

**FOURTH AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR KENSINGTON COURTS COMMUNITY ASSOCIATION, INC.**

THIS FOURTH AMENDED DECLARATION dated December 19, 2002, by **KENSINGTON COURTS LIMITED LIABILITY COMPANY**, (the "Company").

Whereas the Company owns a 10.224 acre tract of land more or less located in Cecil County, Maryland. The tract (hereinafter referred to as "the Property") consists of a portion of the land described in a Deed dated September 15, 1993, between Kensington Development Limited Partnership, Grantor, and Kensington Courts Limited Liability Company, Grantee, and recorded among the Land Records of Cecil County at N.D.S. No. 453, folio 477, and said portion being more particularly described in Exhibit A, which is incorporated herein and made a part hereof, together with all improvements thereon and all appurtenances thereto; and

Whereas the Company desires to subject the Property and the lots located therein (the "Lots"), to the Covenants, Conditions and Restrictions set forth below which are for the purpose of protecting the value and desirability of the Property and the Lots, and are for the purpose of distributing among the Lot Owners the cost of maintaining and operating the Common Areas located within the Property, and any improvements constructed thereon.

Whereas a Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated October 18, 1994, was recorded among the Land Records of Cecil County at Liber W.L.B. No. 515, Folio 189.

Whereas a subsequent Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated July 22, 1999, was recorded among the Land Records of Cecil County at

Liber W.L.B. No. 0823, Folio 75, and the Declarant seeks to amend the legal description contained therein.

Whereas a First Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts community Association, Inc., dated November 1, 1999, was recorded among the Land Records at Liber W.L.B. No. 0850, Folio 501, and the Declarant seeks to amend the legal description contained therein.

Whereas a Second Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated February 15, 2001, was recorded among the Land Records at Liber W.L.B. No. 0966, Folio 618, and the Declarant seeks to amend the legal description contained therein.

Whereas a Third Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated December 19, 2001, was recorded among the land Records at Liber W.L.B. No. 1089, Folio 339, and the Declarant seeks to amend the legal description contained therein.

Whereas the Company hereby declares that the Property shall be held, sold and conveyed subject to the Covenants, Conditions and Restrictions set forth below.

Now therefore, this Declaration witnesseth, that the said Kensington Courts Limited Liability Company does hereby subject all those lots or parcels of land described in Exhibit A to the Covenants, Conditions and Restrictions set forth in that Declaration of Covenants, Conditions and Restrictions dated October 18, 1994, which is recorded among the Land Records of Cecil County in Liber N.D.S. No. 515, Folio 189, in the subsequent Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated July 22, 1999, which is recorded among the Land Records of Cecil County

at Liber W.L.B. No. 0823, Folio 751, in the First Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated November 1, 1999, which is recorded among the Land Records of Cecil County at Liber W.L.B. No. 0850, Folio 501, in the Second Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated February 15, 2001, which is recorded among the Land Records of Cecil County at Liber W.L.B. No. 0966, Folio 618, and in the Third Amended Declaration of Covenants, Conditions and Restrictions for Kensington Courts Community Association, Inc., dated December 19, 2001, which is recorded among the Land Records of Cecil County at Liber W.L.B. No. 1089, Folio 339.

Witness the hand seal of Bruce Schneider, General Manager of Kensington Courts Limited Liability Company on the day hereinabove first written.

KENSINGTON COURTS LIMITED
LIABILITY COMPANY

Signed by Pamela J. Benjamin

Signed by Bruce Schneider

Witness

Bruce Schneider
General Manager

STATE OF MARYLAND, COUNTY OF CECIL, to wit:

I HERBY CERTIFY that on this 19th day of December, 2002, before me, the subscriber, a Notary Public of the State of Maryland and the County of Cecil, personally appeared **BRUCE SCHNEIDER** who acknowledged himself to be the General Manager of Kensington Courts Limited Liability Company and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such officer.

WITNESS my hand and Notarial Seal.

Signed by Pamela J. Benjamin

Notary Public

My Commission Expires 1/1/04

This instrument has been prepared by Jennifer L. Hammond, an attorney, under such attorney's supervision, or by one of the parties named in this instrument.

Signed by Jennifer L Hammond

Jennifer L. Hammond

EXHIBIT A

DESCRIPTION OF PHASE 7, KENSINGTON COURTS

ALL THOSE LOTS KNOWN AND DESIGNATED as lot numbers 165 through 195, Block 7, Town of Elkton, Third Election District, Cecil County, Maryland, being more particularly described as follows:

BEGINNING for the same at a point located on the eastern right of way line of Highland Drive at the intersection of the division line between the herein described Phase 7 and of Phase 6 of the Kensington Courts subdivision, said point further being located North 40 degrees, 54 minutes, 15 seconds East, a distance of 68.85 feet along the eastern right of way of Highland Drive from the northeastern corner of lot 178 (see record plat of Kensington Courts subdivision; plat reference N.D.S. 13/70) as shown on the attached plat prepared by Larson Engineering Inc. entitled "Plat Showing Phase Seven, Kensington Courts".

