

SUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATION

THIS SUPPLEMENTARY DECLARATION, is made the 2nd day of May, 1996, by STILES FARM, L.C., a Virginia limited liability company (hereinafter referred to as "Declarant") and FOUNTAIN HILL LIMITED LIABILITY COMPANY, a Virginia limited liability company (hereinafter referred to as "Owner").

Recitals:

WHEREAS, the Declarant and the Owner are each the owner of a portion of that certain property located in Montgomery County, Maryland, which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the Declarant executed a document entitled "Declaration of Covenants, Conditions and Restrictions - Fountain Hills Community Association", dated March 28, 1996, and recorded among the Land Records of Montgomery County, Maryland, in Liber 14031, folio 193 (the "Declaration of Covenants").

WHEREAS, Article II, Section 2 of the Declaration of Covenants provides as follows:

"Section 2. Additions. Additional property may be annexed to the above-described property without the consent of the Class A members of the Association, if any, provided that such property is a part or all of that property described on Exhibit B attached hereto and by this reference made a part, and provided that such annexation occurs within seven (7) years of the date this Declaration is recorded. Any other annexation of property must be approved by two-thirds (2/3) of each class of the members of the Association. The scheme of the within Covenants and Restrictions shall not, however, be extended to include any such additional property unless and until the same is annexed to the real property described on "Exhibit A" as hereinafter provided.

Any annexations of Single-Family and Townhouse Lots made pursuant to this Article, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records for Montgomery County, Maryland, which Supplementary Declaration shall extend the scheme of the within Declaration of Covenants and Restrictions to such annexed property. Annexations of Condominium Units made pursuant to this Article, or otherwise, may be made in the foregoing manner, or may be made by the inclusion of specific annexation language within the Declaration of Condominium creating such Condominium Units, which

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CLERK & OFFICE
MONTGOMERY COUNTY, MD.

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language subjects such Condominium Units to the terms and conditions of this Declaration.

WHEREAS, the Declarant and Owner, pursuant to Article II, Section 2, of the Declaration of Covenants, desire to annex the property described on Exhibit A, so that the same shall be subject to all of the terms and conditions of the Declaration of Covenants.

WHEREAS, the property described on Exhibit A is a part of that property described on Exhibit B attached to the Declaration of Covenants.

NOW, THEREFORE, the Declarant and Owner hereby declare that all of the property described on Exhibit A, attached hereto, shall be held, sold and conveyed, subject to the easements, restrictions, covenants and conditions, as set forth in the "Fountain Hills Community Association - Declaration of Covenants, Conditions and Restrictions," dated March 28, 1996 and recorded among the Land Records of Montgomery County, Maryland on April 2, 1996, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in, the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner hereof.

IN WITNESS WHEREOF, the undersigned Declarant and Owner, have hereunto set their hands and seals this 2nd day of May, 1996.

WITNESS:

Patricia Nytko

STILES FARM, L.C.
a Virginia limited liability company

By: *Thomas E. Marshall* (SEAL)
Thomas E. Marshall
Manager

Patricia Nytko

FOUNTAIN HILL LIMITED LIABILITY COMPANY
a Virginia limited liability company
By: The Gables Construction Co., Manager

By: *Kenneth G. Malm* (SEAL)
Kenneth G. Malm, President

[JURATS FOLLOW]

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS E. MARSHALL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the manager of Stiles Farm, L.C., and that he, as such Manager, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself as such Manager.

WITNESS, my hand and Notarial Seal.

Jack Robertson
NOTARY PUBLIC

My Commission Expires: 3-31-98

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KENNETH G. MALM, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the President of The Gables Construction Company, Manager of Fountain Hill Limited Liability Company., and that he, in such capacity, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself on behalf of the Manager.

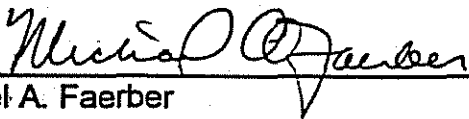
WITNESS, my hand and Notarial Seal.

