

Resolutions and Policies
Council of Unit Owners of Cloister at Charles III, Inc.

Order: 28P9YKKJ5
Address: 6507 Abbey View Way
Order Date: 02-05-2025
Document not for resale
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THIS COMMON USE AND MAINTENANCE AGREEMENT, made and entered into the 31st day of December, 2005, by and between CLOISTERS HOLDINGS, LTD., a Maryland corporation (hereinafter referred to as "Cloisters Holdings") and THE COUNCIL OF CONDOMINIUM UNIT OWNERS OF THE CLOISTERS AT CHARLES CONDOMINIUM, INC., a Maryland corporation (the "Cloisters Association").

WHEREAS, Cloisters Holdings is the owner of all those two parcels of ground located in Baltimore County, State of Maryland which are more particularly described in a Deed dated May 4, 2004 and recorded among the Land Records of Baltimore County in Liber S.M. No. 20064, folio 636 (the "Cloisters Holding Properties"); and

WHEREAS, the Cloisters Holdings Properties are adjacent to the property constituting the condominium project known as The Cloisters at Charles Condominium which as established and declared by a Declaration dated December 5, 1990 and recorded among the Land Records of Baltimore County in Liber No. 8675, folio 29 by Faust Homes, Inc., as said Declaration has been amended from time to time, the property subject to said Declaration being referred to as "The Cloisters at Charles"; and

WHEREAS, Cloisters Holdings intends to develop up to thirty-two condominium units on the Cloisters Holdings Properties and will establish two separate condominium projects on the Cloisters Holdings Properties, one of which will contain six (6) condominium units and the second of which will contain up to twenty-six (26) condominium units; and

WHEREAS, the Cloisters Holdings Properties are entitled to the use of the existing roads in The Cloisters at Charles as a means of ingress, egress and regress to and from Charles Street and will have the benefit of certain other common features and amenities in The Cloisters at Charles (the "Cloisters Association") and has agreed to enter into the within Agreement to insure that each of the condominiums created by Cloisters Holdings will contribute to the maintenance and replacement of the existing roads and the common features and amenities which are located in The Cloisters at Charles so that each condominium unit owner in each condominium established and declared by Cloisters Holdings shall be required to contribute to the cost of the maintenance and replacement of such roads and common features and amenities; and

WHEREAS, during the course of the development of the Cloisters Holdings Properties and the subsequent construction of condominium units by Cloisters Holdings, Cloisters Holdings acknowledges that it is subject to the Zoning Order by the Deputy Zoning Commissioner for Baltimore County dated October 4, 2002 (the "Zoning Order"), a copy of which is attached hereto as Exhibit "A", which covers the 1.595 acre parcel which constitutes part of the Cloisters Holdings Properties; and

WHEREAS, in order to set forth the obligations of Cloisters Holdings in connection with the development of the Cloisters Holdings Properties and the construction of the condominium units, Cloisters Holdings has agreed to enter into this Agreement with the Cloisters Association.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, that in consideration of the premises, the terms and agreements hereinafter contained, the benefits received by Cloisters Holdings from the use of the existing roads, common features and amenities in The Cloisters at Charles Condominium, Cloisters Holdings does covenant and agree with the Condominium Association as follows:

1. Cloisters Holdings agrees that it shall be in substantial compliance with each of the terms and provisions of the Zoning Order. Cloisters Holdings shall construct, at its own cost and expense, the gravity sewer line required under the Zoning Order as part of the development of the 1.595 acre site in accordance with all regulations of Baltimore County and shall make such sewer house connections as are required under the Zoning Order. Pursuant to the terms of the Zoning Order, Cloisters Holdings shall access the 1.595 acre parcel from Charles Street by a separate access location for the development of the 1.595 acre site, but shall be entitled to use the roads in the Cloisters at Charles to complete the repairs to the existing, failed, sediment trap which serves the Cloisters at Charles, but Cloisters Holdings shall, to the extent reasonably possible, minimize the use of the roads in the Cloisters at Charles being used to complete the repairs to the existing, failed, sediment trap. Cloisters Holdings shall be solely responsible for the repair of any damages to the roads in the Cloisters at Charles which are caused by the use of such roads in the repairs to the sediment trap.
2. At such time as Cloisters Holdings has completed the gravity sewer line, it shall cause the existing pumping station to be abandoned in accordance with the approved site development plans, a copy of which is attached hereto as Exhibit "B".
3. The storm water on the Cloisters Holdings properties will flow into the stormwater management pond in accordance with the approved site development plans.
4. Public water will be supplied to the condominium units constructed by Cloisters Holdings by connection to the existing water line in accordance with the approved site development plans. All costs attendant to abandoning or removing the existing pumping station will be paid by Cloisters Holdings at its sole cost and expense including, but not limited to, returning the surface of the area to a grass covering, leaving no remnants of the former use of that portion of the property as a pumping station. All costs or charges attendant to the connection with the existing water pipes on the Cloisters Association Property will be paid by Cloisters Holdings without any contribution from Cloisters Association and Cloisters Holdings will hold Cloisters Association harmless from any damages or violations arising from any work in connecting with the existing water pipes.
5. During the development of the 1.595 acre parcel and the construction of the condominium units thereon, Cloisters Holdings shall place barriers at the end of Cloisters Gate Drive and "No Parking" signs to restrict access to Cloisters Gate Drive and enforce the use of the access from Charles Street. Cloisters Holdings shall make all reasonable efforts to insure that its contractors, subcontractors, and employees adhere to the Baltimore County Code and any applicable regulations with respect to any development or construction activity on the Cloisters Holdings

Properties. Cloisters Holdings will require that all workmen engaged in the Phase III construction work will park on Phase III and will not permit any parking by such workmen on Cloisters Gate Drive or that portion of Abbey View Way which is located on the Cloisters Association Property. Cloisters Holdings shall repair, at its sole cost and expense, any damage which is caused by such traffic flow to the landscaping, roads, or other property of the Cloisters Association. In the event that the arrival or departure of workmen engaged in the Phase III construction work creates entrance and exit problems for the unit owners in the Cloisters Association to and from Bellona Avenue, Cloisters Holdings shall take all reasonable actions to maintain the free flow of traffic to and from Bellona Avenue as to the Cloisters Association Property to the extent that such free flow is inhibited by workmen working on Phase III construction entering and exiting from the Cloisters Association Property to and from Bellona Avenue.

6. Cloisters Holdings shall be responsible for cleaning Cloisters Gate Drive and the currently improved portion of Abbey View Way to remove any materials deposited on Cloisters Gate Drive as a result of the development and construction activities. Cloisters Holdings agrees to meet with a representative of the Cloisters Association for a pre-construction walk through to document any existing damages and the condition of Cloisters Gate Drive and the currently paved portion of Abbey View Way. Cloisters Holdings shall, at its sole cost and expense, repair any damages to Cloisters Gate Drive or the currently paved section of Abbey View Way caused by the development and construction activities of Cloisters Gate, its contractors, subcontractors or employees. Cloisters Holdings agrees that the Management Company for the Cloisters Association will cause photographs of the areas to be maintained with a representative of Cloisters Holdings present, to reflect the current condition of Cloisters Gate Drive and the currently improved portion of Abbey View Way and other commonly used amenities and agrees to pay one-half of the cost of such photographing upon presentation of a bill from the Management Company.