Thence leaving said beginning point so fixed and leaving Highland Drive and binding on the western outline of the above referenced Phase 6 the two following courses and distance:

1. South 49 degrees, 05 minutes, 42 seconds East, a distance of 141.76 feet to a point, and thence;

2. South 24 degrees, 53 minutes, 50 seconds West, a distance of 182.87 feet to a point located between blocks 7 and 8 within the area designated as Open Space on the above referenced recorded subdivision plat of Kensington Courts.

Thence leaving Phase 6 and running between blocks 7 and 8 through the area designated as Open Space the six following courses and distances:

3. South 49 degrees, 08 minutes, 46 seconds West, a distance of 319.78 feet to a point, thence;

4. South 49 degrees, 04 minutes, 34 seconds West, a distance of 100.47 feet to a point, thence;

5. South 35 degrees, 29 minutes, 19 seconds West, a distance of 90.28 feet to a point, thence;

6. South 12 degrees, 11 minutes, 11 seconds West, a distance of 70.97 feet to a point, thence;

7. South 11 degrees, 58 minutes, 48 seconds West, a distance of 255.94 feet to a point, and thence;

8. North 89 degrees, 30 minutes, 51 seconds West, a distance of 22.41 feet to a point located at the southeastern corner of lot 165.

Thence continuing along the same bearing and binding on the southern outline of lot 165;

9. North 89 degrees, 30 minutes, 51 seconds West, a distance of 125.00 feet to a point located on the aforementioned eastern right of way line of Highland Drive.

Thence crossing Highland Drive:

10. North 85 degrees, 31 minutes, 33 seconds West, a distance of 60.00 feet to a point located on the western right of way line of Highland Drive, said point further being located at the southeastern corner of Lot 179.

Thence continuing along the same bearing and leaving Highland Drive and binding on the southern outline of lot 179;

11. North 85 degrees, 31 minutes, 33 seconds West, a distance of 125.00 feet to the southwestern corner of lot 179.

Thence binding on the western outline of lots 179,180,181,182,183, and 184 the six following courses and distances:

12. North 02 degrees, 13 minutes, 24 seconds East, a distance of 64.95 feet to a point, thence;

13. North 02 degrees, 02 minutes, 41 seconds West, a distance of 64.92 feet to a point, thence;

14. North 03 degrees, 05 minutes, 45 seconds West, a distance of 70.80 feet to a point, thence;

15. North 00 degrees, 45 minutes, 00 seconds East, a distance of 79.20 feet to a point, thence;

16. North 09 degrees, 51 minutes, 36 seconds East, a distance of 80.83 feet to a point, thence;

17. North 18 degrees, 59 minutes, 51 seconds East, a distance of 79.20 feet to a point located at the northwestern corner of lot 184, said point also representing the southwestern corner of lot 185.

Thence leaving the common corner of lots 184 and 185 and running through the above referenced Open Space the four following courses and distances:

18. North 66 degrees, 28 minutes, 50 seconds West, a distance of 30.09 feet to a point, thence;

19. North 32 degrees, 36 minutes, 55 seconds East, a distance of 249.45 feet to a point, thence;

20. North 54 degrees, 15 minutes, 12 seconds East, a distance of 280.75 feet to a point, and thence;

21. North 40 degrees, 46 minutes, 17 seconds East, a distance of 309.86 feet to a point located on the western outline of the above reference Phase 6;

Thence binding on the western outline of Phase 6;

22. South 49 degrees, 05 minutes, 45 seconds East, a distance of 159.52 feet to a point located on the aforementioned western right of way line of Highland Drive, said point further being located North 40 degrees, 54 minutes, 15 seconds East, a distance of 35.35 feet along the western right of way line from the southeastern corner of lot 195.

Thence continuing along the same bearing and crossing Highland Drive:

23. South 49 degrees, 05 minutes, 45 seconds East, a distance of 60.00 feet to the first mentioned point of beginning.

Containing within said metes and bounds 10.224 acres of land more or less.

Being or intending to be "Phase 7" of the Kensington Courts subdivision.

Members shall have the right to use the existing road for purposes of ingress, egress and regress to and from waterfront boat launching area. The Company reserves the right to relocate said road and waterfront boat launching area.