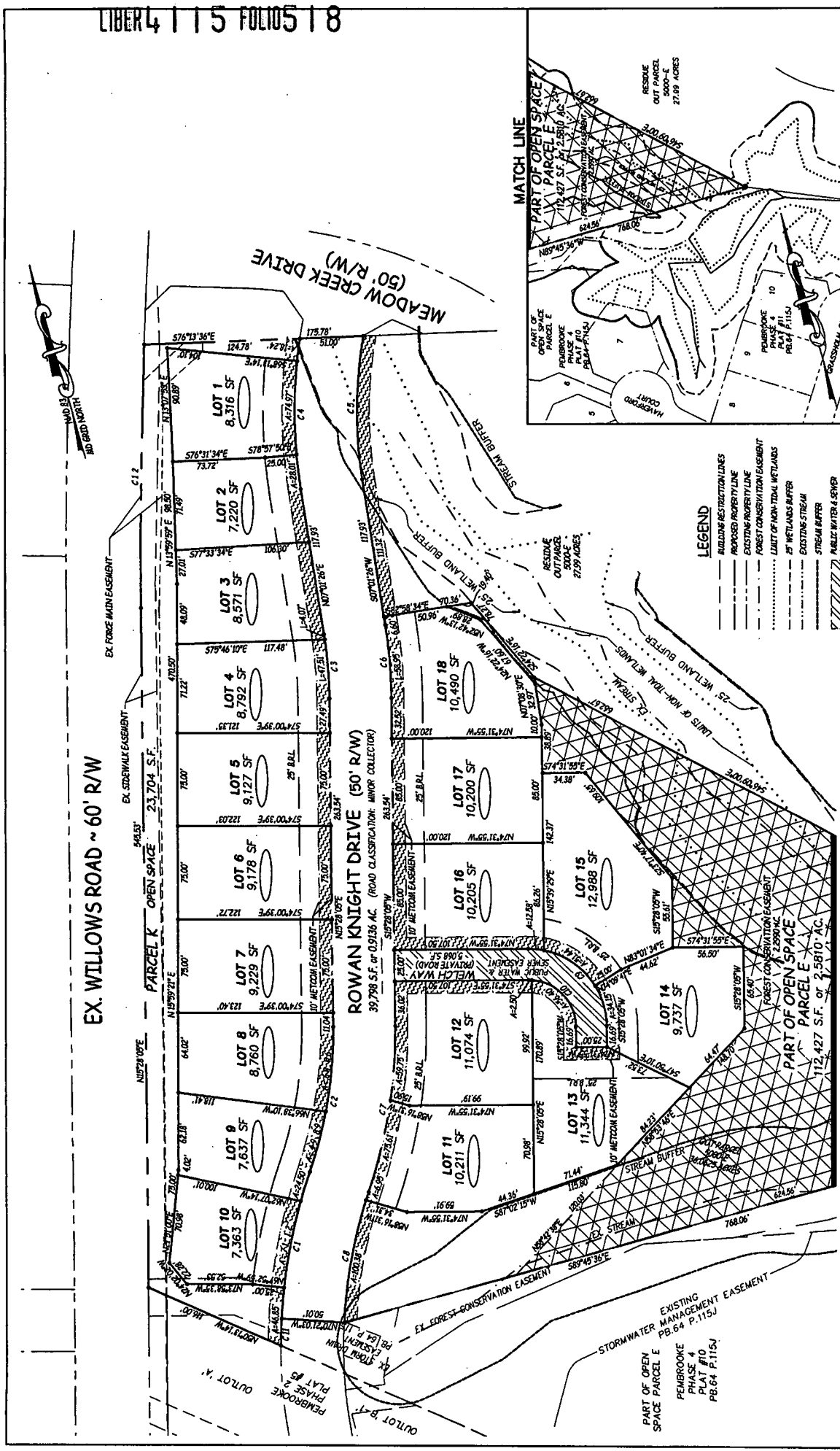
8th Election District - St. Mary's County, Maryland

