

THIS DECLARATION, made this 19th day of June ,
1981, by GEORGE S. REGESTER and CAROLYN G. REGESTER, his wife,
and CLIFTON TRUST BANK.

24-81 A #22328 *****15.00

WHEREAS, George S. Regester and Carolyn G. Regester,
his wife, are the owners of a tract of land situate and lying
in the Fourth Election District of Harford County, Maryland,
on the northerly side of Sharon Acres Road, being part of
the land described in a deed from Stephen M. Kahoe and Vivian
C. Kahoe, his wife, to George S. Regester and Carolyn G. Regester,
his wife, dated December 15, 1950 and recorded among the Land
Records of Harford County in Liber G.R.G. No. 351, Folio 361,
and

WHEREAS, the said George S. Regester and Carolyn G. Regester,
have caused a portion of said land to be subdivided into lots
by the recording of the following plat "Revised Final Plat,
Resubdivision of Sharon Acres Estates" recorded in Plat Book
H.D.C. No. 45 Folio 93.

NOW THEREFORE WITNESSETH, George S. Regester and Carolyn
G. Regester, his wife, for themselves, the survivor of, and
heirs, personal representatives and assigns of the survivor,
in consideration of the mutual benefits to be derived and
other good and valuable considerations, do hereby impose on
all the lots of ground shown on the aforesaid plat, the following
covenants, agreements and restrictions, said covenants, agreements,
and restrictions to be binding upon the said George S. Regester
and Carolyn G. Regester, the survivor thereof and the heirs,
personal representatives and the assigns of the survivor,
and to run with the land shown on the aforesaid plat.

1. The land included in the subdivision known as Sharon
Acres Estates shall be used for private residential use only,
except that a doctor or similar individual may operate an

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LIBER 1145 FOLIO 0405

office in part of his residence, any sign for said office being no larger than 20" x 28". The dwelling shall be designed for single family occupancy only, unless otherwise approved by George S. Register and Carolyn G. Register, the survivor thereof, and the heirs, personal representatives, and assigns. Single family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by a member of the owner's family. Private residential purpose shall not be interpreted to prohibit the use on any lot on a private roadway for the benefit of adjacent or adjoining lots.

2. Any dwelling constructed on said lot shall be completed in every exterior detail within six months from the date of beginning of such construction. No temporary structures, trailer, mobile home, tent, garage, or other outbuildings shall be placed on said parcel of land to be occupied as a dwelling.

3. Only one dwelling shall be erected on each lot.

4. No pigs, poultry, or goats shall be kept on said lots except that a maximum of two dogs and two cats are permitted, provided that they are enclosed on the property of the owner thereof. Horses and ponies are permitted on lots having a minimum size of two acres, provided they are properly housed and fences.

5. Any truck on said lots shall be parked to the rear of the residence.

6. No outdoor storage of any materials or the repair or dismantling of automotive vehicles or other types of equipment shall be permitted.

7. A boat or travel trailer of any type shall be kept to the rear of the residence.

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8. No Home Owner's Association will be permitted until one year after the last lot is sold and the home occupied.

9. The Regesters reserve the right to relocate lot lines affecting land owned by them. The Regesters further reserve the right to waive such portion of the restrictive covenants placed on this property as they deem necessary in the best interest of the development, as determined by their judgment.

10. Invalidation of any of these covenants by judgment, decree of Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

11. The provisions herein contained shall run with and bind the land hereby conveyed for a period of 20 years and shall inure to the benefit of, and be enforceable by the Regesters, their personal representatives and assigns. Failure by the parties hereto to enforce any of the restrictions, covenants, and conditions herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach, or as to one occurring prior or subsequent thereto.

12. Provisions set forth herein shall apply only to land as shown on the aforesaid plats and not to remaining land of owner.

13. The Clifton Trust Bank does hereby join in to consent to subordinating the lien, operation and effect of its mortgage dated August 24, 1978 and recorded among the Land Records of Harford County, Maryland, in Liber H.D.C. No. 1072, Folio 913.

AS WITNESS the hands and seals of the Grantors within.

WITNESS:

de. ann. H. Boehart

George S. Regester (SEAL)
George S. Regester

Carolyn G. Regester (SEAL)
Carolyn G. Regester

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CLIFTON TRUST BANK, a body
corporate of the State of
Maryland

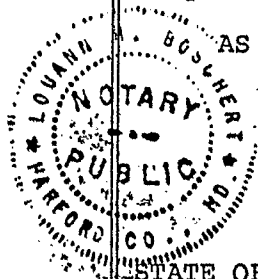
Michael L. Snyder
Michael L. Snyder

BY: John A. Farley, Jr. (SEAL)
John A. Farley, Jr., Chairman of
the Board

STATE OF MARYLAND, HARFORD COUNTY, SCT.:

I HEREBY CERTIFY, that on this 19th day of June
1981, before me, the subscriber, a Notary Public of the State
of Maryland, in and for Harford County, personally appeared
George S. Register and Carolyn G. Register, his wife, and
they acknowledged the foregoing Declaration to be their Act.

AS WITNESS my hand and Notarial Seal.



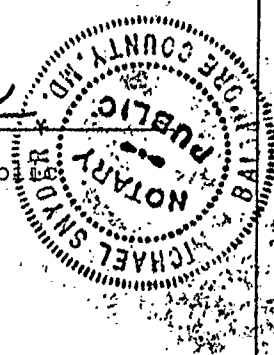
Louann H. Bouchert
Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, SCT.:

I HEREBY CERTIFY, that on this 18th day of June
1981, before me, the subscriber, a Notary Public of the State
of Maryland, in and for Baltimore County, Personally appeared
John A. Farley, Jr.,
the authorized officer of said Bank and he acknowledged the
aforegoing Declaration to be the act of the Clifton Trust
Bank, a body corporate of the State of Maryland

AS WITNESS my hand and Notarial Seal.

Michael Snyder
Michael Snyder
Notary Public



REC'D & RECORDED Age
NO 1145 FOLIO 425

JUN 24 11 53 AM '81

HARFORD CO.
H. DOUGLAS CHILCOAT
CLERK

LIBER 1145 FOLIO 0408

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ATTORNEYS AT LAW
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