



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN **ADDENDUM** TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 02/25/2025 ■ ADDENDUM to Contract of Sale dated _____
between Buyer _____
and Seller Sofia A. Vasiliades Anthony G. Vasiliades
for Property known as 7515 Days Woods Court, Kingsville, MD 21087

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked.**

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Alarm System | <input type="checkbox"/> Exist. W/W Carpet | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> TV Antenna |
| <input type="checkbox"/> Ceiling Fan(s) # _____ | <input checked="" type="checkbox"/> Fireplace Screens/Doors | <input type="checkbox"/> Pool, Equipment & Cover | <input type="checkbox"/> Trash Compactor |
| <input type="checkbox"/> Central Vacuum | <input checked="" type="checkbox"/> Fireplace Equipment | <input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u> | <input checked="" type="checkbox"/> Wall Mount TV Brackets |
| <input checked="" type="checkbox"/> Clothes Dryer | <input checked="" type="checkbox"/> Freezer | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>1</u> | <input type="checkbox"/> Wall Oven(s) # _____ |
| <input checked="" type="checkbox"/> Clothes Washer | <input type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Water Filter |
| <input type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Garage Opener(s) # <u>4</u> | <input checked="" type="checkbox"/> Screens | <input checked="" type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Dishwasher <u>2</u> | <input checked="" type="checkbox"/> Garage remote(s) # <u>4</u> | <input checked="" type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input checked="" type="checkbox"/> Drapery/Curtain Rods | <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Storage Shed(s) # _____ | <input type="checkbox"/> Window Fan(s) # _____ |
| <input checked="" type="checkbox"/> Draperies/Curtains | <input type="checkbox"/> Hot Tub, Equipment & Cover | <input type="checkbox"/> Storm Doors | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> Intercom | <input type="checkbox"/> Storm Windows | |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>1</u> | <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Stove or Range | |

ADDITIONAL INCLUSIONS (SPECIFY): Sport Court, Generator

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Fuel Tank(s) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Solar Panels | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- | | | | | | |
|------------------|---|--|--------------------------------------|------------------------------------|--------------------------------------|
| Water Supply | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Well | | | |
| Sewage Disposal | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Septic | <input type="checkbox"/> Other _____ | | |
| Heating | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | | | <input type="checkbox"/> Other _____ |

Utility Service Providers: BGE

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature _____	Date _____	Signed by: <u>Sofia Vasiliades</u>	Date: <u>2/25/2025</u>
		Seller Signature _____	Date _____

Buyer Signature _____	Date _____	Signed by: <u>Anthony G. Vasiliades</u>	Date: <u>2/26/2025</u>
		Seller Signature _____	Date _____

GENERAL ADDENDUM TO CONTRACT OF SALE

FOR USE WITH THE MARYLAND ASSOCIATION OF REALTORS® RESIDENTIAL CONTRACT OF SALE FORM

Addendum dated March 7, 2025 to Contract of Sale (the "Contract") dated _____

Buyer(s): _____

Seller(s): Sofia A. Vasiliades, Anthony G. Vasiliades

Property: 7515 Days Woods Court, Kingsville, MD 21087

1. LEGAL REQUIREMENT: A Contract for the sale of real property is required to be in writing to be enforceable under the laws of the State of Maryland. Once signed by the parties, the Contract becomes a legally binding agreement. The original terms of the Contract can only be altered thereafter with the agreement of the parties expressed in writing. All parties have the right to be represented by an attorney and are encouraged to seek competent advice if they do not understand any term(s) of the Contract. The broker/agent is required to promptly submit all written Contract offers to the Seller.

2. INTENDED USE: The use of a particular property may be limited or restricted as a result of zoning laws, local ordinances and/or restrictive covenants applicable to the property. The Contract of Sale form provided by the broker/agent is designed and intended for use only in the purchase and sale of single-family residences or unimproved residential property. If Buyer intends to use a property for any other purpose, the standard Contract of Sale form may not adequately serve to protect Buyer's interests without the addition of an appropriate clause or addendum conditioning the Contract offer upon a determination that Buyer's intended use of the Property will be permitted.

