800K 5871 PAGE 096

SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SERVITUDES, AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION is made this 30th day of October, 1992, by BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC., a Maryland corporation (the "Association");

WITNESSETH:

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WHEREAS, the Association is the fee simple owner of that certain parcel of real property and marina facility (collectively referred to herein as the "Marina Property") lying and being in the Second District of Anne Arundel County, Maryland, particularly described as follows: 2 220

> designated as Parcel 1 10000 that parcel "Recreation Area" as shown on the plat of Broadview Estates, Section 10, as recorded # 2012 278 801 100742 among the Land Records of Anne Arundel County, in Plat Book 63, Folio 31, containing in all 1.765 acres of land, more or less.

WHEREAS, the Association is the duly formed and existing Homeowners Association of a certain subdivision lying and being in the Second District of Anne Arundel County, Maryland and known as "Broadview Estates", pursuant to a certain Declaration made by PEMA, Inc., a body corporate of the State of Maryland (the "Declarant"), dated May 5, 1982, and recorded among the Land Records of Anne Arundel County, Maryland in Book 3488, Page 247, as amended by a certain Confirmatory Supplemental Declaration of as amended by a certain Confirmatory Supplemental Declaration of Protective Covenants, Servitudes and Restrictions made by the Surviving Directors of the Declarant, dated December 31, 1986, and recorded among the Land Records of Anne Arundel County, Maryland in Book 4226, Page 241, and by a Supplementary Declaration of Protective Covenants, Servitudes, and Restrictions dated April 6, 1992, and recorded among the Land Records of Anne Arundel County, Maryland (collectively, the "Declaration"), and

WHEREAS, the Association desires to: (i) annex the Marina Property to the real property which has heretofore been subjected to the Declaration, and to subject the Marina Property and any improvements now or hereafter located on the Marina Property to the terms, covenants, conditions and restrictions of the Declaration, which are for the purpose of protecting the value and desirability of the Marina Property and the improvements thereon, and (ii) amend the Declaration to add additional provisions for the efficient

BOOK 5871 FACE 96 - A

management and operation of the Marina Property as provided in this Supplemental Declaration, and

WHEREAS, the Association has obtained the consent of at least two-thirds (2/3) of the Class A Members of the Association to amend the Declaration as provided in this Supplemental Declaration, and the execution and acknowledgement of each such Member is contained on this instrument.

NOW THEREFORE, the Association hereby declares:

Section 1. <u>Definitions</u>. Capitalized terms used and not defined herein shall have the same meaning as in the Declaration.

Annexation. The Marina Property is annexed to Section 2. the real property currently subject to the Declaration, and shall be held, sold and conveyed subject to the easements, restrictions, declarations covenants, and conditions set forth Declaration, as the same are expressly modified herein for the purpose of providing for an efficient scheme of management of the Marina Property, which are for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Marina Property, and which shall run with the Marina Property, and shall be binding upon all parties having any right, title or interest in the Marina Property, or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Marina Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Section 3. Amendment of Declaration. To provide for the efficient management and operation of the Marina Property, the Declaration is hereby amended to add the following additional provisions:

A. Member's Right of Enjoyment. The Marina Property includes, inter alia, a pier (the "Pier") and several boat slips (collectively referred to as the "Boat Slips", and individually referred to as a "Boat Slip"). The Boat Slips and each Boat Slip individually shall not be Common Area and shall not be subject to a general right or easement of enjoyment of all Members of the Association. The balance of the Marina Property (excluding the Boat Slips), including without limitation the Pier, shall be Common Area, and shall be subject to the general right and easement of enjoyment of all Members of the Association as provided in Article IV of the Declaration.

B. Boat Slip Leases. The Association, through its Board of Directors, shall have the authority to enter into from time to time, leases with the Association's Members for the rental of the Boat Slips (collectively referred to as the "Boat Slip Leases", and individually referred to as a "Boat Slip Lease"). The Boat Slip

Leases shall be on such terms and conditions as are acceptable to the Board of Directors of the Association (the "Board of Directors") from time to time.

Each lessee of a Boat Slip must be a Member of the Association. Each Member of the Association who leases a Boat Slip under a Boat Slip Lease shall automatically be a member of the Waterfront Park Committee (the "Waterfront Park Committee").

C. Maintenance of Marina Property. The maintenance, repair and operation of the Pier and Boat Slips shall be borne by the Waterfront Park Committee as provided in the Boat Slip Leases. The general funds of the Association, including without limitation, the Annual Common Area Maintenance Assessments provided for in Article V of the Declaration, shall not be used for maintenance, repair or operation of the Pier or the Boat Slips. The balance of the Marina Property (excluding the Pier and the Boat Slips) shall be maintained, repaired and operated by the Association as a Common Area.

Notwithstanding the foregoing, any Boat Slip or Boat Slips not subject to a Boat Slip Lease, shall be maintained and repaired by the Association as a Common Area; for any such Boat Slip or Boat Slips, the Association shall share in the maintenance, repair and operation of the Pier and Boat Slips on the same basis as each member of the Waterfront Park Committee in accordance with the total number of Common Area Boat Slips. The Board of Directors shall have the authority to designate any Boat Slip or Boat Slips not subject to a Boat Slip Lease as a facility for the benefit, use and enjoyment of all members of the Association, subject to the reasonable rules and regulations established by the Board of Directors, and subject to the Association's continuing right to lease any such Boat Slip from time to time.

<u>D. Management of Marina Property</u>. The Board of Directors shall be empowered to enact reasonable rules and regulations regarding the use, management and operation of the Marina Property, including without limitation, the Pier and the Boat Slips.

The Waterfront Park Committee shall elect, by majority vote of all of its members, a Board of Managers, consisting of three (3) members of the Waterfront Park Committee (the "Waterfront Park Board"). The Waterfront Park Board shall oversee the management and operation of the Pier and the Boat Slips. The duties of the Waterfront Park Board shall include the duty to establish an Annual Budget, Annual Assessments and Special Assessments for the Pier and the Boat Slips for adoption by the Association as provided in the Boat Slips for adoption by the Association as provided in the Boat Slips, and generally to supervise the management and operation of the Pier and Boat Slips. The Waterfront Park Board shall periodically report on the management and operation of the Pier and Boat Slips to the Board of Directors in such form and with

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BOOK 5871 PAGE 97 - A

such frequency as may be reasonably requested by the Board of Directors from time to time. For purposes of this paragraph, each member of the Waterfront Park Committee, including the Association for each Common Area Boat Slip, shall have one (1) vote for each Boat Slip leased. Each member of the Waterfront Park Board shall serve a twelve (12) month term or until his or her successor shall be duly elected and qualified.