At such time as Cloisters Holdings has completed all construction activities on Phases II and III, Cloisters Holdings and the Management Company for the Cloisters Association shall walk the site to determine what repairs are required to the road beds and other common facilities which have been damaged by the development work on Phases II and III, which shall be based on the photographs taken prior to the start of development work, or other reasonable documentation of damages, such as, certifications from engineers and other professionals. Cloisters Holdings agrees that it shall promptly complete all required repairs to Cloisters Gate Drive and Abbey View Drive or any other facilities on the Cloisters Association Property which have been damaged by the development activities on Phases II and III, all of which shall be at the sole cost and expense of Cloisters Holdings. Upon completion of all construction work for the condominium units on Phases II and III, there shall be a similar inspection and Cloisters Holdings shall promptly complete all required repairs as a result of such inspection. For the purposes of this subsection, the word "promptly" shall mean that any required repairs shall be begun, weather permitting, within 30 days of each inspection and shall be carried on with all reasonable efforts so as to complete any required repairs without delay.

Cloisters Holdings shall add the Cloisters Association as an Additional Insured to the liability insurance policy carried by Cloisters Holdings and shall provide to the Cloisters Association a certificate of insurance, and Cloisters Association shall obtain and maintain such insurance coverage at no cost or expense to the Cloisters Association until all of the units in Phases II and III have been sold to third party purchasers.

7. Cloisters Holdings shall comply with all sediment and erosion controls in accordance with the terms of the approved Site Development Plans and shall distribute all excavated dirt on the Cloisters Holdings Properties as and when such distribution is proper. Cloisters Holdings shall be entitled to the use of the roads in the Cloisters at Charles to transport the excavated dirt to complete the filling of the temporary entrance from Charles Street and Cloisters Holdings shall repair at its sole cost and expense any damage to the roads in the Cloisters at Charles which is caused by the transportation of the excavated dirt.

8. Upon completion of the stormwater management pond constructed by Cloisters Holdings in accordance with the approved Site Development Plants, Cloisters Holdings shall dedicate the same to Baltimore County and execute any necessary Deed for the transfer of the title to such stormwater management pond to Baltimore County in accordance with all Baltimore County regulations. Cloisters Holdings shall pay all costs of completing the stormwater management pond including, but not limited to, all construction costs, bonding and costs incurred in the dedication of the stormwater management pond to Baltimore County without any contribution whatsoever from the Cloisters Association. Until such time as Baltimore County has accepted the stormwater management pond for dedication, Cloisters Holdings shall maintain the stormwater management pond at its sole cost and expense. In the event that, as a result of the development of the property owned by Cloisters Holdings, or the construction of condominium units on such property, Baltimore County requires the construction of additional stormwater management ponds, Cloisters Holdings shall be solely responsible for the construction of such additional stormwater management ponds and all costs associated with such construction.

9. Each and every Declaration establishing residential condominium units on the Cloisters Holdings Properties shall contain one or more provisions which require any condominium association and each condominium unit owner to contribute to the maintenance and replacement of all facilities which are jointly used or jointly serve such condominium association and the Cloisters Association including, but not limited to, the entrance feature, snow removal, water and sewer lines on a pro-rata basis with the unit owners in the Cloisters Association. By way of example, and not limitation, in the event that Cloisters Holdings establishes 32 units on the Cloisters Holdings Properties, each Unit Owner through the condominium assessments established for such condominium project, shall be responsible to contribute to the joint maintenance and replacement on the basis of a fraction, the numerator of which is 32 and the denominator of which is the total number of units in the associations established by Cloisters Holdings and the total number of units in the Cloisters Association. Attached hereto and made a part hereof as Exhibit "C" is a list of the common use facilities and amenities for which each condominium association shall be required to contribute. Anything to the contrary herein contained or contained in Exhibit "C", if other facilities

are jointly used by the condominium units created by Cloisters Holdings and the units in the Cloisters Association, such items shall be deemed to be included in the cost sharing provisions set forth herein.

Each condominium association established by Cloisters Holdings and the Cloisters Association shall be responsible for its own replacement reserves and the maintenance of those items such as roof repair and replacement, lead walk repair and replacement, etc., which are used solely by such condominium association and the members thereof.