Denna M Malm
NOTARY PUBLIC

My Commission Expires: 8/31/98

ATTORNEY'S CERTIFICATION

THIS IS TO CERTIFY, that the within instrument was prepared by, or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Michael A. Faerber

TAX IDENTIFICATION NUMBERS: See attached list

After recordation, please return to:

Michael A. Faerber, Esquire
Samek & McMillan, P.C.
1901 Research Boulevard, Suite 220
Rockville, Maryland 20850

EXHIBIT ASUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATIONLOTS

Lots 242 through 257, Lots 266 through 297 and Lots 320 through 325, Block A, in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 242 through 257, 266 through 297, 320 through 325 & Parcels O & P, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 179, Plat No. 20019.

PARCELS

Parcels O and P, Block A in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 242 through 257, 266 through 297, 320 through 325 & Parcels O & P, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 179, Plat No. 20019.



5/16/96

LOT	BLOCK	TAX I.D. NO.
242	A	09-03133072
243	A	09-03133083
244	A	09-03133094
245	A	09-03133106
246	A	09-03133117
247	A	09-03133128
248	A	09-03133130
249	A	09-03133141
250	A	09-03133152
251	A	09-03133163
252	A	09-03133174
253	A	09-03133185
254	A	09-03133196
255	A	09-03133208
256	A	09-03133210
257	A	09-03133221
256	A	09-03133232
267	A	09-03133243
268	A	09-03133254
269	A	09-03133265
270	A	09-03133276
271	A	09-03133287
272	A	09-03133298
273	A	09-03133301
274	A	09-03133312
275	A	09-03133323
276	A	09-03133334
277	A	09-03133345
278	A	09-03133356
279	A	09-03133367
280	A	09-03133378
281	A	09-03133380
282	A	09-03133391
283	A	09-03133403
284	A	09-03133414
285	A	09-03133425
286	A	09-03133436
287	A	09-03133447
288	A	09-03133458
289	A	09-03133460
290	A	09-03133471
291	A	09-03133482
292	A	09-03133493
293	A	09-03133505
294	A	09-03133516
295	A	09-03133527
296	A	09-03133538
297	A	09-03133540
320	A	09-03133551
321	A	09-03133562
322	A	09-03133573
323	A	09-03133584
324	A	09-03133595
325	A	09-03133607

Parcel O A 09-88-3133050
Parcel P A 09-88-3133061



FOUNTAIN HILLS COMMUNITY ASSOCIATION, INC.

LEGAL DOCUMENT PACKET:


- *ARTICLES OF INCORPORATION*
- *DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
SUPPLEMENTARY AND AMENDMENTS*
- *BY-LAWS*



DESCRIPTION OF
SECTION 1
CLOPPER HILLS
PART OF THE PROPERTY OF
THE CENTRAL CORPORATION
FEBRUARY 7, 1996
PAGE 3

77°32'19" West, 304.68 feet line of Parcel A, Block B as shown on a plat of subdivision entitled "Lots 1 through 43 and Parcel A, Block B, Townes at Chestnut Oaks" and recorded among the aforesaid Land Records in Plat Book 166 as Plat No. 18707, and running thence, reversely with and binding on said line of Parcel A, the following course and distance

9. North 77°32'19" East, 304.68 feet to the point beginning, containing 553,251.70 square feet or 12.70 acres of land.


Daniel F. DeBolt
Registered Property Line Surveyor
Maryland No. 526



DFD/jpt





Charles P. Johnson & Associates, Inc.

PLANNERS

ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYORS

February 8, 1996

**DESCRIPTION OF
SECTION 2
CLOPPER HILLS**

**PART OF THE PROPERTY OF
THE CENTRAL CORPORATION
A MARYLAND CORPORATION**

**GAITHERSBURG (9TH) DISTRICT
MONTGOMERY COUNTY, MARYLAND**

BEING part of the lands acquired by The Central Corporation, a Maryland Corporation from Hampton Park Corporation, a Maryland Corporation by deed dated December 24, 1986 and recorded among the aforesaid Land Records of Montgomery County, Maryland in Liber 7934 at Folio 594; and being more particularly described as follows