3. COVENANTS AND RESTRICTIONS: A majority of homes, whether new or re-sale, located in a subdivision are subject to certain restrictions applicable to the use of the Property as well as the construction of certain improvements to the Property referred to as covenants. In the case of Property subject to a Homeowners Association or Condominium Association, the covenants are contained in a Declaration of Covenants and Restrictions as well as the Bylaws of the Association. However, other properties may be subject to covenants as part of a voluntary Community Association or even with no association. **Seller Acknowledges:**

The property ___/___ **IS** or ___/___ **IS NOT** part of a recorded subdivision with restrictive covenants.

The property ___/___ **IS** or ___/___ **IS NOT** part of a voluntary Community Association.

The Seller is unaware of the property as being part of any restrictive covenants or voluntary community associations. ___/___ Seller Initials

Current voluntary fees or assessments for the community association are \$ _____

Annually/ Quarterly/ Monthly (check one)

Name of Association _____

Address _____

Contact _____ Phone _____ Email _____

4. PRIVATE AGREEMENTS: Some Property may be subject to agreements, covenants or restrictions relating to the cost of certain maintenance items, restricting the use of properties or dealing with other matters. For example, properties sharing a driveway are often subject to such agreements. These private agreements do not fall within the required disclosures of HOA or condominium laws and may or may not be recorded. Buyer should make inquiries of Seller prior to or at the time of contract.

5. EQUAL HOUSING OPPORTUNITY: A REALTOR is required by federal, state and local law, and the Code of Ethics of the National Association of REALTORS to treat all parties in a non-discriminatory manner without regard to race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, disability, source of income, or other protected classifications under Fair Housing Laws.

6. SETTLEMENT: All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and may be required to provide proper identification. Buyer should establish gas, electric and water service in Buyer's name commencing the day of settlement. Buyer should be prepared at the time of settlement to pay the settlement costs and the balance due under the Contract. Buyer must provide for amounts to be paid at settlement in acceptable form (cash, wired funds, bank check or certified check) to meet title company guidelines. In some cases, Seller may be required to provide funds in excess of any sales proceeds in order for settlement to occur, in which event, Seller also should be prepared to make payment in an approved form. Any party uncertain of the amount required at settlement, or approved methods to pay, should make inquiry of the title company or settlement attorney prior to settlement.

7. MORTGAGE REQUIREMENTS: Buyer acknowledges that, as a condition of obtaining a mortgage loan, lenders may require proof of hazard insurance coverage and may also require flood insurance coverage. Depending upon the type of mortgage applied for by Buyer, lenders may require certain certifications that relate to a Property or require inspections/appraisals that certify that a Property is free of specific hazards or conditions.

8. BWI AIRPORT NOTICE: Some properties may be located in the Baltimore/Washington International Airport Noise Zone. A Buyer desiring to obtain a copy of Noise Zone Maps may do so by calling the Office of Noise, Real Estate and Land Use Compatibility at 410-859-7375 or visit <https://marylandaviation.com/environmental/bwi-marshall-noise-zone/> for more information. Information regarding the location of other airports and their operations may be obtained by calling the local zoning office for the area in which the Property is located.

9. ENVIRONMENTAL CONSIDERATIONS; HAZARDOUS MATERIALS: There are many hazardous materials that could affect a Property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of the presence or significance of these hazardous materials. Buyer has the right to request, as a condition of an offer and, subject to acceptance by the Seller, the employment of a specialist of Buyer's choice to provide an analysis of hazardous materials which may be present.

Hazardous materials inside a property can include, but are not limited to, fire retardant treated plywood (FRT) , asbestos, aluminum wiring, radon, polybutylene pipe (PB), lead paint, petroleum products, lawn and garden chemicals and indoor air pollutants that can accumulate. Hazardous materials outside the home can include, but are limited to, those found in contaminated land, water, landfills and other disposal sites, industrial air and water emissions, radiation from high tension wires, and those which may be present in underground storage tanks.

Generally, additional information pertaining to these materials is available from the Maryland Department of the Environment (MDE) at (410) 537-3000.

Additional information regarding FRT plywood is available from the National Association of Homebuilders at (800) 368-5242.

Additional information regarding Radon can be found at <https://mde.maryland.gov/programs/air/radiologicalhealth/pages/radon.aspx> or buyer can contact the Center for Radiological Health at the MDE at (410) 537-3000 for further information on radon.

