

Return To: Ronald L. Spahn, Esq.
5401 Twin Knolls Road, Suite 7
Columbia, MD 21045

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF THE WARFIELDS II HOMEOWNERS
ASSOCIATION, INC.**

THIS SECOND AMENDMENT TO DECLARATION of Covenants, Conditions and Restrictions of the Warfields II Homeowners Association, Inc., made by **Kennard Warfield, Jr.** (the "Developer" or the "Declarant"), made this 1st day of October 2012.

WHEREAS, Declarant made, executed and caused to be recorded a Declaration of Covenants, Conditions and Restrictions (the "Declaration") dated the 27th day of February, 2006, recorded among the Land Records of Howard County, Maryland (the "Land Records") in Liber 9990, folio 165, et seq.; and

WHEREAS, under Article IX, Section 3, the Developer retained the right to amend the provisions of the Declaration during the development period, including but not limited to the right of annexation of continuous lands or the de-annexation of land; and

WHEREAS, the development period has not yet finished; and

WHEREAS, included among the Lots subject to the Declaration was Lot 57, known as 14948 Michele Drive, Glenelg, Maryland 21737; and

NOW, THEREFORE, the Developer hereby declares that the Declaration be amended as follows:

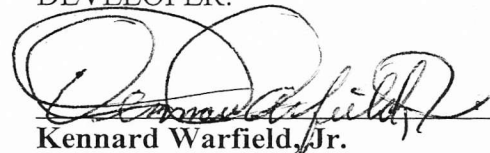
1. Lot 57 of the Warfields II, also known as 14948 Michele Drive, Glenelg, Maryland 21737, is hereby de-annexed from the Warfields II Homeowners Association, Inc., and shall not be in any way affected by the Declaration as to anything that may have occurred prior to the date of this Agreement.
2. All the other terms and conditions of the Declaration remain unchanged.

WITNESS the hands and seals of the parties hereto on the day first above written.

WITNESS:

_____ 

DEVELOPER:

_____  (SEAL)
Kennard Warfield, Jr.

ATTEST:

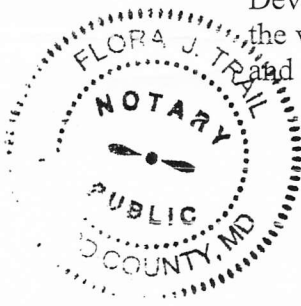
Warfields II Homeowners Association, Inc.

_____ *[Signature]*

By: *[Signature]* (SEAL)
Kennard Warfield, Jr., President

STATE OF MARYLAND, CITY/COUNTY OF Howard, to wit:

I HEREBY CERTIFY that on this 1st day of October, 2012, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Kennard Warfield, Jr.**, the Developer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his act, and in my presence signed and sealed same.



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

[Signature]
Notary Public

My commission expires: 3/2/2014

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 1st day of October, 2012, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Kennard Warfield, Jr.**, known to me or satisfactorily proven to be, and who acknowledged himself to be, the President of **Warfields II Homeowners Association, Inc.**, a Maryland corporation, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the company.



AS WITNESS my hand and notarial seal.

[Signature]
Notary Public

My commission expires: 3/2/2014

THIS INSTRUMENT was prepared by an attorney qualified to practice before the Maryland Court of Appeals.

[Signature]
Ronald L. Spahn, Esquire

LAW OFFICES
SPAHN & BROIDA
5401 TWIN KNOLLS ROAD, SUITE 7
COLUMBIA, MARYLAND 21045

CHARLES J. BROIDA

RONALD L. SPAHN

TEL.: 410-992-9700
410-995-1824
301-596-3157
FAX: 410-964-9018

Date: November 7, 2012

Circuit Court for Howard County
Land Records
9250 Bendix Road
Columbia, MD 21045

RE: Warfields II Homeowners Association, Inc.