The maintenance costs and the replacement reserves for the common use facilities and amenities shall be maintained and administered by the management company selected by the Cloisters Association. Any decisions required for the use of the replacement reserves shall be determined by a committee consisting of four (4) members, two (2) selected by the Cloisters Association and one (1) selected by each of the condominium associations established by Cloisters Holdings.

This Agreement constitutes a covenant running with the land and shall be binding upon each Condominium Unit and each Condominium Association established by Cloisters Holdings and on each Condominium Unit Owner of each Condominium Unit established and declared by Cloisters Holdings and no Condominium Association established and declared by Cloisters Holding and no individual owner of any Condominium Unit established and declared by Cloisters Holdings shall be entitled to disavow the terms and conditions of this Agreement after the expiration of the three (3) year period set forth in Section 11.133 of the Real Property Article of the Annotated Code of Maryland.

10. Cloisters Holdings agrees that it shall permit the Cloisters Association's counsel to review any Declaration creating any condominium on the Cloisters Holdings Properties for compliance with the terms of Section 9 of this Agreement only. Cloisters Holdings shall provide copies of any Declaration and By-Laws creating a condominium regime to counsel for Cloisters Association who shall have a period of ten (10) days to provide any comments relating to the provisions for shared expenses and the payment thereof and Cloisters Holdings shall make such changes to the provisions of any such Declaration or By-Laws which are reasonably required to bring such document into compliance with the terms of this Agreement. Counsel for the Cloisters Association shall not be entitled to request modifications to the proposed Declaration and By-Laws except as to compliance with the provisions of Section 9 of this Agreement and the failure of counsel for the Cloisters Association to provide such comments within the ten (10) day period shall be deemed to be an approval of the documents submitted to counsel for the Cloisters Association. Notwithstanding any provisions contained in any Declaration or By-Laws recorded among the Land Records of Baltimore County by Cloisters Holdings to the contrary, all owners of any condominium unit established and declared by Cloisters Holdings shall be bound by the terms and conditions of this Agreement and no Condominium Association or Counsel of Unit Owners of any such condominium association established and declared by Cloisters Holdings shall be entitled to revoke

or in any way (except as specified in this Agreement), unilaterally modify the terms and conditions of this Agreement.

11. The condominium units to be constructed on the Cloisters Holdings Property shall substantially comply as to the exterior appearance of the condominium buildings with the plans provided to Cloisters Association, a copy of which is attached hereto as Exhibit "D" and which form a part of the Public Offering Statement filed with the Maryland Secretary of State for approval.

12. Cloisters Holdings shall complete the development of the development of the parcel of ground containing the twenty-six (26) condominium units in accordance with the Site Development Plans attached hereto as Exhibit "E" attached hereto and made a part hereof.

13. The terms of the within Agreement shall be interpreted under the law of the State of Maryland and shall be binding on the parties and their respective successors and assigns and shall inure to the benefit of the parties and their respective successors and assigns.

14. Cloisters Holdings shall comply with all plans concerning forest conservation issues required by Baltimore County, Maryland for the development of the Property, whether compliance be by means of afforestation or reforestation.

15. To the extent that any other development issues between Cloisters Holdings and Cloisters Association arise during the development of Phases II and III, Cloisters Holdings shall remain responsible for the resolution of any such issues at its own cost and expense.

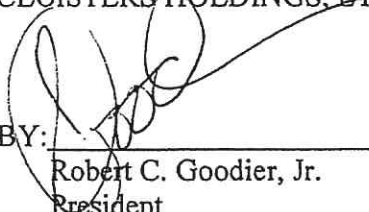
16. Cloisters Association certifies by the execution hereof that the terms and conditions of this Agreement were approved by sixty-six and two-thirds or more of the vote of the Condominium Unit Owners of the Council, in accordance with Article VI, Section 5 of the Council's Bylaws.