Additional information regarding asbestos can be found at <https://mde.maryland.gov/programs/air/asbestos/pages/factsaboutasbestos.aspxv> or buyer can contact the MDE at (410) 537-3000 for further information on asbestos.

Date _____ Buyer _____

Date _____ Buyer _____

Date 2/25/2025 Seller  Signed by: Sofia Vasiliades
3F80B0466C3400

Date 2/26/2025 Seller  Signed by: Anthony G. Vasiliades
71880320C58E400

This form has been prepared for the sole use of the following Boards/Associations of REALTORS® and their members. Each Board/Association, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, financial and other advice.

The Greater Baltimore Board of REALTORS®, Inc.

Harford County Association of REALTORS®, Inc.

Carroll County Association of REALTORS®, Inc.

Howard County Association of REALTORS®, Inc.

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BALTIMORE COUNTY NOTICES AND DISCLOSURES ADDENDUM
(For use with Maryland Association of REALTORS® Residential Contract of Sale)

BUYER: _____

SELLER: Sofia A. Vasiliades

Anthony G. Vasiliades

PROPERTY: 7515 Days Woods Court, Kingsville, MD 21087

1. **MASTER PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by provisions of the current Baltimore County Master Plan. You may wish to review the Master Plan. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Baltimore County agency for information regarding such plans. For further information, contact Baltimore County Office of Planning at 410-887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland, 21204.

<https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/masterplan2020download.html>

Buyer acknowledges that Seller has informed Buyer that (a) the Property may be affected by provisions of the Master Plan and that Buyer may wish to review the Master Plan, and (b) in order to become fully informed of current and future land use plans, facilities plans, public works plans, school plans, or other plans affecting the Property or locality, Buyer should consult the appropriate state, Baltimore County or other authorities for information regarding such plans.

Buyer's Signature _____ Buyer's Signature _____

2. **DEVELOPMENT PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by the provisions of a development plan. To become fully informed of any current development plan affecting the Property, and in order to have an opportunity to review such development plan, Buyer should contact the appropriate Baltimore agency. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage

3. **PANHANDLE LOTS:** Buyer is hereby advised that if the Property is a panhandle lot (as defined in Section 32-4-101 of the Baltimore County Code), the County is not responsible for maintaining the road, removing snow, or providing trash collection along the panhandle driveway. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/

4. **AGRICULTURAL OPERATIONS:** If the Property is located in, or within five hundred feet (500') of an R.C. 4 zone, Buyer is hereby advised that the Property may be subject to inconvenience or discomforts arising from agricultural operations, including, but not limited to: operation of machinery of any kind (including aircraft) during any 24-hour period; the storage and disposal of manure; and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Baltimore County shall not consider an agricultural operation to be a public or private nuisance if the operation complies with all federal, state or county health and zoning requirements and is not being conducted in a negligent manner. For further information, contact Baltimore County Department of Permits & Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/

5. **BALTIMORE COUNTY TRANSFER TAX EXEMPTION FOR OWNER-OCCUPIED RESIDENTIAL PROPERTY:** Buyer and Seller are hereby advised that the Baltimore County Transfer Tax does not apply to the first Twenty-Two Thousand Dollars (\$22,000.00) of consideration payable for residentially improved owner-occupied real property. Under Baltimore law, the Buyer will receive the full benefit of this exemption, unless the Seller pays all Baltimore County transfer taxes, in which case the Seller will receive the benefit. **(initial)** _____ Seller agrees to pay all Baltimore County transfer taxes.

6. **NOTICE TO BUYER - SEWER AND/OR WATER SUPPLY:** Seller hereby discloses that the Property is _____ or is not ^{initial} ^{initial} ^{initial} ^{initial} ^{initial} served by a public water supply and is _____ or is not ^{initial} ^{initial} ^{initial} ^{initial} ^{initial} served by a public sewer system.

PROPERTY 7515 Days Woods Court, Kingsville, MD 21087

7. **PUBLIC WATER OR SEWER FACILITIES; NOTICE TO BUYERS OF REAL ESTATE IN BALTIMORE COUNTY:**

The Property is subject to a fee or assessment charged under the authority granted to developer pursuant to Section 32-4-310 of the Baltimore County Code, which purports to cover or defray the cost of installing all or part of the public water or sewer facilities constructed by the developer of the subdivision known as _____. This fee or assessment is \$ _____, payable annually in the month of _____ to _____ (name and address) (hereinafter called "lienholder") until _____. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. The fee and assessment is a contractual obligation between the lienholder and each owner of the Property, that runs with the land, and is not in any way, a fee or assessment of Baltimore County.

