

SECOND AMENDMENT TO DECLARATION  
OF

I.D. # 2298070

SADDLE RIDGE, A CONDOMINIUM  
The Town Homes of Rock Creek

THIS AMENDMENT is made this 11<sup>th</sup> day of February, 1985,  
by THE ANDEN GROUP, a California general partnership (the  
"Developer").

WITNESSETH:

PLAT-CONDO	6.00
MISC.	34.00
SUBTOTAL	40.00
	40.00

WHEREAS, on November 29, 1984, the Developer caused to be recorded among the Land Records of Montgomery County, Maryland, in Liber 6583 at folio 52 et seq., a Declaration for Condominium Ownership (the "Declaration") for Saddle Ridge, A Condominium (a/k/a "The Town Homes of Rock Creek") (the "Condominium"), and Bylaws for the Council of Unit Owners of the Condominium (the "Bylaws"), together with a Condominium Plat recorded in Plat Book 36 as Plats 3762-3764, inclusive, thereby submitting the land described in the Declaration and Plat, together with the buildings and improvements thereon erected, owned by the Developer in fee simple absolute, to the provisions of the Condominium Act of the State of Maryland [Real Property, Title 11, Sections 11-101 et seq., Annotated Code of Maryland (1981 Replacement Volume and 1982 Supplement, as amended)], thereby establishing a Condominium known as "Saddle Ridge, A Condominium" (the "Condominium"), which Declaration previously has been amended by a First Amendment to Declaration recorded on December 18, 1984 in Liber 6606 at folio 188; and

1985 FEB 20 PM 3:30

RECORDED  
IN MONTGOMERY COUNTY, MD

WHEREAS, the Developer, as provided in the Declaration, has reserved the sole and exclusive right to expand the Condominium from time to time by adding thereto all or any portion of the real property (the "Additional Land") as described in the Declaration and in Exhibits A-3 and A-3(a) to the Declaration; and

#01279 C412 R02 T15:33
FEB 20 85

WHEREAS, the Developer desires to amend the Declaration to provide for the expansion of the Condominium by the submission thereto of a portion of the Additional Land and the improvements erected thereon, as hereinafter provided;

NOW, THEREFORE, in consideration of the premises, <sup>MISC.</sup> ~~CASH:~~ .50  
Developer does hereby declare that the Declaration shall <sup>#01301 C412 R02 T15:33</sup> be amended as follows: FEB 20 85

1. The Condominium hereby is expanded by the addition thereto in fee simple absolute of the portion of the Additional Land described in the Condominium Expansion Plat for Building Phase 4 (the "Expansion Plat") attached to and made a part of this First Amendment and legal descriptions thereto,

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Condominium Expansion Plat and Condominium Expansion Plan attached to this Amendment are recorded in Plat Book 37, as Plats 3849 and 3850.

P. 6-30  
3/1/85

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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 twelve (12) 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 4 (the "Expansion Plan") attached to and made a part of this First Amendment. The Condominium henceforth shall consist of thirty (30) 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.

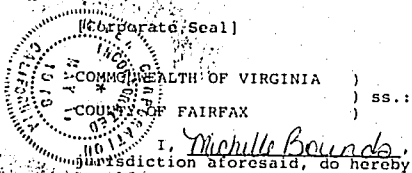
THE ANDEN GROUP, a California general partnership

By: MIDEN CORPORATION, a general partner

Attest:

By: Ronald Testa  
Ronald Testa,  
Assistant Secretary

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



I, Michelle Bounds, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that James P. Joyce and Ronald Testa, as a Vice President and Assistant Secretary, respectively, of Miden Corporation, a general partner of The Anden Group, being by me first duly sworn, did depose and say that they, as such officers, are parties to the foregoing and annexed Amendment and that the facts set forth in said Amendment are true and correct; and they acknowledged to me that they, as such officers, executed the said Amendment as the free act and deed on behalf of The Anden Group.

Subscribed and sworn to before me this 11 day of February, 1985.



