

AMENDMENT TO
CONDOMINIUM DECLARATION OF
SHEARWATER CONDOMINIUM
EXPANDING THE CONDOMINIUM TO INCLUDE PHASE III-b

THIS AMENDMENT is made this 16th day of June, 1986, by SPA CREEK ASSOCIATES, a Limited Partnership duly organized and existing under the laws of the State of Maryland, being the "Developer" as that term is used in the Maryland Condominium Act, and hereinafter referred to as the "Declarant".

WHEREAS, Declarant executed certain documents establishing the Shearwater Condominium and caused such documents to be recorded among the Land Records of Anne Arundel County beginning at Liber 3471, folio 169, et seq. and is delineated on Plats of the condominium recorded in Condominium Plat Book 20 at folio 47-50, and Condominium Plat Book E-21, folios 1 through 26, both inclusive, and subjected the land described to a condominium reserving the right to certain expansion; and

WHEREAS, the Declarant, with unanimous consent of the unit owners and mortgagees, amended the Condominium Declaration, which amendment is duly recorded among the Land Records of Anne Arundel County in Liber 3575, folio 518, et seq., wherein Declarant reserved the right to expand the condominium by adding to it certain property, which property includes Phase II (which has already been added to the condominium by virtue of an amendment dated the 22nd day of February, 1984, and recorded among the Land Records of Anne Arundel County in Liber 3700, folio 583), as well as certain property referred to herein as "Phase III-b"; and,

WHEREAS, the Declarant now wishes to add Phase III-b to the condominium; and,

WHEREAS, the Declarant is filing the necessary condominium Plats for Phase III-b among the Plat Records of Anne Arundel County simultaneous with the recording of the Declaration.

NOW, THEREFORE, pursuant to Maryland Code, Real Property Article, Section 11-120, and the powers reserved in Article Y of the Declaration amended as aforesaid, Declarant hereby amends the Condominium Declaration as follows:

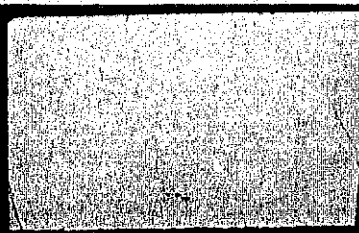
1. Additions. Declarant hereby adds Phase III-b, and subjects it to the condominium regime created by the Declaration of Shearwater

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MICHAELSON

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Condominium, all of which is described in the attached "Description of Phases III-B of Shearwater, a Maryland Condominium, City of Annapolis, Maryland".

2. Percentage Interest and Voting. The new percentage interests of the unit owners and the votes which each unit owner may cast when the condominium is expanded are as set forth on attached Exhibit "Shearwater Condominium - Phases I, II, III-A & III-B.

Except as specifically set forth and modified herein, all terms and provisions of the Condominium Declaration previously recorded and amended are hereby ratified and confirmed, and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by its general partner, the day and year first above written.

WITNESS:

Lauren Patterson

By: Paul M. Pearson, II
SPA CREEK ASSOCIATES
General Partner

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this ~~19th~~ ^{July 4} day of ~~June~~, 1986, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Paul M. Pearson, II, who made oath in due form of law that he is the General Partner of Spa Creek Associates, and that he is authorized to execute this Amendment on behalf of the Limited Partnership, and acknowledged that the Amendment is the free act and deed of the Partnership, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

Lauren A. Patterson
Notary Public

My Commission Expires 7/1/90

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LAW OFFICE MICHAELSON & SIMMONS, P.A. ANNAPOLIS, MARYLAND 21404

PHILLIPS ENGINEERING & ASSOCIATES, INC.

PHILLIPS ENGINEERING & ASSOCIATES, INC.
1001 PAUL STREET
ANNAPOLIS, MARYLAND 21401

703-321-9034
301-727-5990

ASSOCIATES:
PHILLIP A. BLEVINS, C.L.S.



OFFICERS:
J. EDGAR SEARS, JR., P.E., C.L.S., R.L.A.
BARRY S. SMITH, P.E.

April 22, 1985

Description of
Phase III -B
"Shearwater"
A Maryland Condominium
City of Annapolis, Maryland

Beginning for the same at a point on the shoreline of Spa Creek, said point being the easterly most corner of Phase II of "Shearwater"; thence departing said Phase II and running with said shoreline

- 1.) South 37° 35' 42" East, 19.00 feet to a point being a westerly corner of Phase I, "Shearwater"; thence departing said shoreline and running
- 2.) South 21° 17' 04" East, 287.22 feet to a point; thence
- 3.) North 65° 40' 15" West, 45.26 feet to a point; thence
- 4.) North 59° 33' 37" West, 133.80 feet to a point; thence
- 5.) North 49° 19' 12" West, 40.18 feet to a point; thence
- 6.) North 30° 05' 05" West, 65.14 feet to a point; thence
- 7.) North 42° 24' 47" East, 154.00 feet to the point of beginning containing 26,523 square feet or 0.60888 acres.