Section 4. <u>Miscellaneous</u>. Except as expressly amended herein, the Declaration shall remain in full force and effect, and is hereby ratified and confirmed for all purposes. This Supplemental Declaration may be executed in counterparts, all of which taken together shall be deemed to be one original.

IN WITNESS WHEREOF, the parties hereto affix their hands and seals as of the date first above written.

WITNESS:

BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC.

R

Barnett A. Rattner, President

STATE OF MARYLAND : COUNTY OF County :

I HEREBY CERTIFY that on this 26 day of Oetcher, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett A. Rattner, President of Broadview Estates Community Association, Inc., known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and being authorized to do so, acknowledged the foregoing to be his act and deed in such capacity for the purposes therein contained.

Motary Public emigran

My Commission Expires: 6-7-93

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WITNESS:

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DUANE LODRIGE

331 Broadview Lane

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this day of day of day of leading 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Duane Lodrige and Denise Lodrige, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Publi

BOOK 5871 PAGE 099
NORB REHM 335 Broadview Lane JULIE REHM 335 Broadview Lane
I HEREBY CERTIFY that on this day of Cotche, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Norb Rehm and Julie Rehm, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.
My Commission Expires: 6-1-93 Motary Public

WITNESS:
Norm Maliter
Clem Molecon

BARNETT RATTNER
338 Broadview Lane

FRANCINE RATTNER
338 Broadview Lane

STATE OF MARYLAND COUNTY OF Choules

I HEREBY CERTIFY that on this 26 day of October, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett Rattner and Francine Rattner, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public / Canaga

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Bu sit a. Rather	Che Madell
O Andrick	DENNIS MAKIELSKI 342 Broadview Lane
	PATRICIA MAKIELSKI 342 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this of day of forces and 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Makielski and Patricia Makielski, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public John

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	JOSEPH FOLEA
(b) b 10/11	344 Broadview Lane
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	MARY JO FOLEY
	344 Broadwiew Lane

STATE OF MARYLAND COUNTY OF Clark

I HEREBY CERTIFY that on this 1 day of 10000, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Foley and Mary Jo Foley, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

BOOK 5871 PAGE 104		
Banett (i Puttur	in land	
Ou thatish	RICHARD LEUPOLD 348 Broadview Lane	
	KAREN LEUPOLD 348/Broadview Lane	

STATE OF MARYLAND COUNTY OF Chadeo

I HEREBY CERTIFY that on this 5 day of hare in 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Richard Leupold and Karen Leupold, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

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	KATHY FOX
	349 Broadview Lane
STATE OF MARYLAND	

STATE OF MARYLAND COUNTY OF

Motary Public

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Cantralando	CHRISTIAN VON KERCZEK 350 Broadview Lane Sheda von Herciek
	SHEILA VON KERCZEK (350 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 10 day of 10ce, to, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Christian Von Kerczek and Sheila Von Kerczek, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

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WITNESS:	A Commence of the Commence of
De Ande GG	ROBERT SHOEMAKER 351 Broadview Lane
- July Commercial	NANCY SHOEMAKER 351 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this day of hereby, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert Shoemaker and Nancy Shoemaker, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained. purposes therein contained. Motary Public Dungain

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BOOK 5871 PAGE 108

WITNESS:	
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\bigcirc	MICHAEL EVANS
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	CINDY EVANS
	353 Broadview Lane
STATE OF MARYLAND	
COUNTY OF Chailes	47
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I HEREBY CERTIFY that on this 24 day of Later, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Michael Evans and Cindy Evans, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Lings.

Bunito a Latting	EKalia
De Hulende	STEPHEN KILLIAN 354 Broadview Lane CEKULLULUL
	CHRISTINE KILLIAN 354 Broadview Lane

STATE OF MARYLAND
COUNTY OF Charles

I HEREBY CERTIFY that on this 5th day of flower 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Killian and Christine Killian, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Motary Public

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	DAVID HARMAN
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	BARBARA HARMAN
	360 Broadview Lane
before me, a Notary Public in	nis 19th day of Madentus, 1992, and for the State and County
	David Harman and Barbara Harman,
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	instrument, and acknowledged the deed for the purposes therein
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My Commission Expires 4-1-93	

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ala Melle
JOHN SULLIVAN
364 Broadview Lane
Tatricia x bullion
PAT SULLIVAN
364 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this /3 day of //occolo, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared John Sullivan and Pat Sullivan, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Curgo

Tangt U. Rotas

FRED MANHARTSBERGER 368 Broadview Lane

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this lorday of lorday 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Fred Manhartsberger, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be his act and deed for the purposes therein contained.

Motary Public

BOOK 5871 PAGE 113 WITNESS: DAVID TAYLOR 374 Broadview Lane NSTAGEN Nike, Taylor

MARYLAND STATE OF COUNTY OF Charles

I HEREBY CERTIFY that on this day of roles County before me, a Notary Public and aforesaid, personally appeared David Taylor, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be his act and deed for the purposes therein contained.

Notary Public

My Commission Expires:

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	JOHN JR. NEWCOMB
\mathcal{C}	376 Broadview Lane
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	ELIZABETH A. NEWCOMB
	376 Broadview Lane
STATE OF MARYLAND COUNTY OF Charles	
I HEREBY CERTIFY that on this before me, a Notary Public in aforesaid, personally appeared Jonewcomb, known to me or satisfact whose names are affixed to acknowledged the foregoing to be purposes therein contained.	ohn R. Newcomb and Elizabeth A. torily proven to be the persons the foregoing instrument, and
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	Notary Public Keniga
My Commission Expires: 6-1-93	

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STATE OF MARYLAND COUNTY OF Charles	
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are affixed to the foregoing i	nstrument, and acknowledged the
foregoing to be their act and contained.	deed for the purposes therein
contained.	10 110
	Notary Public
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My Commission Expires: 6-1-19	<u>23</u>

BOOK 5871 PAGE	116
WITNESS)	The first
Valentra Recial-	RICHARD GROTON 2804 Broadview Terrace
	ANN GROTON 2804 Broadview Terrace

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this 17th day of 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Richard Groton and Ann Groton, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

WITNESS:	10K 5871 PAGE 117
Bundt a Katt	Leboal / Kuta
	DEBBIE KUBA
	2806 Broadview Terrace

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 13th day of 1/2027 for 1992,