Michelle Bounds  
Notary Public

My Commission Expires: Oct. 3, 1987

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**KMM****CORPORATION**

(60)

DESCRIPTION OF  
 PHASE BUILDING 4  
 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 a point lying in the northwesterly or North 45°05'32" East, 1281.00 feet plat line as shown on the aforesaid plat, 909.03 feet from the beginning thereof, and running thence with and along the remainder of said plat line, and a part of the outlines of said parcel "B"

ENGINEERS

PLANNERS

SURVEYORS

13321 New Hampshire Avenue • Suite 300 • Silver Spring, Maryland • 20904 • (301) 384-4300

(60)  
DESCRIPTION OF  
PHASE BUILDING 4  
SADDLE RIDGE CONDOMINIUM  
WHEATON ELECTION DISTRICT NO. 13  
MONTGOMERY COUNTY, MARYLAND  
PAGE 2

1. North 45°05'32" East, 371.97 feet to an iron pin found,  
thence
2. South 44°54'28" East, 130.00 feet to an iron pin found,  
thence
3. South 45°05'32" West, 503.13 feet to a point, thence  
reversely with and along the northeastely limits of  
Phase Building 3-C of "Saddle Ridge, A Condominium"
4. North 44°54'28" West, 56.00 feet to a point; thence
5. North 13°59'19" East, 38.72 feet to a point; thence
6. North 45°05'32" East, 98.00 feet to a point; thence
7. North 44°54'28" West, 54.00 feet to the place of  
beginning; Containing 57,994 square feet or 1.3314  
acres 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 6355 at Folio 316

SUBJECT TO: the 100 Year flood plain and its requisite 25 feet  
building restriction line as shown on the aforesaid plat  
recorded in Plat Book 122 as Plat No. 14292

SADDLE RIDGE, A CONDOMINIUM  
The Town Homes of Rock CreekEXHIBIT C TO DECLARATION  
SECOND AMENDMENT

<u>UNIT &amp; UNIT TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE INTEREST*</u>
Unit numbered 3-18 Unit Type AR	1532	1532/46,358
Unit numbered 3-17 Unit Type A-2R	1521	1521/46,358
Unit numbered 3-16 Unit Type A-2R	1526	1526/46,358
Unit numbered 3-15 Unit Type AR	1531	1531/46,358
Unit numbered 3-14 Unit Type A	1526	1526/46,358
Unit numbered 3-13 Unit Type AR	1523	1523/46,358
Unit numbered 3-12 Unit Type A-2R	1523	1523/46,358
Unit numbered 3-11 Unit Type A-2	1514	1514/46,358
Unit numbered 3-10 Unit Type A-2R	1531	1531/46,358
Unit numbered 3-9 Unit Type A-2	1518	1518/46,358
Unit numbered 3-8 Unit Type A-2R	1526	1526/46,358
Unit numbered 3-7 Unit Type A-2R	1529	1529/46,358
Unit numbered 3-6 Unit Type A-2R	1538	1538/46,358
Unit numbered 3-5 Unit Type A-2	1531	1531/46,358
Unit numbered 3-4 Unit Type AR	1521	1521/46,358

## LIBER 6655 FOLIO 597

Unit numbered 3-3		
Unit Type A-2	1528	1528/46,358
Unit numbered 3-2		
Unit Type A-2R	1526	1526/46,358
Unit numbered 3-1		
Unit Type E	1697	1697/46,358
Unit numbered 4-1		
Unit Type E	1714	1714/46,358
Unit numbered 4-2		
Unit Type AR	1522	1522/46,358
Unit numbered 4-3		
Unit Type A-2	1532	1532/46,358
Unit numbered 4-4		
Unit Type AR	1526	1526/46,358
Unit numbered 4-5		
Unit Type A-2	1529	1529/46,358
Unit numbered 4-6		
Unit Type A-2R	1529	1529/46,358
Unit numbered 4-7		
Unit Type A-2R	1529	1529/46,358
Unit numbered 4-8		
Unit Type A-2R	1531	1531/46,358
Unit numbered 4-9		
Unit Type A-2	1531	1531/46,358
Unit numbered 4-10		
Unit Type A-2R	1532	1532/46,358
Unit numbered 4-11		
Unit Type A-2R	1531	1531/46,358
Unit numbered 4-12		
Unit Type E	<u>1711</u>	<u>1711/46,358</u>
TOTAL UNITS - 30	46,358	46,358/46,358

\*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

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expanded, numerators for each Unit will remain the same but the denominator will increase. All Units are in Montgomery County, Maryland.

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