BEGINNING for the same at a point on the curved northerly right of way line of Clopper Road, (variable width) as shown on a plat of dedication entitled "Dedication Plat No. 1 of 8, Clopper Road", recorded among the aforesaid Land Records in Plat Book 23 as Plat No. 7027, said point being also distant, North $02^{\circ}14'09''$ East, 65.53 feet from a stone found on the southerly right of way line as shown on said plat of dedication, and running thence with and binding on said right of way line, as now surveyed, and continuing along the northerly right of way lines as shown on Montgomery County right of way plats entitled "Right-of-Way Plat, Great Seneca Highway - Phase 3" filed among the Montgomery County Right of Way Plats, Files No. 114 and 116, as now surveyed, the following three (3) courses and distances

1. 542.47 feet along the arc of a curve, deflecting to the right, having a radius of 1402.39 feet and a chord bearing and distance of North $72^{\circ}38'12''$ West, 539.09 feet to a point, thence
2. North $61^{\circ}33'19''$ West, 531.76 feet to a point, thence



SUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATION

THIS SUPPLEMENTARY DECLARATION, is made the 2nd day of May, 1996, by STILES FARM, L.C., a Virginia limited liability company (hereinafter referred to as "Declarant") and FOUNTAIN HILL LIMITED LIABILITY COMPANY, a Virginia limited liability company (hereinafter referred to as "Owner").

Recitals:

WHEREAS, the Declarant and the Owner are each the owner of a portion of that certain property located in Montgomery County, Maryland, which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the Declarant executed a document entitled "Declaration of Covenants, Conditions and Restrictions - Fountain Hills Community Association", dated March 28, 1996, and recorded among the Land Records of Montgomery County, Maryland, in Liber 14031, folio 193 (the "Declaration of Covenants").

WHEREAS, Article II, Section 2 of the Declaration of Covenants provides as follows:

"Section 2. Additions. Additional property may be annexed to the above-described property without the consent of the Class A members of the Association, if any, provided that such property is a part or all of that property described on Exhibit B attached hereto and by this reference made a part, and provided that such annexation occurs within seven (7) years of the date this Declaration is recorded. Any other annexation of property must be approved by two-thirds (2/3) of each class of the members of the Association. The scheme of the within Covenants and Restrictions shall not, however, be extended to include any such additional property unless and until the same is annexed to the real property described on "Exhibit A" as hereinafter provided.

Any annexations of Single-Family and Townhouse Lots made pursuant to this Article, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records for Montgomery County, Maryland, which Supplementary Declaration shall extend the scheme of the within Declaration of Covenants and Restrictions to such annexed property. Annexations of Condominium Units made pursuant to this Article, or otherwise, may be made in the foregoing manner, or may be made by the inclusion of specific annexation language within the Declaration of Condominium creating such Condominium Units, which

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MOLLY G. RUJIL
CLERK OF OFFICE
MONTGOMERY COUNTY, MD.

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Acpt # 30728
Blk # 3367
01:42 PM

language subjects such Condominium Units to the terms and conditions of this Declaration.

WHEREAS, the Declarant and Owner, pursuant to Article II, Section 2, of the Declaration of Covenants, desire to annex the property described on Exhibit A, so that the same shall be subject to all of the terms and conditions of the Declaration of Covenants.

WHEREAS, the property described on Exhibit A is a part of that property described on Exhibit B attached to the Declaration of Covenants.

NOW, THEREFORE, the Declarant and Owner hereby declare that all of the property described on Exhibit A, attached hereto, shall be held, sold and conveyed, subject to the easements, restrictions, covenants and conditions, as set forth in the "Fountain Hills Community Association - Declaration of Covenants, Conditions and Restrictions," dated March 28, 1996 and recorded among the Land Records of Montgomery County, Maryland on April 2, 1996, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in, the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner hereof.

IN WITNESS WHEREOF, the undersigned Declarant and Owner, have hereunto set their hands and seals this 2nd day of May, 1996.