Notary Public in and for the State and County

Debbie Kuba, known to me or before me, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Kuba, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be her act and deed for the purposes therein contained. yotary Public

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	2808 Riva Road
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	BECKY TEMPLE
	2808 Riva Road
STATE OF MARYLAND COUNTY OF Charles	
before me, a Notary Public in aforesaid, personally appeared Davi to me or satisfactorily proven to affixed to the foregoing instrument to be their act and deed for the p	id Temple and Becky Temple, known be the persons whose names are , and acknowledged the foregoing
My Commission Expires: <u>(-1-93</u>	

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WITNESS:
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STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this 5th day of froces here, 1992 before me, a Notary Public in and for the State and County
before me, a Notary Public in and for the State and County
aforesaid, personally appeared <u>fatricia</u> Sidwell
known to me or satisfactorily proven to be the persons whose names
are affixed to the foregoing instrument, and acknowledged the
foregoing to be their act and deed for the purposes therein contained.
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my Commission Expires: 67-93

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STATE OF MARYLAND COUNTY OF Coules	
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are affixed to the foregoing inst foregoing to be their act and de contained.	eed for the purposes therein
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My Commission Expires: $6-1-93$	<u> </u>

BOOK 5871 PAGE 121	
WITNESS:	- -
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STATE OF MARYLAND COUNTY OF Charles	
I HEREBY CERTIFY that on this 23 day of fine place, 199 before me, a Notary Public in and for the State and Couraforesaid, personally appeared Andread Shaper of Angliance, and known to me or satisfactorily proven to be the persons whose nare affixed to the foregoing instrument, and acknowledged	<u> </u> , mes
foregoing to be their act and deed for the purposes there contained.	
Notary Public	

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STATE OF MARYLAND, COUNTY OF Charles
I HEREBY CERTIFY that on this 230 day of Caraly, 1992,
before me, a Notary Public in and for the State and County aforesaid, personally appeared $\varrho_{ob-r} + \varrho_{oc} = \varrho_{ob-r} + \varrho_{oc} = \varrho_{ob-r} = $
known to me or satisfactorily proven to be the persons whose names
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Notary Public
My Commission Expires: $6-1-23$

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STATE OF MARYLAND COUNTY OF Carles	
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known to me or satisfactorily provare affixed to the foregoing in foregoing to be their act and contained.	strument, and acknowledged the deed for the purposes therein
	Notary Public
	Notary Public
My Commission Expires: 1-9	<u>3</u>

800K 58	71 PAGE 124
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Den Attaleno C	Lehn N. Slohm
COUNTY OF Charles	
before me, a Notary Public aforesaid, personally appeared	in and for the State and County Thomas & Lahni Klohn
known to me or satisfactorily are affixed to the foregoing	proven to be the persons whose names instrument, and acknowledged the and deed for the purposes therein
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STATE OF MARYLAND		
COUNTY OF Charles		
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After flatas !	Nederl B Space Charle

STATE OF MARYLAND COUNTY OF Chades

I HEREBY CERTIFY that on this Ab day of Colour, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Harry & Sandra Fourtered, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

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Bruch G. Rathis	and the second s
Sentroling -	Janes M hade
STATE OF WARVIAND	

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this day of the State and County aforesaid, personally appeared Mark to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

WITNESS:	11. 11. 11. 11.
Daniett le Rattur	Mary fire Hamilton
Chen Stratulos	2810 Broduce June
STATE OF MARYLAND COUNTY OF Charles	
T MEDDEN GERMIEV that on thi	a Dunter of March Less 1992
I HEREBY CERTIFY that on thi before me, a Notary Public in	and for the State and County
aforesaid, personally appeared //	and Jak Hamilton
known to me or satisfactorily pro	ven to be the persons whose names
are affixed to the foregoing i	nstrument, and acknowledged the
foregoing to be their act and contained.	deed for the purposes therein
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	Justine It Inigar
	Notary Public Lingon
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My Commission Expires: 6-/-	<u>/_3</u>

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BOOK 58	71 PAGE 129
taus it of fatter	Carl B. Kakley
Juntalian-	Huy P. Killer
STATE OF MARYLAND COUNTY OF Charles	

I HEREBY CERTIFY that on this and for the State and County before me, a Notary Public in and for the State and County aforesaid, personally appeared Canal to Harry Kahler, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Motary Public

 De Ball' Sen thouse
STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this $\frac{19}{2}$ day of $\frac{1}{1}$ day of $\frac{1}{2}$
yes me I fait
Notary Public

WITNESS:	11/1/2
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Den Middle	Alva Cina
STATE OF MARYLAND COUNTY OF Charles	
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I HEREBY CERTIFY that on this $\frac{f^2}{2}$	day of //200/2014 1992,
before me, a Notary Public in and	d for the State and County
aforesaid, personally appeared Murcs known to me or satisfactorily proven	to be the persons whose person
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contained.	
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STATE OF MARYLAND COUNTY OF Charles	
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My Commission Expires: /-/-

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WITNESS: Parte August to Me
STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this 25 day of 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared 1992, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.
My Commission Expires: 6-1-93
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WITNESS:	
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Sen Addison	1. 17
STATE OF MARYLAND	
COUNTY OF Charles	, , , ,
I HEREBY CERTIFY that on thi	s 23 day of October 1992,
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known to me or satisfactorily pro are affixed to the foregoing i	
foregoing to be their act and	
contained.	- ·
	Notary Public
	Notary Public
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My Commission Expires: 6-1-9	<u>.J.</u> _

WITNESS: BOOK 5871 PAGE	199
WITNESS: BOOK 30.	12
Barrett Cy. Kathey	1 de la delición de la constante de la constan
San Attaliate	Maring
STATE OF MARYLAND COUNTY OF Charles	
before me, a Notary Public in aforesaid, personally appeared D	is 3th day of Monteur 1992, and for the State and County
are affixed to the foregoing	oven to be the persons whose names instrument, and acknowledged the deed for the purposes therein
	Notary Public
My Commission Expires: 6-/-	93

Danet A. Patha,	X allet Jagger
STATE OF MARYLAND COUNTY OF Charles	
I HEREBY CERTIFY that on this before me, a Notary Public in aforesaid, personally appeared Athenown to me or satisfactorily proveare affixed to the foregoing inforegoing to be their act and contained.	en to be the persons whose names strument, and acknowledged the
	Notary Public
My Commission Expires: $6-7-93$	