In WITNESS WHEREOF, the parties have caused the within Agreement to be executed and effective the date first herein written.

WITNESS OR ATTEST:

Robert C. Callahan

CLOISTERS HOLDINGS, LTD

BY:  (SEAL)
Robert C. Goodier, Jr.
President

THE COUNCIL OF CONDOMINIUM UNIT OWNERS OF THE CLOISTERS AT CHARLES CONDOMINIUM, INC.

[Signature]

BY: [Signature] (SEAL)
President

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 1st day of ~~December~~ ^{February 2008}, 2005, before me, the subscribed, a Notary Public of the State of Maryland, personally appeared Robert C. Goodier, Jr., the President of Cloisters Holdings, LTD. and he, being known to me (or satisfactorily proven) acknowledged that he executed the within and foregoing Agreement in his capacity as the President of said corporation, as the act and deed of said corporation for the uses and purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

[Signature: Deborah L. Callahan]
Notary Public

My Commission Expires: 2/1/08

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 1st day of ~~December~~ ^{February 2008}, 2005, before me, the subscribed, a Notary Public of the State of Maryland, personally appeared Joseph B. Huel, the President of The Council of Condominium Unit Owners of The Cloisters at Charles Condominium, Inc. and he, being known to me (or satisfactorily proven) acknowledged that he executed the within and foregoing Agreement in his capacity as the President of said corporation, as the act and deed of said corporation for the uses and purposes therein contained, and in my presence signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Beverly D. Yotinsky
Notary Public

My Commission Expires: 12/16/2011

Pursuant to the provisions of the Real Property Article of the Annotated Code of Maryland, this is to certify that the within and foregoing Common Use and Maintenance Agreement was prepared under the supervision of the undersigned, an attorney duly admitted to practice and in good standing with the Court of Appeals of Maryland.

Laurence B. Raber

Laurence B. Raber

~~AFTER RECORDING RETURN TO:
REESE AND CARNEY, LLP
10715 Charter Drive
Columbia, MD 21044
File No. 43032/8064
P:\LBR\WPDATA\cloisters holdings-cloisters at charles.5agm~~

AFTER RECORDING, PLEASE RETURN TO:

John M. Oliveri, Esq.
Law Office of John M. Oliveri
700 Melvin Avenue
Suite 8
Annapolis, Maryland 21401

Reviewed for compliance with
Baltimore County Code
Sections 32-4-271(c) only.
Not reviewed for compliance
with any other Baltimore County
requirements.

Almeida Roberts

Assistant County Attorney
Baltimore County Office of Law

EXHIBIT "C"Cost Sharing Responsibility Areas

1. Except as otherwise provided in this Agreement, road maintenance, including patching and sealing and the repair and/or replacement of storm water lines, sewer lines, water lines, and any other utilities that at present lie in, or in the future may be installed, under any road which could be subject to damage due to traffic or otherwise.
2. Replacement of curbs and gutters, as necessary.
3. Snow removal on common-use roads.
4. Lighting on common-use roads.
5. Liability insurance of common-use roads.
6. Maintenance of entrance feature.
7. Reserve for replacement of roads, curbs and gutters.
8. Maintenance of Cloister Gate Drive from Bellona Avenue to Abby Way. Presuming Cloisters Holdings creates 32 condominium units in two associations containing six (6) units and twenty-six units (26), Cloisters Association will be responsible for 47/79ths, the six unit association will be responsible for 6/79ths and the twenty-six unit association will be responsible for 26/79ths of the costs thereof.
9. Cloister Gate Drive from Abby Way to the six unit association property, Cloisters Association will be responsible for 47/53rds and the six unit association will be responsible for 6/53rds of the costs thereof.
10. Abby Way from Cloister Gate Drive to the twenty-six unit association property, Cloisters Association will be responsible for 47/73rds and the twenty-six unit association will be responsible for 26/73rds of the costs thereof.
11. Existing street lighting shall be based on the 8 lights throughout the Cloisters Association property, the two (2) lights located on Gregoria Court and one (1) on a setoff portion of Cloister Gate Drive which serve only the Cloisters Association property and five (5) lights located on Cloister Gate Drive. The cost of maintenance and utility costs of the existing street lighting shall be divided as follows:
 - a. One (1) light at the corner of Abby Way and Cloister Gate Drive in the proportions set forth in Item 8.