WITNESS:

Patricia Nytko

STILES FARM, L.C.
a Virginia limited liability company

By: *Thomas E. Marshall* (SEAL)
Thomas E. Marshall
Manager

Patricia Nytko

FOUNTAIN HILL LIMITED LIABILITY COMPANY
a Virginia limited liability company
By: The Gables Construction Co., Manager
By: *Kenneth G. Malm* (SEAL)
Kenneth G. Malm, President

[JURATS FOLLOW]

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS E. MARSHALL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the manager of Stiles Farm, L.C., and that he, as such Manager, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself as such Manager.

WITNESS, my hand and Notarial Seal.

Jack Robertson
NOTARY PUBLIC

My Commission Expires: 3-31-98

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 2nd day of May, 1996, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared KENNETH G. MALM, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the President of The Gables Construction Company, Manager of Fountain Hill Limited Liability Company., and that he, in such capacity, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself on behalf of the Manager.

WITNESS, my hand and Notarial Seal.

Dennis M. Malm
NOTARY PUBLIC

My Commission Expires: 8/31/98

ATTORNEY'S CERTIFICATION

THIS IS TO CERTIFY, that the within instrument was prepared by, or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Michael A. Faerber

TAX IDENTIFICATION NUMBERS: See attached list

After recordation, please return to:

Michael A. Faerber, Esquire
Samek & McMillan, P.C.
1901 Research Boulevard, Suite 220
Rockville, Maryland 20850

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EXHIBIT ASUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATIONLOTS

Lots 242 through 257, Lots 266 through 297 and Lots 320 through 325, Block A, in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 242 through 257, 266 through 297, 320 through 325 & Parcels O & P, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 179, Plat No. 20019.

PARCELS

Parcels O and P, Block A in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 242 through 257, 266 through 297, 320 through 325 & Parcels O & P, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 179, Plat No. 20019.



5/16/96

LOT	BLOCK	TAX I.D. NO.
242	A	09-03133072
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244	A	09-03133094
245	A	09-03133106
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293	A	09-03133505
294	A	09-03133516
295	A	09-03133527
296	A	09-03133538
297	A	09-03133540
320	A	09-03133551
321	A	09-03133562
322	A	09-03133573
323	A	09-03133584
324	A	09-03133595
325	A	09-03133607

Parcel O A 09-88-3133050
 Parcel P A 09-88-3133061



SUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATION

Suburban Title and Abstract

THIS SUPPLEMENTARY DECLARATION, is made the 21st day of June, 1997, by STILES FARM, L.C., a Virginia limited liability company (hereinafter referred to as "Declarant") and consented to by FOUNTAIN HILL LIMITED LIABILITY COMPANY, a Virginia limited liability company (hereinafter referred to as "Owner").

Recitals:

WHEREAS, the Declarant is conveying or has conveyed to the Owner certain real property located in Montgomery County, Maryland, which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

WHEREAS, the Declarant executed a document entitled "Declaration of Covenants, Conditions and Restrictions - Fountain Hills Community Association", dated March 28, 1996, and recorded among the Land Records of Montgomery County, Maryland, in Liber 14031, folio 193 (the "Declaration of Covenants").

WHEREAS, Article II, Section 2 of the Declaration of Covenants provides as follows:

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RECORDING FEE 20.00
TOTAL 22.00
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Rpt # 2896
Blk # 48 Pt

"Section 2. Additions. Additional property may be annexed to the above-described property without the consent of the Class A members of the Association, if any, provided that such property is a part or all of that property described on Exhibit B attached hereto and by this reference made a part, and provided that such annexation occurs within seven (7) years of the date this Declaration is recorded. Any other annexation of property must be approved by two-thirds (2/3) of each class of the members of the Association. The scheme of the within Covenants and Restrictions shall not, however, be extended to include any such additional property unless and until the same is annexed to the real property described on "Exhibit A" as hereinafter provided.

Any annexations of Single-Family and Townhouse Lots made pursuant to this Article, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records for Montgomery County, Maryland, which Supplementary Declaration shall extend the scheme of the within Declaration of Covenants and Restrictions to such annexed property. Annexations of Condominium Units made pursuant to this Article, or otherwise, may be made in the foregoing manner, or may be made by the inclusion of specific annexation language within the Declaration of Condominium creating such Condominium Units, which language subjects such Condominium Units to the terms and conditions of this Declaration.