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BOOK 5871 PAGE	137
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COUNTY OF	.1
before me, a Notary Public in aforesaid, personally appeared θ_{*} .	and & Marcha Starsman
known to me or satisfactorily proverse affixed to the foregoing in	en to be the persons whose names strument, and acknowledged the
foregoing to be their act and contained.	deed for the purposes therein
contained.	11 1/2
	Notary Public
My Commission Expires: 6-1-9	

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STATE OF MARYLAND COUNTY OF Anne Arundel

I HEREBY CERTIFY that on this 4th day of November, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Ronald R. Cameron, M.D. & Victoria, E. Camero known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public - Kathy D. Babbis

My Commission Expires:

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STATE OF MARYLAND COUNTY OF Charles	
before me, a Notary Public aforesaid, personally appeared	this 33 day of Manager, 1992, in and for the State and County
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foregoing to be their act a contained.	and deed for the purposes therein
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	Motary Public /

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STATE OF MARYLAND COUNTY OF Locke	
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My Commission Expires: 6-1-8	<u>3</u>

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STATE OF MARYLAND
COUNTY OF Charles

I HEREBY CERTIFY that on this 19th day of 1000 the 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared 2000 to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Lauren-

My Commission Expires: $\sqrt{-1-9.3}$

RETURNIO PATRICIA MAKIELIKI 342 BRIDGEL LAND ANNAPOLIS MD 21401

800K 5871 PAGE 096

SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SERVITUDES, AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION is made this 30th day of October, 1992, by BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC., a Maryland corporation (the "Association");

WITNESSETH:

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WHEREAS, the Association is the fee simple owner of that certain parcel of real property and marina facility (collectively referred to herein as the "Marina Property") lying and being in the Second District of Anne Arundel County, Maryland, particularly described as follows: 2 220

> designated as Parcel 1 10000 that parcel "Recreation Area" as shown on the plat of Broadview Estates, Section 10, as recorded # 2012 278 801 100742 among the Land Records of Anne Arundel County, in Plat Book 63, Folio 31, containing in all 1.765 acres of land, more or less.

WHEREAS, the Association is the duly formed and existing Homeowners Association of a certain subdivision lying and being in the Second District of Anne Arundel County, Maryland and known as "Broadview Estates", pursuant to a certain Declaration made by PEMA, Inc., a body corporate of the State of Maryland (the "Declarant"), dated May 5, 1982, and recorded among the Land Records of Anne Arundel County, Maryland in Book 3488, Page 247, as amended by a certain Confirmatory Supplemental Declaration of as amended by a certain Confirmatory Supplemental Declaration of Protective Covenants, Servitudes and Restrictions made by the Surviving Directors of the Declarant, dated December 31, 1986, and recorded among the Land Records of Anne Arundel County, Maryland in Book 4226, Page 241, and by a Supplementary Declaration of Protective Covenants, Servitudes, and Restrictions dated April 6, 1992, and recorded among the Land Records of Anne Arundel County, Maryland (collectively, the "Declaration"), and

WHEREAS, the Association desires to: (i) annex the Marina Property to the real property which has heretofore been subjected to the Declaration, and to subject the Marina Property and any improvements now or hereafter located on the Marina Property to the terms, covenants, conditions and restrictions of the Declaration, which are for the purpose of protecting the value and desirability of the Marina Property and the improvements thereon, and (ii) amend the Declaration to add additional provisions for the efficient

BOOK 5871 FACE 96 - A

management and operation of the Marina Property as provided in this Supplemental Declaration, and

WHEREAS, the Association has obtained the consent of at least two-thirds (2/3) of the Class A Members of the Association to amend the Declaration as provided in this Supplemental Declaration, and the execution and acknowledgement of each such Member is contained on this instrument.

NOW THEREFORE, the Association hereby declares:

Section 1. <u>Definitions</u>. Capitalized terms used and not defined herein shall have the same meaning as in the Declaration.

Annexation. The Marina Property is annexed to Section 2. the real property currently subject to the Declaration, and shall be held, sold and conveyed subject to the easements, restrictions, declarations covenants, and conditions set forth Declaration, as the same are expressly modified herein for the purpose of providing for an efficient scheme of management of the Marina Property, which are for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Marina Property, and which shall run with the Marina Property, and shall be binding upon all parties having any right, title or interest in the Marina Property, or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Marina Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Section 3. Amendment of Declaration. To provide for the efficient management and operation of the Marina Property, the Declaration is hereby amended to add the following additional provisions:

A. Member's Right of Enjoyment. The Marina Property includes, inter alia, a pier (the "Pier") and several boat slips (collectively referred to as the "Boat Slips", and individually referred to as a "Boat Slip"). The Boat Slips and each Boat Slip individually shall not be Common Area and shall not be subject to a general right or easement of enjoyment of all Members of the Association. The balance of the Marina Property (excluding the Boat Slips), including without limitation the Pier, shall be Common Area, and shall be subject to the general right and easement of enjoyment of all Members of the Association as provided in Article IV of the Declaration.

B. Boat Slip Leases. The Association, through its Board of Directors, shall have the authority to enter into from time to time, leases with the Association's Members for the rental of the Boat Slips (collectively referred to as the "Boat Slip Leases", and individually referred to as a "Boat Slip Lease"). The Boat Slip

Leases shall be on such terms and conditions as are acceptable to the Board of Directors of the Association (the "Board of Directors") from time to time.

Each lessee of a Boat Slip must be a Member of the Association. Each Member of the Association who leases a Boat Slip under a Boat Slip Lease shall automatically be a member of the Waterfront Park Committee (the "Waterfront Park Committee").

C. Maintenance of Marina Property. The maintenance, repair and operation of the Pier and Boat Slips shall be borne by the Waterfront Park Committee as provided in the Boat Slip Leases. The general funds of the Association, including without limitation, the Annual Common Area Maintenance Assessments provided for in Article V of the Declaration, shall not be used for maintenance, repair or operation of the Pier or the Boat Slips. The balance of the Marina Property (excluding the Pier and the Boat Slips) shall be maintained, repaired and operated by the Association as a Common Area.

Notwithstanding the foregoing, any Boat Slip or Boat Slips not subject to a Boat Slip Lease, shall be maintained and repaired by the Association as a Common Area; for any such Boat Slip or Boat Slips, the Association shall share in the maintenance, repair and operation of the Pier and Boat Slips on the same basis as each member of the Waterfront Park Committee in accordance with the total number of Common Area Boat Slips. The Board of Directors shall have the authority to designate any Boat Slip or Boat Slips not subject to a Boat Slip Lease as a facility for the benefit, use and enjoyment of all members of the Association, subject to the reasonable rules and regulations established by the Board of Directors, and subject to the Association's continuing right to lease any such Boat Slip from time to time.