8. **NOTICE TO BUYER: PRIVATE WATER SUPPLY/WELL:** (a) If the Property is served by, or intended to be serviced by, a private water supply, attach separate Baltimore County Well Water Notice and Addendum (GBBR form 1451).

(b) **ELEVATED LEVELS OF NATURALLY OCCURRING RADIUM:** Buyer is notified that Baltimore County Department of Environmental Protection and Resource Management has advised that, as a result of a water quality survey, elevated levels of naturally occurring radium and uranium have been found in some wells located in the Baltimore Gneiss formation. Properties serviced by public water are not impacted. Property Owners in the affected area will be required to test new and replacement wells and, if applicable, install a treatment system (water softener or reverse osmosis), prior to being granted a Certificate of Potability and putting the well into use. There are no regulations that require private owners of existing private wells to meet US EPA drinking water standards for radioactivity. Buyer of property served by private water supply will be provided with the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide." For a copy of a general map of Baltimore County showing the potentially affected areas or for further information, Buyer should contact the Baltimore County Department of Environmental Protection and Sustainability at 410-887-2762.

<https://www.baltimorecountymd.gov/departments/environment/groundwatermgmt/educational.html>

Buyer to initial:

_____ If property is served by private water supply, Buyer acknowledges receipt of the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide"

9. **NOTICE TO BUYER - HOUSE PHYSICALLY REMOVED FROM FLOOD PLAINS:** Seller hereby discloses to Buyer that the house, building or structure which is the subject of the Contract, ^{initial} ^{initial} ^{initial} ^{initial} ^{initial} has or has not ^{initial} ^{initial} ^{initial} ^{initial} (Seller to initial applicable provision) been physically removed from a 100-year flood plain located in Baltimore County. ^{initial} ^{initial} ^{initial} ^{initial} ^{initial}

10. **HISTORIC OR LANDMARK PROPERTY:** Seller hereby discloses to Buyer that the Property is _____ or is not ^{initial} ^{initial} ^{initial} ^{initial} (Seller to initial applicable provision) located within a historic district under the Baltimore County Code or does _____ or does not ^{initial} ^{initial} ^{initial} ^{initial} (Seller to initial applicable provision) appear on the Baltimore County preliminary landmarks list or final landmarks list. **Buyer acknowledges that if the Property is located within a historic district or appears on either the Baltimore County preliminary or final landmarks list, Buyer's use of the Property shall be subject to the provision of the Baltimore County Code. For further information, contact the Baltimore County Office of Planning at (410) 887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland 21204.**

https://www.baltimorecountymd.gov/departments/planning/historic_preservation/designating_properties.html

11. RENTAL HOUSING LICENSE -BALTIMORE COUNTY:

- (A) In Baltimore County, all buildings or a portion of a building that contain one to six dwelling units intended or designated as rental units must register and be licensed with Baltimore County on or before January 1, 2009.
- (B) A person who owns and rents a dwelling unit or a portion of a dwelling unit without a license may be subject to the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25 per day for each day a violation occurs and \$200 per day for each day a correction notice is not complied with, and there will be a \$1,000 fine for not complying with the Rental Registration Law.
- (C) In the event a rental dwelling located in Baltimore County is sold or a change of ownership of the dwelling occurs, the new property owner is required to notify the Baltimore County Department of Permits and Development Management of the change of ownership.

<https://www.baltimorecountymd.gov/departments/permits/rentalregistration/index.html>

12. NOTICE ON ZONES OF DEWATERING INFLUENCE

The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels that, partially or completely, may capture surface streams), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining ground water levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <http://www.mde.maryland.gov>.

