

SECOND AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR ILCHESTER LANDING

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDI-
TIONS AND RESTRICTIONS FOR ILCHESTER LANDING, MADE THIS
2ND DAY OF JANUARY 1991, 1990, by ILCHESTER ROAD PROPERTY
PARTNERSHIP, a Maryland General Partnership (hereinafter referred
to as "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain property situated
in Howard County, State of Maryland, more particularly described
in a plat of ✓ Ilchester Landing Subdivision, consisting of 3
sheets, which plat is recorded among the Land Records of Howard
County, Maryland as Plat 9017 through 9019 (the "Ilchester
Property"), and that property described in a Plat of Beechwood
Heights Subdivision, Lots 1 through 17 consisting of two (2)
sheets which Plat is recorded among the Land Records of Howard
County, Maryland as Plat 9085 and Plat 9086 (the "Beechwood
Property") inclusive (both of which subdivisions are hereinafter
referred to as the "Property"); and

WHEREAS, Declarant intends to develop or cause to be
developed on the Property a residential subdivision having
thirty-nine (39) building lots; and

WHEREAS, Declarant caused to be filed on April 19, 1990, in
the Land Records of Howard County, Maryland, at Liber 2156, folio
0610, a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
ILCHESTER LANDING executed April 18, 1990; and

WHEREAS, Declarant executed and filed among the Land Records
of Howard County, Maryland in Liber 2186, folio 675, an AMEND-
MENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR ILCHESTER LANDING in which the Plat numbers were erroneously
referred to as 9017 through 9010, while it should have referred
to them as 9017 through 9019; and

WHEREAS, Declarant desires to amend paragraph 5.13 of the
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRIC-
TIONS FOR ILCHESTER LANDING described above to change the minimum
square footage requirement for multiple story dwellings.

NOW, THEREFORE, the DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR ILCHESTER LANDING is hereby amended as follows:

1. Paragraph 5.13 of The AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR ILCHESTER LANDING
shall be amended to read as follows:

10801 Hickory Ridge RD
Columbia, MD. 21044
195/10/91

REC'D FEE 18.50
195 #
1-10-91

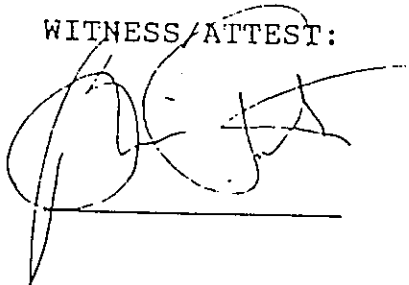
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"5.13 Dwelling House. No structure shall be used for a residence or dwelling and no building shall be erected or maintained on any Lot in the Beechwood Property unless it is an approved dwelling house, designed and equipped for occupancy as a private residence ("dwelling") by a single family. All dwelling houses on the Beechwood Property shall comply with the following criteria: (i) the first floor area of a one-story dwelling house shall be a minimum of 1,800 square feet of living area; (ii) the first floor of a two-story dwelling house shall be a minimum of 1,200 square feet of living area; (iii) no multi-story dwelling shall have less than 2,200 square feet of living area; (iv) a split level dwelling house shall require a total of 1,800 square feet of living area on the two upper levels; (v) a split foyer dwelling house shall have a total of 1,500 square feet of living area on the upper level; (vi) all dwellings shall have a two car garage; in lieu of the garage, the owner may increase the main floor of living area, as referred to above, by at least 400 square feet; and (vii) only year-round living areas, exclusive of garages and open porches, may be included in computing the floor area. No building shall be erected or maintained on any Lot in the Property unless it is a dwelling house, meeting the above criteria set forth, or unless it is appurtenant to such a dwelling house or accessory. The covenants, conditions and restrictions in this paragraph 5.13 shall not apply to the Ilchester Property, except that no multiple story dwelling on the Ilchester Property shall have less than 2,000 square feet."

In all other respects, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ILCHESTER LANDING are hereby ratified, confirmed and approved and shall remain in full force and effect.

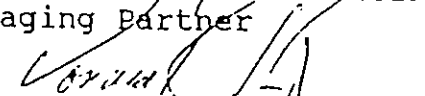
IN WITNESS WHEREOF, the Declarant and the undersigned owners of at least ninety percent (90%) of the lots have hereunto set their hands and seals on the day and year above written.

WITNESS/ATTEST:



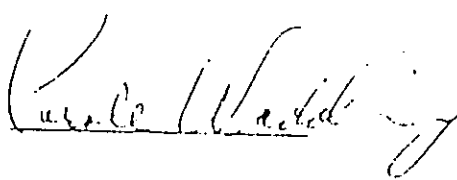
DECLARANT:

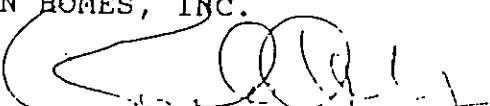
ILCHESTER ROAD PROPERTY PARTNERSHIP
ELLICOTT CITY LAND HOLDING COMPANY,
Managing Partner

BY:  (SEAL)
Donald R. Reuwer, Jr.
President

BUILDER:

RYAN HOMES, INC.



BY:  (SEAL)
Randy M. Adams
Vice President

STATE OF MARYLAND:

to wit:

COUNTY OF HOWARD:

On this 2nd day of January, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DONALD R. REUWER, JR., who acknowledged himself to be the President of ELLICOTT CITY LAND HOLDING COMPANY, Managing Partner of ILCHESTER ROAD PROPERTY PARTNERSHIP, and that he, as such President of such corporation, 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 President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 9/1/92

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

On this 2ND day of JANUARY, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared DONALD M. HIKEY, who acknowledged himself to be the VICE PRESIDENT of Ryan Homes, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:

September 1995

I, the undersigned, hereby certify that the within instrument was prepared by or under the supervision of self, an attorney duly admitted to practice before the Court of Appeals of Maryland
real estate\ilchest2.amd

[Signature]
James L. Mayer, Esquire