<u>D. Management of Marina Property</u>. The Board of Directors shall be empowered to enact reasonable rules and regulations regarding the use, management and operation of the Marina Property, including without limitation, the Pier and the Boat Slips.

The Waterfront Park Committee shall elect, by majority vote of all of its members, a Board of Managers, consisting of three (3) members of the Waterfront Park Committee (the "Waterfront Park Board"). The Waterfront Park Board shall oversee the management and operation of the Pier and the Boat Slips. The duties of the Waterfront Park Board shall include the duty to establish an Annual Budget, Annual Assessments and Special Assessments for the Pier and the Boat Slips for adoption by the Association as provided in the Boat Slip Leases, supervise the repair and maintenance of the Pier and Boat Slips, and generally to supervise the management and operation of the Pier and Boat Slips. The Waterfront Park Board shall periodically report on the management and operation of the Pier and Boat Slips to the Board of Directors in such form and with

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BOOK 5871 PAGE 97 - A

such frequency as may be reasonably requested by the Board of Directors from time to time. For purposes of this paragraph, each member of the Waterfront Park Committee, including the Association for each Common Area Boat Slip, shall have one (1) vote for each Boat Slip leased. Each member of the Waterfront Park Board shall serve a twelve (12) month term or until his or her successor shall be duly elected and qualified.

Section 4. Miscellaneous. Except as expressly amended herein, the Declaration shall remain in full force and effect, and is hereby ratified and confirmed for all purposes. This Supplemental Declaration may be executed in counterparts, all of which taken together shall be deemed to be one original.

IN WITNESS WHEREOF, the parties hereto affix their hands and seals as of the date first above written.

WITNESS:

BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC.

By: Damett (f. KathersEAL)
Barnett A. Rattner, President

STATE OF MARYLAND :

I HEREBY CERTIFY that on this 26 day of Oetcher, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett A. Rattner, President of Broadview Estates Community Association, Inc., known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and being authorized to do so, acknowledged the foregoing to be his act and deed in such capacity for the purposes therein contained.

yotary Public emigran

WITNESS:

Bunet Ce. Ruttag

DUANE LODRICE
331 Broadview Lane

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this for day of for the State and County aforesaid, personally appeared Duane Lodrige and Denise Lodrige, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

BOOK 5871 PAGE 099
NORB REHM 335 Broadview Lane JULIE REHM 335 Broadview Lane
I HEREBY CERTIFY that on this day of Cotche, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Norb Rehm and Julie Rehm, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.
My Commission Expires: 6-1-93 Motary Public

WITNESS:
- Allen Malure
blem Molars-
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BARNETT RATTNER 338 Broadview Lane

FRANCINE RATTNER
338 Broadview Lane

STATE OF MARYLAND COUNTY OF Chocks

I HEREBY CERTIFY that on this 26 day of October, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett Rattner and Francine Rattner, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

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STATE OF MARYLAND COUNTY OF Charles
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aforesaid, personally appeared Gare & Gretches Hobbierite - ,
known to me or satisfactorily proven to be the persons whose names
are affixed to the foregoing instrument, and acknowledged the
foregoing to be their act and deed for the purposes therein contained.
Motary Public
Notary Public

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Bu sit a. Rather	Che Madell
O Andrick	DENNIS MAKIELSKI 342 Broadview Lane
	PATRICIA MAKIELSKI 342 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this of day of forces and 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Makielski and Patricia Makielski, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public John

300K 5871 PAGE 103

WITNESS:	
Daniel al Cattar	16 Ment State
6000	JOSEPH FOLEM 344 Broadview Lane
Sem thrown	Many Jon France
	MARY JO FOLEY

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 1 day of 10000, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Foley and Mary Jo Foley, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

My Commission Expires: $\ell = 1 - 73$

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WITNESS: Ba. ett (Ruttur	· Lul . Lul
Ou that Is	RICHARD LEUPOLD 348 Broadview Lane
	KAREN LEUPOLD 348/Broadview Lane

STATE OF MARYLAND COUNTY OF Chadeo

I HEREBY CERTIFY that on this 5 day of like in large 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Richard Leupold and Karen Leupold, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

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	FRANK FOX
CICY DO	349 Broadview Lane
Sem Marion	Faither .
	KATHY FOX
	349 Broadview Lame
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STATE OF MARYLAND COUNTY OF

Motary Public

800K 5871 PAGE 106

Banet Cle Rather	Quaishan von Herrick
Cantralando	CHRISTIAN VON KERCZEK 350 Broadview Lane Sheda von Herciek
	SHEILA VON KERCZEK (350 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 10 day of 10ce, to, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Christian Von Kerczek and Sheila Von Kerczek, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

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WITNESS:	A Commence of the Commence of
De Ande GG	ROBERT SHOEMAKER 351 Broadview Lane
- July Commercial	NANCY SHOEMAKER 351 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this day of hereby, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert Shoemaker and Nancy Shoemaker, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained. purposes therein contained. Motary Public Dungain

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BOOK 5871 PAGE 108

WITNESS:	
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\bigcirc	MICHAEL EVANS
OX V MAL	353 Broadview Lane
Clin Halus 2	
	CINDY EVANS
	353 Broadview Lane
STATE OF MARYLAND	
COUNTY OF Chailes	
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I HEREBY CERTIFY that on this 24 day of Later, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Michael Evans and Cindy Evans, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Lings.

Bunito a Latting	EKalia
De Hulende	STEPHEN KILLIAN 354 Broadview Lane CEKULLULUL
	CHRISTINE KILLIAN 354 Broadview Lane

STATE OF MARYLAND
COUNTY OF Charles

I HEREBY CERTIFY that on this 5th day of flower 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Killian and Christine Killian, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

300K 5871 PAGE 110

WITNESS:	$\mathcal{L}_{\mathcal{L}} \cdot \mathcal{L}_{\mathcal{L}} \cdot \mathcal{L}_{\mathcal{L}}$
Walnut M. Bana	David Carrie
	DAVID HARMAN
S of the second	360 Broadview Lane
Pollet & Mario France	Bullion Clarace
	BARBARA HARMAN
	360 Broadview Lane
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	David Harman and Barbara Harman,
	oven to be the persons whose names
	instrument, and acknowledged the deed for the purposes therein
contained.	Notary Public
1 1 0	Notary Public
My Commission Expires 4-1-93	

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ala Melle
JOHN SULLIVAN
364 Broadview Lane
Tatricia x bullion
PAT SULLIVAN
364 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this /3 day of //occolo, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared John Sullivan and Pat Sullivan, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Curgo

Tangt U. Rotas

FRED MANHARTSBERGER 368 Broadview Lane

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this lorday of lorday 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Fred Manhartsberger, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be his act and deed for the purposes therein contained.

