

SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION, Made this 17th day of *October*, 1980, by HARBOR WALK ASSOCIATES JOINT VENTURE, a Maryland joint venture, hereinafter referred to as “Declarant,” WITNESSETH:

WHEREAS, in a declaration dated March 14, 1980, and filed in the Land Records of Baltimore City in Liber W.A. 3940, folio 759, hereinafter referred to as the “Original Declaration,” Declarant, in Article X, reserved the right, from time to time, to subject to the terms of the Original Declaration additional properties lying within the Inner Harbor West Urban Renewal Area by executing and recording a Supplemental Declaration subject to all the terms and conditions of the Original Declaration; and

WHEREAS, Declarant is the owner of two (2) tracts of land located in Baltimore City, Maryland, described in Exhibit A attached hereto and made a part hereof, these tracts of land being immediately adjacent to the existing Harbor Walk tracts described in Exhibit A of the Original Declaration; and

WHEREAS, Declarant is constructing or has constructed an additional fifty-five (55) units in the Inner Harbor West Urban Renewal Area on the land described in Exhibit A; and

WHEREAS, Declarant deems it desirable, for the efficient preservation of the values and amenities of said community, for the maintenance of said common lands and facilities, to subject these new units to the Original Declaration and make the owners of these units members of HARBOR WALK TOWNHOUSE ASSOCIATION, INC., a nonprofit, nonstock Maryland Corporation.

NOW, THEREFORE, Declarant hereby declares that all of the properties described in Exhibit A shall be held, sold and conveyed subject to the easements, restrictions, covenants, and conditions established by the original HARBOR WALK ASSOCIATES JOINT VENTURE Declaration filed in the Land Records of Baltimore City at Liber W.A. 3940, folio 759, and the owners of the units shall be full voting members of the HARBOR WALK TOWNHOUSE ASSOCIATION, INC., with all of the rights and privileges of the original members of that Association and subject to the same rules and restrictions. All of the above rights and restrictions are to run and bind with the land and are to bind and to inure to the benefit of all parties having any right, title, or interest in the properties described in Exhibit A (or any other land burdened or benefitted by this Declaration) or any part thereof, their personal representatives, successors and assigns.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed in its behalf by its duly authorized General Partner, the day and year first hereinabove set forth.

DECLARANT

HARBOR WALK ASSOCIATES JOINT VENTURE

By HARKINS ASSOCIATES, INC.,
General Partner

By: _____
James I. Humphrey, President

Maryland National Bank of Maryland and Lawrence J. Grady, Jr. and Paul E. Culley, II, Trustees for Maryland National Bank, beneficiary under a certain Deed of Trust, dated July 14, 1980, by and between Declarant and the aforesaid Trustees, join in the execution of the Supplemental Declaration for the sole purpose of granting consent to the recordation of the foregoing Supplemental Declaration among the Land Records of Baltimore City and subjecting the real properties conveyed by such Deed of Trust to the terms and conditions thereof.

BENEFICIARY

MARYLAND NATIONAL BANK

By: _____
Margaret T. Everett

TRUSTEES

Lawrence J. Grady, Jr.

Paul E. Cully, II

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 29th day of *September*, 1980, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared James I. Humphrey, President of Harkins Associates, Inc., General Partner of Harbor Walk Associates Joint Venture, a Maryland Joint Venture, and acknowledged under oath that he executed the foregoing Declararion in such capacity in behalf of said Joint Venture, and who signed and sealed the same in such capacity in behalf of said corporation in my presence.

AS WITNESS my hand and Notarial Seal.

Nancy Carol Harvy
Notary Public

My Commission Expires: 7-1-82

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 17th day of October, 1980, before me a Notary Public of said State, personally appeared MARGARET T. EVERETT, Mortgage Loan Officer of the Maryland National Bank, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument, and who, in my presence, signed and sealed the same and acknowledged that he executed the same for the persons therein contained, as the duly authorized Mortgage Loan Officer of said corporation, by signing the name of said corporation by himself as Mortgage Loan Officer.

AS WITNESS my hand and Notarial Seal.

Mary G. Hoen
Notary Public

My Commission Expires: July 1, 1982

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 17th day of October, 1980, before me, a Notary Public of said State, personally appeared Lawrence J. Grady, Jr., Trustee for the Maryland National Bank, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument, and who, in my presence, signed and sealed the same and acknowledged that he executed the same for the purposes therein contained, as the duly authorized trustee of said corporation, by signing his name as Trustee.

AS WITNESS my hand and Notarial Seal.

Mary G. Hoen
Notary Public

My Commission Expires: July 1, 1982

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 17th day of October, 1980, before me, a Notary Public of said State, personally appeared Paul E. Culley, II, Trustee for the Maryland National Bank, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument, and who, in my presence, signed and sealed the same and acknowledged that he executed the same for the purposes therein contained, as the duly authorized Trustee of said corporation, by signing his name as Trustee.

AS WITNESS my hand and Notarial Seal.

Mary G. Hoen
Notary Public

My Commission Expires: July 1, 1982

Exhibit A
Description of Land

ALL those lots or parcels of land situate in Baltimore City, State of Maryland, and more particularly described as follows:

TRACT I

Lot No. 32, Section 2, Otterbein Project Subdivision Plan recorded among the Land Records of Baltimore City in Plat Pocket Folder R.H.B. No. 2616, and now resubdivided and known as Lots 1 through 12, both inclusive as shown on a Plat entitled "Final Subdivision Lot 32, Section 2, Otterbein Project," and dated October 10, 1979, said Plat being recorded among the Land Records of Baltimore City in Plat Pocket Folder WA No. 2691.

BEING the same property which by a deed dated July 14, 1980, recorded among the Land Records of Baltimore City in Liber 3929, folio 672, was granted and conveyed by Mayor and City Council of Baltimore to Harbor Walk Associates Joint Venture.

TRACT II

Lots 2 through 21 and 23 through 49, as shown on a Plat entitled "Final Subdivision - Lot 19, Inner Harbor Project I" dated October, 1979, and recorded among the Land Records of Baltimore City in Plat Pocket Folder WA No. 2690.

TOGETHER with a public pedestrian easement for use in common with others entitled thereto over Lot 22 on the aforesaid Plat.

BEING the same property which by a deed dated July 14, 1980, recorded among the Land Records of Baltimore City in Liber 3929, folio 667, was granted and conveyed by Mayor and City Council of Baltimore to Harbor Walk Associates Joint Venture.

Rec'd for record Oct 22 1980 12 p.m. & recorded in the land records of
Baltimore City, Liber W.A. 3967 Page 311 William Allen, Clerk