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MOLLY D. RUIHL
CLERK'S OFFICE
MONTGOMERY COUNTY, MD.

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WHEREAS, the Declarant, pursuant to Article II, Section 2, of the Declaration of Covenants, desires to annex the property described on Exhibit A, so that the same shall be subject to all of the terms and conditions of the Declaration of Covenants and Owner wishes to evidence its consent thereto.

WHEREAS, the property described on Exhibit A is a part of that property described on Exhibit B attached to the Declaration of Covenants.

NOW, THEREFORE, the Declarant hereby declares that all of the property described on Exhibit A, attached hereto, shall be held, sold and conveyed, subject to the easements, restrictions, covenants and conditions, as set forth in the "Fountain Hills Community Association - Declaration of Covenants, Conditions and Restrictions," dated March 28, 1996 and recorded among the Land Records of Montgomery County, Maryland on April 2, 1996, in Liber 14031, folio 193, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in, the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner hereof.

AND, by execution hereof, the Owner consents thereto.

IN WITNESS WHEREOF, the undersigned Declarant and Owner, have hereunto set their hands and seals this 26th day of June, 1997.

WITNESS:

STILES FARM, L.C.
a Virginia limited liability company

Cheryl Padilla

By: Thomas E. Marshall (SEAL)
Thomas E. Marshall
Manager

FOUNTAIN HILL LIMITED LIABILITY COMPANY
a Virginia limited liability company
By: Craftstar Homes, Inc., Manager

Cheryl Padilla



By: M. Courtney Treuth (SEAL)
M. Courtney Treuth, Vice President

[JURATS FOLLOW]

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 26th day of JUNE, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS E. MARSHALL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the Manager of Stiles Farm, L.C., and that he, as such Manager, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself as such Manager.

WITNESS, my hand and Notarial Seal.


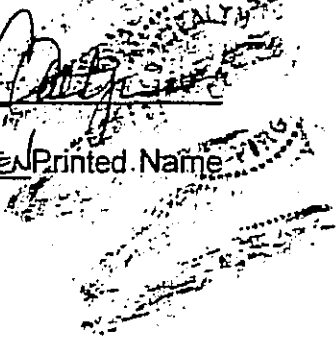

NOTARY PUBLIC
MARY ANTONIDOU GAETJEN Printed Name


My Commission Expires: JUNE 30, 2000

STATE OF Virginia, Fairfax COUNTY, to wit:

I HEREBY CERTIFY, that on this 26th day of June, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared M.COURTNEY TREUTH, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Supplementary Declaration of Covenants, and acknowledged that he is the Vice President of Craftstar Homes, Inc., Manager of Fountain Hill Limited Liability Company., and that he, in such capacity, being authorized so to do, executed the same, for the purposes therein contained, by signing the name of said limited liability company by himself on behalf of the Manager.

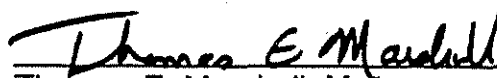
WITNESS, my hand and Notarial Seal.


NOTARY PUBLIC
MARY ANTONIDOU GAETJEN Printed Name


My Commission Expires: JUNE 30, 2000

CERTIFICATION

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of the undersigned, the Manager of one of the parties hereto.



Thomas E. Marshall, Manager
Stiles Farm, L.C.

TAX IDENTIFICATION NUMBERS: See attached list

After recordation, please return to:

Stiles Farm, L.C.
c/o ESDC, Inc.
6820 Elm Street, Suite 200
McLean, Virginia 22101
Attn: Mary

EXHIBIT A

SUPPLEMENTARY DECLARATION OF COVENANTS
FOUNTAIN HILLS COMMUNITY ASSOCIATION

LOTS

Lots 258 through 265, Block A, in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 234 through 241 and Lots 258 through 265 and Lots 298 through 319 and Parcels R & S, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 181, Plat No. 20188.