Motary Public

BOOK 5871 PAGE 113 WITNESS: DAVID TAYLOR 374 Broadview Lane NSTAGEN Nike, Taylor

MARYLAND STATE OF COUNTY OF Charles

I HEREBY CERTIFY that on this 1/2 day of 1/20/2012 County before me, a Notary Public and aforesaid, personally appeared David Taylor, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be his act and deed for the purposes therein contained.

Notary Public

My Commission Expires:

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	JOHN JR. NEWCOMB
\mathcal{C}	376 Broadview Lane
lem thousands	Elizabe include a
	ELIZABETH A. NEWCOMB
	376 Broadview Lane
STATE OF MARYLAND COUNTY OF Charles	
I HEREBY CERTIFY that on this before me, a Notary Public in aforesaid, personally appeared Jonewcomb, known to me or satisfact whose names are affixed to acknowledged the foregoing to be purposes therein contained.	ohn R. Newcomb and Elizabeth A. torily proven to be the persons the foregoing instrument, and
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	Notary Public Keniga
My Commission Expires: 6-1-93	

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STATE OF MARYLAND COUNTY OF	
I HEREBY CERTIFY that on thi	s 9th day of Morianter, 1992,
	and for the State and County
aforesaid, personally appeared	oven to be the persons whose names
are affixed to the foregoing i	nstrument, and acknowledged the
foregoing to be their act and contained.	deed for the purposes therein
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	Notary Public Sugar
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My Commission Expires: 6-1-	<u>73</u>

BOOK 5871 PAGE	116
WITNESS)	The first
Valentra Recial-	RICHARD GROTON 2804 Broadview Terrace
	ANN GROTON 2804 Broadview Terrace

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this 17th day of 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Richard Groton and Ann Groton, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

WITNESS:	10K 5871 PAGE 117
Bundt C. Katt	Leboal / Kuta
	DEBBIE KUBA
	2806 Broadview Terrace

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 13th day of 1/2027 for 1992,

Notary Public in and for the State and County

Debbie Kuba, known to me or before me, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Kuba, known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and acknowledged the foregoing to be her act and deed for the purposes therein contained. yotary Public

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	DAVID TEMPLE
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, , , , , , , , , , , , , , , , , , , ,	BECKY TEMPLE
	2808 Riva Road
before me, a Notary Public in aforesaid, personally appeared Davi to me or satisfactorily proven to affixed to the foregoing instrument to be their act and deed for the p	d Temple and Becky Temple, known be the persons whose names are , and acknowledged the foregoing
	Notary Public
My Commission Expires: 6-1-93	<i>O</i>

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WITNESS:
Banett Al. Rather Janier E. Sidwell
An And Ma
STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this 5th day of froces here, 1992 before me, a Notary Public in and for the State and County
before me, a Notary Public in and for the State and County
aforesaid, personally appeared <u>fatricia</u> Sidwell
known to me or satisfactorily proven to be the persons whose names
are affixed to the foregoing instrument, and acknowledged the
foregoing to be their act and deed for the purposes therein contained.
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Motary Public
my Commission Expires: 67-93

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STATE OF MARYLAND COUNTY OF Coules	
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	Notary Public

BOOK 5871 PAGE 121	
WITNESS:	- -
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STATE OF MARYLAND COUNTY OF Charles	
I HEREBY CERTIFY that on this 23 day of fine place, 199 before me, a Notary Public in and for the State and Couraforesaid, personally appeared Andread Shaper of Angliance, and known to me or satisfactorily proven to be the persons whose nare affixed to the foregoing instrument, and acknowledged	<u> </u> , mes
foregoing to be their act and deed for the purposes there contained.	
Notary Public	

WITNESS:
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Suntalus & south dad
STATE OF MARYLAND, COUNTY OF Charles
I HEREBY CERTIFY that on this 230 day of Caraly, 1992,
before me, a Notary Public in and for the State and County aforesaid, personally appeared $\varrho_{ob-r} + \varrho_{oc} = \varrho_{ob-r} + \varrho_{oc} = \varrho_{ob-r} = $
known to me or satisfactorily proven to be the persons whose names
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Notary Public , gar
Notary Public
My Commission Expires: $6-1-23$

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STATE OF MARYLAND COUNTY OF Concles	
I HEREBY CERTIFY that on this before me, a Notary Public in aforesaid, personally appeared &	Palter Lockhur L
known to me or satisfactorily provare affixed to the foregoing in foregoing to be their act and contained.	strument, and acknowledged the deed for the purposes therein
	Notary Public
	Notary Public
My Commission Expires: 1-9	<u>3</u>

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Dunett C. Ruthy	Though robin
Den Attaleno C	Lehn N. Slohm
COUNTY OF Charles	
before me, a Notary Public aforesaid, personally appeared	in and for the State and County Thomas & Lahni Klohn
known to me or satisfactorily are affixed to the foregoing	proven to be the persons whose names instrument, and acknowledged the and deed for the purposes therein
contained.	
	Notary Public
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My Commission Expires: 6-/-	93

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	Section Section	5.04
	Surger of Alberta	
STATE OF MARYLAND		
COUNTY OF Charles		
I HEREBY CERTIFY that on this before me, a Notary Public in a	24 day of On	Faki - 1992.
before me, a Notary Public in a	and for the Stat	and County
		e and country
aforesaid, personally appeared <u>San</u>	sa & Hyo Doh	— and country
aforesaid, personally appeared <u>Say</u> known to me or satisfactorily prove	en to be the person	ns whose names
known to me or satisfactorily prove are affixed to the foregoing ins	en to be the person trument, and ack	ns whose names nowledged the
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STATE OF MARYLAND COUNTY OF Chades

I HEREBY CERTIFY that on this Ab day of Colour, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Harry & Sandra Fourtered, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

WITNESS: 800K 38 (LYADE 12
Bruch G. Rathis	and the second s
Sentroling -	Janes M hade
STATE OF WARVIAND	

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this day of the State and County aforesaid, personally appeared Mark to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