DATE	BY	RECORD	SCALE
JUN 10, 2012	LORENZI, DODDS, AND GUNNILL	000035-3	NO SCALE

Business-Administrative-Records
WALDORF, MD 20602
Ph: 201-882-5616 Fax: 201-882-5994

1 of 2

LIBER 4 | 15 FOLIOS 18



PEMBROKE
 PHASE 5
 8th Election District - St. Mary's County, Maryland
STANDARD SUBDIVISION PLAT # 2

DATE: July, 2012
 DRAWN BY: JWW
 CHECKED BY: JWW
 CONTRACT: 090202-3
LORENZI, DODDS, AND GUNNILL
 ENGINEERS-ARCHITECTS-PLANNERS
 300 LEE ROAD, SUITE 100
 WALKERSVILLE, MD 20851
 TEL: 301-885-5616 FAX: 301-485-5284

REVISIONS

SCALE 1"=50'

2 of 2



LEGEND

- SOLID LINE: BUILDING RESTRICTION LINES
- DASHED LINE: PROPOSED RESTRICTION LINE
- DOTTED LINE: EXISTING PROPERTY LINE
- LONG DASHED LINE: FOREST CONSERVATION EASEMENT
- SHORT DASHED LINE: LIMIT OF NON-TIDAL WETLANDS
- WAVE LINE: 25' WETLANDS BUFFER
- WAVE LINE WITH DOTS: EXISTING STREAM
- WAVE LINE WITH DASHES: STREAM BUFFER
- WAVE LINE WITH DOTS AND DASHES: PUBLIC WATER & SEWER EASEMENT
- WAVE LINE WITH DOTS AND DASHES AND LONG DASHES: FOREST CONSERVATION EASEMENT
- WAVE LINE WITH DOTS AND DASHES AND LONG DASHES AND SHORT DASHES: 10' METROM EASEMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEADING
C1	430.00'	10°31'14"	120.60'	60.30'	122.21'	125°49'29"W
C2	350.00'	12°27'21"	104.41'	52.20'	107.88'	125°59'45"E
C3	350.00'	8°26'39"	51.58'	25.79'	51.94'	N10°14'46"E
C4	400.00'	17°22'04"	121.91'	60.95'	120.79'	S19°42'28"W
C5	400.00'	18°54'23"	115.69'	58.28'	114.97'	S16°29'38"W
C6	400.00'	8°26'39"	58.95'	29.53'	58.90'	N10°14'46"E
C7	400.00'	17°22'04"	118.36'	59.18'	114.72'	N25°09'45"E
C8	380.00'	16°10'59"	107.33'	53.67'	106.97'	S25°45'56"W
C9	430.00'	2°54'48"	21.87'	10.93'	21.86'	S17°19'51"W
C10	480.00'	2°29'49"	21.31'	10.67'	21.30'	S16°54'10"W

DEPT. OF PUBLIC WORKS & TRANSPORTATION

PLAT DATE: _____

REFERENCE NO.: _____

PLAT APPROVAL DATE: _____

APPROVED: _____

ST. MARY'S COUNTY METROPOLITAN COMA: Approved

ST. MARY'S COUNTY HEALTH DEPARTMENT: Approved

ST. MARY'S COUNTY METROPOLITAN COMA: Director

ST. MARY'S COUNTY HEALTH DEPARTMENT: Health Director

ST. MARY'S COUNTY METROPOLITAN COMA: Chairman

ST. MARY'S COUNTY HEALTH DEPARTMENT: Director, Environmental Health

DOCUMENT VALIDATION

LR - Recording Fee (No Taxes) 20.00
Grantor/Grantee Name: pembroke
llc/pembroke
Reference/Control #: 4115/515 dml
LR - Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 60.00
12/17/2014 01:21
CC18-TJ
#3652218 CC0704 - St Mary's
County/CC07.04.05 -
Register 05

Joan W. Williams, Clerk
Circuit Court for St. Mary's County
PO Box 676
41605 Courthouse Drive
Leonardtown, MD 20650
(301) 475-7844