

together with the improvements erected thereon, which hereafter shall be a portion of the Condominium and shall be held, sold and conveyed subject to the covenants in the Declaration and Bylaws (and exhibits attached thereto), as the foregoing have been or shall be amended.

2. The Condominium, as expanded hereby, shall continue to be known as Saddle Ridge, A Condominium (a/k/a "The Town Homes of Rock Creek").

3. There are ten (10) Units and appurtenant facilities erected on the portion of the Additional Land submitted hereby. The locations and dimensions of each Unit are shown on the Expansion Plat and on the Condominium Expansion Plan for Building Phase 3-C (the "Expansion Plan") attached to and made a part of this First Amendment. The Condominium henceforth shall consist of eighteen (18) Units and related Common Elements.

4. The Units hereby added to the Condominium conform to the description of Units as set forth in the Declaration. The Percentage Interest of each Unit a part of the Condominium prior to the recordation of this Amendment shall be reduced as shown on Exhibit C, and each new Unit added to the Condominium by recordation hereof shall be assigned that Percentage Interest as shown on such Exhibit C, which is annexed hereto and made a part hereof. Exhibit C sets forth a list of all Units now or previously submitted to the provisions of the Declaration, their identifying numbers, location (as more fully shown on the Condominium Plat and Plans as amended by the Expansion Plat and Expansion Plan), and the reallocated Percentage Interest of each Unit in the Common Elements based upon the relative size (in approximate square feet of each Unit (including Units hereby submitted) compared to all Units (including Units hereby submitted) in the Condominium. Percentage Interests are expressed as fractions, the numerator of which is the size of the Unit and the denominator of which is the aggregate size of all Units. The approximate areas of the Units and land hereby added and the immediate Common Elements to which such Unit has access are shown on the Expansion Plat and Expansion Plans.

5. The Limited Common Elements hereby added to the Condominium conform to the description of limited common elements set forth in the Declaration, as more particularly shown on the Expansion Plan as Limited Common Elements. Such Limited Common Elements are assigned to the Unit to which each is adjacent. The responsibility for Limited Common Elements shall be as set forth in the Declaration and Bylaws.

6. All Units, including the Units hereby submitted shall be allocated one (1) vote in the Council of Unit Owners.

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7. Each of the terms used in this Amendment shall have the meaning given to such term in the Declaration and Bylaws of the Condominium.

8. The provisions of the Declaration, as amended by this Amendment, shall be binding upon and inure to the benefit of the Developer, each Owner, and each successive Owner of each Unit in the Condominium and any other person or entity having or acquiring interest in any such Unit or other portion of the Condominium.

9. Except as modified by this Amendment, the Developer ratifies and confirms all of the terms and provisions of the Declaration.

IN WITNESS WHEREOF, the Developer has caused this Amendment to be duly executed on the date first above written.

THE ANDEN GROUP, a California general partnership

By: MIDEN CORPORATION, a general partner

Attest:

By: Ronald Testa
Ronald Testa,
Assistant Secretary

By: James P. Joyce
James P. Joyce,
Vice President

[Corporate Seal]

06/27/2005 PT
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MONTGOMERY COUNTY CIRCUIT COURT (Land Records)

DESCRIPTION OF
PHASE BUILDING 3-C
SADDLE RIDGE CONDOMINIUM
WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

Being a part of that piece or parcel of land, acquired by The Anden Group from LaVay Rockcreek, Inc., by deed dated July 19, 1983, and recorded among the Land Records of Montgomery County, Maryland in Liber 6131 at Folio 265, said property also being Parcel "B", Block 2, as shown on a plat of subdivision entitled "Rock Creek Gardens", recorded among the aforesaid Land Records in Plat Book 122 as Plat No. 14292, and being more particularly described as follows

Beginning for the same at lying in the northwesterly or North $45^{\circ}05'32''$ East, 1281.00 feet plat line as shown on the aforesaid plat, 601.49 feet from an iron pin found at the end thereof, and running thence with and along a portion of said plat line

1. North $45^{\circ}05'32''$ East, 229.53 feet to a point, thence running through said Parcel "B" by new lines of division
2. South $44^{\circ}54'28''$ East, 54.00 feet to a point, thence
3. South $45^{\circ}05'32''$ West, 98.00 feet to a point, thence
4. South $13^{\circ}59'18''$ West, 38.72 feet to a point, thence
5. South $44^{\circ}54'28''$ East, 56.00 feet to a point in the southeasterly or South $45^{\circ}05'32''$ West, 1232.97 feet plat line as shown on the aforesaid plat, 503.13 feet from the beginning thereof, thence with and along a portion of the same
6. South $45^{\circ}05'32''$ West, 185.00 feet to a point, thence running with and along the northeasterly limits of Phase Building 3-B of "Saddle Ridge, A Condominium"
7. North $44^{\circ}54'28''$ West, 60.00 feet to a point; thence
8. North $45^{\circ}05'32''$ East, 86.63 feet to a point; thence

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LIBER 6 6 0 6 FOLIO 1 9 3

DESCRIPTION OF
PHASE BUILDING 3-C
SADDLE RIDGE CONDOMINIUM
WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

9. North 44°54'28" West, 70.00 feet to the point of
Beginning; Containing 25,400 square
feet or 0.5831 of an acre of land
more or less

SUBJECT TO: a right of way previously granted to the Washington
Suburban Sanitary Commission and recorded among the
aforesaid Land Records in Liber 655 at Folio 316 .

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SADDLE RIDGE, A CONDOMINIUM
The Town Homes of Rock Creek

EXHIBIT C TO DECLARATION
FIRST AMENDMENT

<u>UNIT & UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 3-18 Unit Type AR	1532	1532/27,641
Unit numbered 3-17 Unit Type A-2R	1521	1521/27,641
Unit numbered 3-16 Unit Type A-2R	1526	1526/27,641
Unit numbered 3-15 Unit Type AR	1531	1531/27,641
Unit numbered 3-14 Unit Type A	1526	1526/27,641
Unit numbered 3-13 Unit Type AR	1523	1523/27,641
Unit numbered 3-12 Unit Type A-2R	1523	1523/27,641
Unit numbered 3-11 Unit Type A-2	1514	1514/27,641
Unit numbered 3-10 Unit Type A-2R	1531	1531/27,641
Unit numbered 3-9 Unit Type A-2	1518	1518/27,641
Unit numbered 3-8 Unit Type A-2R	1526	1526/27,641
Unit numbered 3-7 Unit Type A-2R	1529	1529/27,641
Unit numbered 3-6 Unit Type A-2R	1538	1538/27,641
Unit numbered 3-5 Unit Type A-2	1531	1531/27,641
Unit numbered 3-4 Unit Type AR	1521	1521/27,641

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Unit numbered 3-3		
Unit Type A-2	1528	1528/27,641
Unit numbered 3-2		
Unit Type A-2R	1526	1526/27,641
Unit numbered 3-1		
Unit Type E	<u>1697</u>	<u>1697/27,641</u>
TOTAL UNITS - 18	27,641	27,641/27,641

*Percentage Interests are expressed as fractions, the numerator of which is the approximate square footage of the Unit and the denominator of which is the approximate square footage of all Units in the Condominium. In the event the Condominium is expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Montgomery County, Maryland.