WITNESS:	11. 11. 11. 11.
Daniett le Rattur	Mary fire Hamilton
Chen Stratulos	2810 Broduce June
STATE OF MARYLAND COUNTY OF Charles	
T MEDERAL GERMIEV that on this	a Dunter of March Less 1992
I HEREBY CERTIFY that on thi before me, a Notary Public in	and for the State and County
aforesaid, personally appeared //	and Jak Hamilton
known to me or satisfactorily pro	ven to be the persons whose names
are affixed to the foregoing i	nstrument, and acknowledged the
foregoing to be their act and contained.	deed for the purposes therein
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	Justine It Iman
	Notary Public Lingon
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My Commission Expires: 6-/-	<u>/_3</u>

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BOOK 58	71 PAGE 129
taus it of fatter	Carof B. Kakley
Juntalion-	Huy R. Killer
STATE OF MARYLAND COUNTY OF Charles	

I HEREBY CERTIFY that on this and for the State and County before me, a Notary Public in and for the State and County aforesaid, personally appeared Canal to Harry Kahler, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Motary Public

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STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this $\frac{19}{2}$ day of $\frac{1}{1}$ day of $\frac{1}{2}$
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Notary Public

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My Commission Expires:	

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Motary Public Lewigo.

My Commission Expires: /-/-

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WITNESS: Parte August to Me
STATE OF MARYLAND COUNTY OF Charles
I HEREBY CERTIFY that on this 25 day of 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared 1992, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.
My Commission Expires: 6-1-93
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WITNESS:	
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STATE OF MARYLAND	
COUNTY OF Charles	, , , ,
I HEREBY CERTIFY that on thi	s 23 day of October 1992,
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	Notary Public
	Notary Public
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WITNESS: BOOK 5871 PAGE	199
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STATE OF MARYLAND COUNTY OF Charles	
before me, a Notary Public in aforesaid, personally appeared D	is 3th day of Monteur 1992, and for the State and County
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My Commission Expires: 6-/-	93

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STATE OF MARYLAND COUNTY OF Charles			
I HEREBY CERTIFY that on this 38 day of Ontology, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Albert + Notary 120225, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.			
My Commission Expires: 6-1-93	ry Public		

BOOK 5871 PAG	E 137
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COUNTY OF COUNTY OF	
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contained.	
	Notary Public
My Commission Expires: 6-1-5	

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STATE OF MARYLAND COUNTY OF Anne Arundel

I HEREBY CERTIFY that on this 4th day of November, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Ronald R. Cameron, M.D. & Victoria, E. Camero known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public - Kathy D. Babbis

My Commission Expires:

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STATE OF MARYLAND COUNTY OF Charles	
before me, a Notary Public aforesaid, personally appeared	this 33 day of Manager, 1992, in and for the State and County
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My Commission Expires: 6-1-8	<u>3</u>

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STATE OF MARYLAND
COUNTY OF Charles

I HEREBY CERTIFY that on this 19th day of 1000 the 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared 2000 to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public Lauren-

My Commission Expires: $\sqrt{-1-9.3}$

RETURNIO PATRICIA MAKIELIKI 342 BRIDGEL LAND ANNAPOLIS MD 21401

800K 5871 PAGE 096

SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SERVITUDES, AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION is made this 30th day of October, 1992, by BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC., a Maryland corporation (the "Association");

WITNESSETH:

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WHEREAS, the Association is the fee simple owner of that certain parcel of real property and marina facility (collectively referred to herein as the "Marina Property") lying and being in the Second District of Anne Arundel County, Maryland, particularly described as follows: 2 220

> designated as Parcel 1 10000 that parcel "Recreation Area" as shown on the plat of Broadview Estates, Section 10, as recorded # 2012 278 801 100742 among the Land Records of Anne Arundel County, in Plat Book 63, Folio 31, containing in all 1.765 acres of land, more or less.

WHEREAS, the Association is the duly formed and existing Homeowners Association of a certain subdivision lying and being in the Second District of Anne Arundel County, Maryland and known as "Broadview Estates", pursuant to a certain Declaration made by PEMA, Inc., a body corporate of the State of Maryland (the "Declarant"), dated May 5, 1982, and recorded among the Land Records of Anne Arundel County, Maryland in Book 3488, Page 247, as amended by a certain Confirmatory Supplemental Declaration of as amended by a certain Confirmatory Supplemental Declaration of Protective Covenants, Servitudes and Restrictions made by the Surviving Directors of the Declarant, dated December 31, 1986, and recorded among the Land Records of Anne Arundel County, Maryland in Book 4226, Page 241, and by a Supplementary Declaration of Protective Covenants, Servitudes, and Restrictions dated April 6, 1992, and recorded among the Land Records of Anne Arundel County, Maryland (collectively, the "Declaration"), and

WHEREAS, the Association desires to: (i) annex the Marina Property to the real property which has heretofore been subjected to the Declaration, and to subject the Marina Property and any improvements now or hereafter located on the Marina Property to the terms, covenants, conditions and restrictions of the Declaration, which are for the purpose of protecting the value and desirability of the Marina Property and the improvements thereon, and (ii) amend the Declaration to add additional provisions for the efficient

BOOK 5871 FACE 96 - A

management and operation of the Marina Property as provided in this Supplemental Declaration, and

WHEREAS, the Association has obtained the consent of at least two-thirds (2/3) of the Class A Members of the Association to amend the Declaration as provided in this Supplemental Declaration, and the execution and acknowledgement of each such Member is contained on this instrument.

NOW THEREFORE, the Association hereby declares:

Section 1. <u>Definitions</u>. Capitalized terms used and not defined herein shall have the same meaning as in the Declaration.

Annexation. The Marina Property is annexed to Section 2. the real property currently subject to the Declaration, and shall be held, sold and conveyed subject to the easements, restrictions, declarations covenants, and conditions set forth Declaration, as the same are expressly modified herein for the purpose of providing for an efficient scheme of management of the Marina Property, which are for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Marina Property, and which shall run with the Marina Property, and shall be binding upon all parties having any right, title or interest in the Marina Property, or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Marina Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Section 3. Amendment of Declaration. To provide for the efficient management and operation of the Marina Property, the Declaration is hereby amended to add the following additional provisions:

A. Member's Right of Enjoyment. The Marina Property includes, inter alia, a pier (the "Pier") and several boat slips (collectively referred to as the "Boat Slips", and individually referred to as a "Boat Slip"). The Boat Slips and each Boat Slip individually shall not be Common Area and shall not be subject to a general right or easement of enjoyment of all Members of the Association. The balance of the Marina Property (excluding the Boat Slips), including without limitation the Pier, shall be Common Area, and shall be subject to the general right and easement of enjoyment of all Members of the Association as provided in Article IV of the Declaration.