- b. Five (5) lights on Cloister Gate Drive in the proportions set forth in Section 9.
 - c. Two (2) lights on Gregoria Court and one (1) light serving the setoff area of Cloister Gate Drive shall be maintained by the Cloisters Association.
 - d. All lighting located on the Cloisters Holdings Properties shall be maintained by the condominium associations created on such Properties.
12. Maintenance of the front gate lighting and landscaping at Bellona Avenue. Presuming Cloisters Holdings creates 32 condominium units in two associations containing six (6) units and twenty-six units (26), Cloisters Association will be responsible for 47/79ths, the six unit association will be responsible for 6/79ths and the twenty-six unit association will be responsible for 26/79ths of the costs thereof. In the event that Cloisters Holdings constructs fewer than thirty-two (32) condominium units, then the fraction for maintenance as herein provided shall have a numerator which is the number of units in each of the two associations and the denominator of which shall be 79 less the number of condominium units constructed by Cloisters Holdings which is less than 32.
13. The terms of this Agreement shall not be interpreted as dedicating to public use the beds of Cloister Gate Drive or Abbey View Way or any other roads serving Phase II or Phase III condominium projects established and declared by Cloisters Holdings and all such roads shall remain private roads and shall not be dedicated to any public authority.

Baltimore City **County** BALTIMORE
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Dear Clerk Recording Validating
 TRIP FD SURE \$ 20.00
 RECORDING FEE 20.00
 TOTAL 40.00
 Recpt # 6608
 SH TD BLK # 1324
 Mar 12, 2008 02:34 PM

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.						
	<input type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Mortgage Lease <input type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Other <input type="checkbox"/> Other AGMT <input type="checkbox"/> Other <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]							
2	Conveyance Type Check Box							
3	Tax Exemptions (if applicable)	Recordation State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X ()%	=	\$		
		Balance of Existing Mortgage	\$	Less Exemption Amount		\$		
		Other:	\$	Total Transfer Tax		\$		
	Other:	\$	Recordation Tax Consideration		\$			
	Full Cash Value:	\$	X () per \$500		\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2			
		Recording Charge	\$ 75.00	\$	\$			
		Surcharge	\$ 20.00	\$	\$			
		State Recordation Tax	\$	\$	\$			
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		Other	\$	\$	\$			
		Agent:	Mar 13, 2008					
		Tax Bill:	C.B. Credit.					
	Ag. Tax/Other:							
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(f).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. Lt	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage
		Cloisters at Charles Condominium						
		Location/Address of Property Being Conveyed (2)						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:						
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed:						
7		Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)		
	Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		New Owner's (Grantee) Mailing Address						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: John M. Oliveri, Esq.					<input type="checkbox"/> Hold for Pickup	
		Firm: Law Office of John M. Oliveri Address: 700 Melvin Avenue, Suite 8 Annapolis, Maryland 21401 Phone: (410) 295-3000					<input type="checkbox"/> Return Address Provided	
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Assessment Information		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify:					
	TAX NOT REQUIRED							
	If not a Substat and Property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
	BALTIMORE COUNTY Assessment Use Only – Do Not Write Below This Line							
	Terminal Verification		Agricultural Verification		Whole Part		Tran. Process Verification	
	Transfer Number		Date Received: Sep 33-139		Deed Reference:		Assigned Property No.:	
	Year	Par	20	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
	Total			Town Cd.	Ex. St.	Ex. Cd.		
	REMARKS:							

Space Reserved for County Validation