Dear Mr./Ms. Clerk:

[X] Enclosed for filing: Second Amendment to Declaration of Covenants, Conditions and Restrictions of the above referenced HOA; original declaration recorded in Liber 9990, folio 165, et seq.

[] Enclosed for service: _____

[X] Enclosed check(s): \$60.00 for recording of same

Thank you for your cooperation and assistance.

Very truly yours,

Kennard
FYE



TEN OAKS PROPERTIES, INC.
14451 TRIADDELPHIA RD
GLENELG, MD 21737
(410) 442-2337

THE COLUMBIA BANK
COLUMBIA, MD 21044
65-233/550

1245

11/2/2012

Pay to the
Order of

CLERK OF THE CIRCUIT COURT

\$ **60.00

Sixty and 00/100*****

Dollars

CLERK OF THE CIRCUIT COURT

[Signature] MP

Recording fee - Lot 57

00 1 24 5 05 500 23 38 06 25 28 50 0 1

© 2005 INTUIT INC. # 145 1-800-433-8810

memo



Warfield Brothers <warfieldbros@gmail.com>

To: **approval for Lot 57, Warfields II**


Ronald L. Spahn <rlspahn@aim.com>
To: warfieldbros@gmail.com

Thu, Aug 30, 2012 at 5:03 PM

Kennard:

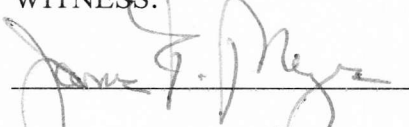
Attached is an "Approval" for Lot 57 which both you and Mary Ellen need to sign, which Ron asked me to send over to you.

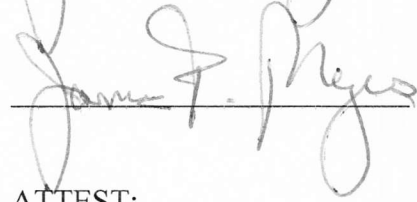
Flora Trail, Ronald Spahn's secretary
410-992-9700

 **Approval of Lot 57, Warfields II HOA.doc**
19K

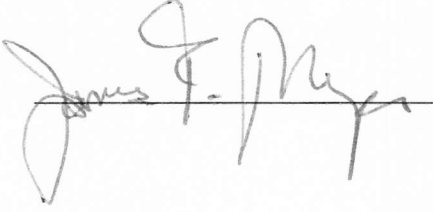
The Warfields II Neighborhood Association hereby approves the house presently located on Lot 57.

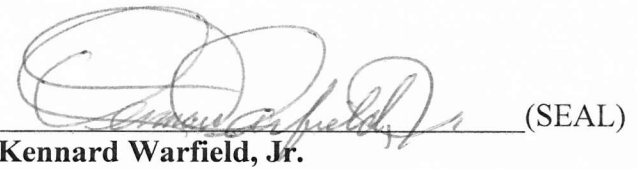
WITNESS:

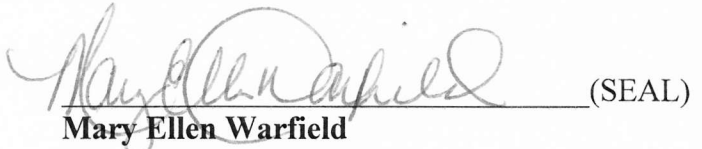




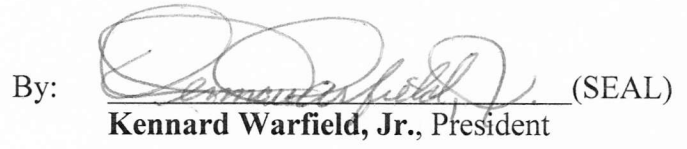
ATTEST:




_____ (SEAL)
Kennard Warfield, Jr.


_____ (SEAL)
Mary Ellen Warfield

TEN OAKS PROPERTIES, INC.

By: 
_____ (SEAL)
Kennard Warfield, Jr., President

Approval of Lot 57, Warfields II HOA