B. Boat Slip Leases. The Association, through its Board of Directors, shall have the authority to enter into from time to time, leases with the Association's Members for the rental of the Boat Slips (collectively referred to as the "Boat Slip Leases", and individually referred to as a "Boat Slip Lease"). The Boat Slip

Leases shall be on such terms and conditions as are acceptable to the Board of Directors of the Association (the "Board of Directors") from time to time.

Each lessee of a Boat Slip must be a Member of the Association. Each Member of the Association who leases a Boat Slip under a Boat Slip Lease shall automatically be a member of the Waterfront Park Committee (the "Waterfront Park Committee").

C. Maintenance of Marina Property. The maintenance, repair and operation of the Pier and Boat Slips shall be borne by the Waterfront Park Committee as provided in the Boat Slip Leases. The general funds of the Association, including without limitation, the Annual Common Area Maintenance Assessments provided for in Article V of the Declaration, shall not be used for maintenance, repair or operation of the Pier or the Boat Slips. The balance of the Marina Property (excluding the Pier and the Boat Slips) shall be maintained, repaired and operated by the Association as a Common Area.

Notwithstanding the foregoing, any Boat Slip or Boat Slips not subject to a Boat Slip Lease, shall be maintained and repaired by the Association as a Common Area; for any such Boat Slip or Boat Slips, the Association shall share in the maintenance, repair and operation of the Pier and Boat Slips on the same basis as each member of the Waterfront Park Committee in accordance with the total number of Common Area Boat Slips. The Board of Directors shall have the authority to designate any Boat Slip or Boat Slips not subject to a Boat Slip Lease as a facility for the benefit, use and enjoyment of all members of the Association, subject to the reasonable rules and regulations established by the Board of Directors, and subject to the Association's continuing right to lease any such Boat Slip from time to time.

<u>D. Management of Marina Property</u>. The Board of Directors shall be empowered to enact reasonable rules and regulations regarding the use, management and operation of the Marina Property, including without limitation, the Pier and the Boat Slips.

The Waterfront Park Committee shall elect, by majority vote of all of its members, a Board of Managers, consisting of three (3) members of the Waterfront Park Committee (the "Waterfront Park Board"). The Waterfront Park Board shall oversee the management and operation of the Pier and the Boat Slips. The duties of the Waterfront Park Board shall include the duty to establish an Annual Budget, Annual Assessments and Special Assessments for the Pier and the Boat Slips for adoption by the Association as provided in the Boat Slip Leases, supervise the repair and maintenance of the Pier and Boat Slips, and generally to supervise the management and operation of the Pier and Boat Slips. The Waterfront Park Board shall periodically report on the management and operation of the Pier and Boat Slips to the Board of Directors in such form and with

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BOOK 5871 PAGE 97 - A

such frequency as may be reasonably requested by the Board of Directors from time to time. For purposes of this paragraph, each member of the Waterfront Park Committee, including the Association for each Common Area Boat Slip, shall have one (1) vote for each Boat Slip leased. Each member of the Waterfront Park Board shall serve a twelve (12) month term or until his or her successor shall be duly elected and qualified.

Section 4. Miscellaneous. Except as expressly amended herein, the Declaration shall remain in full force and effect, and is hereby ratified and confirmed for all purposes. This Supplemental Declaration may be executed in counterparts, all of which taken together shall be deemed to be one original.

IN WITNESS WHEREOF, the parties hereto affix their hands and seals as of the date first above written.

WITNESS:

BROADVIEW ESTATES COMMUNITY ASSOCIATION, INC.

By: Damett (f. KathersEAL)
Barnett A. Rattner, President

STATE OF MARYLAND :

I HEREBY CERTIFY that on this 26 day of Oetcher, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett A. Rattner, President of Broadview Estates Community Association, Inc., known to me or satisfactorily proven to be the person whose name is affixed to the foregoing instrument, and being authorized to do so, acknowledged the foregoing to be his act and deed in such capacity for the purposes therein contained.

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WITNESS:

Bunet Ce. Ruttag

DUANE LODRICE
331 Broadview Lane

STATE OF MARYLAND COUNTY OF

I HEREBY CERTIFY that on this for day of for the State and County aforesaid, personally appeared Duane Lodrige and Denise Lodrige, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

BOOK 5871 PAGE 099
NORB REHM 335 Broadview Lane JULIE REHM 335 Broadview Lane
I HEREBY CERTIFY that on this day of Cotche, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Norb Rehm and Julie Rehm, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.
My Commission Expires: 6-1-93 Motary Public

WITNESS:	
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blem Molars-	
/	

BARNETT RATTNER 338 Broadview Lane

FRANCINE RATTNER
338 Broadview Lane

STATE OF MARYLAND COUNTY OF Chocks

I HEREBY CERTIFY that on this 26 day of October, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Barnett Rattner and Francine Rattner, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

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STATE OF MARYLAND COUNTY OF Charles
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known to me or satisfactorily proven to be the persons whose names
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Notary Public

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Bu sit a. Rather	Che Madell
O Andrick	DENNIS MAKIELSKI 342 Broadview Lane
	PATRICIA MAKIELSKI 342 Broadview Lane

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this of day of forces and 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Makielski and Patricia Makielski, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public John

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WITNESS:	
Daniel al Cattar	16 Ment State
6000	JOSEPH FOLEM 344 Broadview Lane
Sem thrown	Many Jon France
	MARY JO FOLEY

STATE OF MARYLAND COUNTY OF Charles

I HEREBY CERTIFY that on this 1 day of 10000, 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Foley and Mary Jo Foley, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

My Commission Expires: $\ell = 1 - 73$

BOOK 5871 PAGE 104		
WITNESS: Ba. ett (Ruttur	· Lul . Lul	
Ou that Is	RICHARD LEUPOLD 348 Broadview Lane	
	KAREN LEUPOLD 348/Broadview Lane	

STATE OF MARYLAND COUNTY OF Chadeo

I HEREBY CERTIFY that on this 5 day of like in large 1992, before me, a Notary Public in and for the State and County aforesaid, personally appeared Richard Leupold and Karen Leupold, known to me or satisfactorily proven to be the persons whose names are affixed to the foregoing instrument, and acknowledged the foregoing to be their act and deed for the purposes therein contained.

Notary Public

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WITNESS: Burnett a Mattan	tom he to
	FRANK FOX
CICY DO	349 Broadview Lane
Sem Marion	Faither .
	KATHY FOX
	349 Broadview Lame
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STATE OF MARYLAND COUNTY OF

Motary Public