LF 15005.570

Tax Account Nos.

09-03149751

09-03149762

09-03149773

09-03149784

09-03149795

09-03149807

09-03149818

09-03149820

CONSENT TO ANNEXATION

Suburban Title and Abstract

THIS CONSENT is made this 26th day of JUNE, 1997, by FOUNTAIN HILL L.L.C., a VIRGINIA LIMITED LIABILITY COMPANY (hereinafter "Owner").

WHEREAS, the Owner is the fee simple owner of certain property located in Montgomery County, Maryland and more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter collectively referred to as the "Lots").

WHEREAS, all of the Lots described on Exhibit A are to be subjected to the Declaration of Covenants, Conditions and Restrictions, Fountain Hills Community Association (the "Declaration"), recorded or intended to be recorded among the Land Records of Montgomery County, Maryland immediately prior to the recordation of this Consent to Annexation.

WHEREAS, the Lots were conveyed to the Owner prior to being subjected to the effect of the Declaration.

WHEREAS, the Declarant named in the Declaration has annexed the Lots, pursuant to Article II, Section 2 of the Declaration, which annexation is evidenced by the recordation of the Declaration.

WHEREAS, the Owner wishes to confirm and consent to the encumbering of the Lots by the Declaration.

NOW, THEREFORE, in consideration of the foregoing recitals, each of which is made a part hereof, and for other good and valuable consideration, the receipt and sufficiency of which the Owner does hereby acknowledge, the Owner does hereby covenant, consent and agree that the Lots are, and shall be, subject to the effect of the Declaration, to the same extent as if the Declaration had, pursuant to the Declaration, been made applicable to the Lots prior to the acquisition of title to the Lots by the Owner. The provisions hereof and thereof shall be binding upon, and inure to the benefit of, the Owner and its respective heirs, successors and assigns forever, and shall be deemed covenants running with the land. The terms and provisions of this Consent shall be construed in accordance with the laws of the State of Maryland.

IT WITNESS WHEREOF, the Owner has signed, sealed and delivered these presents, as its own free act and deed, as of the day and year first above written.

IMP FD SURE \$	2.00
RECORDING FEE	20.00
TOTAL	22.00
Rest M087	Acct # 42501
WGR BDN	Blk # 2899
Jul 10, 1997	02:48 PM

FILED
NOTARY PUBLIC
CLERKS OFFICE
MONTGOMERY COUNTY, MD

57 JUL 10 P 2:52 P

20
88

M. Courtney Treuth
Vice President
Craftstar Homes, Inc.
Manager

WITNESS/ATTEST:

Cheryl Padilla By: _____

STATE OF Virginia, Fairfax COUNTY, to wit

I HEREBY CERTIFY, that on this 21st day of June, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared M. COURTNEY TREUTH, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Consent to Annexation, and acknowledged that (s)he is Vice President of Fountain Hill L.L.C., and that (s)he, as such Vice President, being authorized so to do, executed the same, for the purposes therein contained, by signing his (her) name as M. COURTNEY TREUTH thereof, and further acknowledged, in his (her) capacity as Vice President, the same to be the free act (and deed) of Fountain Hill L.L.C.

WITNESS my hand and Notarial Seal.

Mary Antoniolli Gaetjen
NOTARY PUBLIC
MARY ANTONIOLI GAETJEN
Printed Name

My Commission Expires:

June 30, 2000.

TAX ACCOUNT NO. 09-03149751, 09-03149762, 09-03149773,
09-03149784, 09-03149795, 09-03149807,
09-03149818, 09-03149820

LF 15005.583

EXHIBIT A

CONSENT TO ANNEXATION
FOUNTAIN HILLS COMMUNITY ASSOCIATION

LOTS

Lots 258 through 265, Block A, in a Subdivision known as "Fountain Hills," as per plat thereof entitled "Lots 234 through 241 and Lots 258 through 265 and Lots 298 through 319 and Parcels R & S, Block A, Fountain Hills" and recorded among the Land Records of Montgomery County, Maryland, in Plat Book 181, Plat No. 20188.