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

4117 31-A

EXHIBIT

SHEARWATER CONDOMINIUM - PHASE I, II, III-A, & III-B

(93 UNITS)

Percentage Interests in Common Elements,
Common Expenses and Common Profits -
Also Controls Voting Rights ("rounded
to three decimal places for convenience)

Unit No.	Unit Type	
1A	2 BR (T)	
1A1	1 BR	1.285 2(T)
1A2	1 BR	.818 1
1A3	2 BR (D)	.818 1
1B1	2 BR	1.096 2(D)
1B2	2 BR	1.023 2
1B3	2 BR (C)	1.023 2
2A	2 BR (T)	1.056 2(C)
2A1	1 BR	1.285 2(T)
2A2	1 BR	.818 1
2A3	2 BR (D)	.818 1
2B1	2 BR	1.096 2(D)
2B2	2 BR	1.023 2
2B3	2 BR (C)	1.023 2
3A	2 BR (T)	1.056 2(C)
3A1	1 BR	1.285 2(T)
3A2	3 BR (D)	.818 1
3B1	2 BR	1.335 3(D)
3B2	2 BR	1.023 2
3B3	2 BR (C)	1.023 2
4A	2 BR (T)	1.056 2(C)
4A1	3 BR	1.285 2(T)
4A2	3 BR (D)	1.489 3
4B2	2 BR	1.335 3(D)
4B3	2 BR (C)	1.023 2
5A1	1 BR	1.056 2(C)
5A2	1 BR	.818 1
5A3	2 BR (D)	.818 1
5B1	2 BR	1.096 2(D)
5B2	2 BR	1.023 2
5B3	2 BR (C)	1.023 2
6A1	1 BR	1.056 2(C)
6A2	1 BR	.818 1
6A3	2 BR (D)	.818 1
6B1	2 BR	1.096 2(D)
6B2	2 BR	1.023 2
6B3	2 BR (C)	1.023 2
7A	3 BR (T)	1.056 2(C)
7A1	2 BR	1.416 3(T)
7A2	2 BR	1.023 2
7A3	2 BR (C)	1.023 2
7B1	2 BR	1.056 2(C)
7B2	2 BR	1.023 2
7B3	2 BR (C)	1.023 2
8A	2 BR (T)	1.056 2(C)
8A1	1 BR	1.285 2(T)
8A2	1 BR	.818 1
8A3	2 BR (D)	.818 1
8B1	2 BR	1.096 2(D)
8B2	2 BR	1.023 2
8B3	2 BR (C)	1.023 2
11A	2 BR (T)	1.056 2(C)
11A1	1 BR	1.285 2(T)
11A2	1 BR	.818 1
11A3	2 BR (D)	.818 1
11B1	2 BR	1.096 2(D)
11B2	2 BR	1.023 2
11B3	2 BR (C)	1.023 2
		1.056 2(C)

12A	2 BR (T)	1.285 2(T)
12A1	3 BR	1.489 3
12A2	1 BR	.818 1
12A3	2 BR (D)	1.096 2(D)
12B2	2 BR	1.023 2
12B3	2 BR (C)	1.056 2(C)
13A	2 BR (T)	1.285 2(T)
13A1	1 BR	.818 1
13A2	1 BR	.818 1
13A3	2 BR (D)	1.096 2(D)
13B1	2 BR	1.023 2
13B2	2 BR	1.023 2
13B3	2 BR (C)	1.056 2(C)
14A	2 BR (T)	1.285 2(T)
14A1	1 BR	.818 1
14A2	1 BR	.818 1
14A3	2 BR (D)	1.096 2(D)
14B1	2 BR	1.023 2
14B2	2 BR	1.023 2
14B3	2 BR (C)	1.056 2(C)
15A	3 BR (T)	1.416 3(T)
15A1	2 BR	1.023 2
15A2	2 BR	1.023 2
15A3	2 BR (C)	1.056 2(C)
15B1	2 BR	1.023 2
15B2	2 BR	1.023 2
15B3	2 BR (C)	1.056 2(C)
16A	2 BR (T)	1.285 2(T)
16A1	3 BR	1.489 3
16A3	3 BR (AMENDED)	1.563
16B2	2 BR	1.023 2
16B3	2 BR (C)	1.056 2(C)
9A	3 BR/TH	1.489 3
9B	3 BR/TH	1.489 3
10	3 BR/TH	1.489 3

SUMMARY BY UNIT TYPE AND NUMBER

1BR	18	.818	14.724
2BR	29	1.023	29.667
2BR(C)	16	1.056	16.896
2BR(D)	9	1.096	9.864
2BR(T)	10	1.285	12.850
3BR(D)	2	1.335	2.670
3BR(T)	2	1.416	2.832
3BR	6	1.489	8.934
3BR Amended	1	1.563	1.563
	93		100.000

Sh. Creek Assoc.