

LIBER 2110 FOLIO 124

JEN/CONDO/SANDBIP.2ND\cge

SECOND AMENDMENT TO DECLARATION

OF

SANDBIPER ON THE BAY CONDOMINIUM

THIS SECOND AMENDMENT TO DECLARATION of Sandpiper on the Bay Condominium, made this 15th day of October, 1994, witnesseseth:

1. The original Declaration for Sandpiper on the Bay Condominium was dated April 4, 1990, and duly recorded among the Land Records of Worcester County, Maryland in Liber RHO 2110, folio 1634, folio 583 et seq.

2. The Second Amendment hereby amends the provisions of the original Declaration as follows:

Paragraph 8A of said Declaration to provide as follows:

"8. Restrictions. A. Units may be used only as a private, single family, residential building sites. Any building constructed upon the unit shall become a part of the unit, and shall be subject to the provisions hereof, as a part of the unit. The construction of any building, or other site improvements on the units shall be subject to the provisions hereof. A single family household shall mean a natural family group who, regularly and customarily reside together in the same house or home as a principal residence. Dwellings shall be required, in the case of multi-story construction to have not less than 1000 square feet of area on the first floor level and a total of 1600 square feet of area, except as to Unit D-9, as to which said unit a dwelling shall have, in the case of multi-story construction, not less than 635 square feet of living area on the first floor level. Said square footage shall be computed on gross living area, and enclosed garages, exclusive of porches, decks, walks, or pools even though these elements may be enclosed or under roof. Special consideration shall be given in the configuration and size of single story houses and as to their location within the unit areas in the condominium by the Architectural Review Committee."

Except as herein amended, all provisions of the original

Declaration are restated and reaffirmed hereby.

WITNESS:

M.B. Holland Partnership

By Janet H. Cherrix

Janet H. Cherrix

Sandra H. Andersen

Norma Koons

FILED

Nov 16 11 25 AM '94

RICHARD
CLY

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Marlene H. Mumford
Marlene H. Mumford

William Russell
William Russell

Danice Russell
Danice Russell

^{16th}
1994 *Abu* The foregoing *Amendment to Declaration* filed
for record and is accordingly recorded among the land records of
Worcester County, Md. in Liber, R.H.O. No. 2112 folios 124 and 125
Richard H. Dutton Clerk