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

_____	_____
BUYER	DATE
_____	_____
BUYER	DATE
Signed by: <i>Sofa Vasiliades</i>	2/25/2025
_____	_____
SELLER	DATE
Signed by: <i>Anthony G. Vasiliades</i>	2/26/2025
_____	_____
SELLER	DATE

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 7515 Days Woods Court, Kingsville, MD 21087

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): _____ / _____ housing was constructed prior to 1978 OR _____ / _____ date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
(i) _____ / _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
(ii) SV / AAV Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the seller (initial (i) or (ii) below):
(i) _____ / _____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
(ii) SV / AAV Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (c) _____ / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
(d) _____ / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.
(e) Buyer has (initial (i) or (ii) below):
(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) JMS Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Table with 4 columns: Seller/Landlord, Date, Buyer/Tenant, Date. Contains three rows of signatures and dates.



NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale
 between Buyer _____
 and Seller Sofia A. Vasiliades Anthony G. Vasiliades for Property
 known as 7515 Days woods Court, Kingsville, MD 21087

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the required permits were obtained for any improvements made to the property;
 - (x) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

- (B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

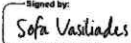
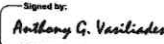
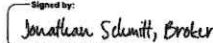
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature	Date	Signed by:  Seller's Signature	2/25/2025 Date
Buyer's Signature	Date	Signed by:  Seller's Signature	2/26/2025 Date
Agent's Signature	Date	Signed by:  Agent's Signature	2/25/2025 Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 7515 Days Woods Court, Kingsville, MD 21087

Legal Description:

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [] Public [] Well [] Other _____
Sewage Disposal [] Public [] Septic System approved for _____ (# of bedrooms) Other Type _____
Garbage Disposal [] Yes [] No
Dishwasher [] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Air Conditioning [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Hot Water [] Oil [] Natural Gas [] Electric Capacity _____ Age _____ [] Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: _____ Age _____

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No

Are the smoke alarms over 10 years old? Yes No

If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) _____ Date _____

Seller(s) _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? Yes No If yes, specify:

Seller Sofa Vasiliades Signed by: 3F008D0480F2490 Date 2/25/2025

Seller Anthony G. Vasiliades Signed by: 7188920E58E400 Date 2/26/2025

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



**MARYLAND NON-RESIDENT SELLER
TRANSFER WITHHOLDING TAX ADDENDUM**

ADDENDUM dated _____ to Contract of Sale
between Buyer _____
and Seller Sofia A. Vasiliades Anthony G. Vasiliades
for Property known as 7515 Days Woods Court, Kingsville, MD 21087

Seller acknowledges, pursuant to Section 10-912 of the Tax-General Article, Annotated Code of Maryland, that if Seller is: 1) a non-resident individual of the State of Maryland or is 2) a non-resident entity which is not formed under the laws of the State of Maryland and is not qualified by or registered with the Maryland State Department of Assessments and Taxation to do business in the State of Maryland, the deed or other instrument of writing that effects a change of ownership to the Property may not be recorded with the clerk of the court for a county or filed with the Maryland State Department of Assessments and Taxation unless payment is first made by the Seller in an amount equal to:

- a) 8% of the total payment to a non-resident seller; **OR**
- b) 8.25% of the total payment to a non-resident entity;

(NOTE: The amount of the payment for a non-resident individual is subject to adjustment on a recurring basis by the Comptroller of Maryland. The amount of the payment for a non-resident entity is subject, from time to time, to change by an Act of the Maryland General Assembly. Seller acknowledges that the amount(s) as set forth in a) and b) above may be greater or lesser than the actual amount(s) due by Seller at time of settlement.)

UNLESS each seller:

- 1. Certifies, in writing, under the penalties of perjury, that the Seller is a resident of the State of Maryland or is a resident entity of the State of Maryland; **OR**
- 2. Presents to the clerk of the circuit court for a county or the Maryland State Department of Assessments and Taxation a certificate issued by the Comptroller of the State of Maryland stating that: i) there is no tax due in connection with the sale or exchange of the Property; or ii) a reduced amount of tax is due from the Seller and the reduced amount is collected by the clerk of the circuit court for a county or the Maryland Department of Assessments and Taxation before recording or filing; **(NOTE: If Seller intends to obtain a certificate from the Comptroller's office, Seller should immediately contact the Comptroller at 1-800-MDTAXES. Obtaining the certificate requires a MINIMUM of three (3) weeks); OR**
- 3. Has satisfied the tax liability or has provided adequate security to cover such liability; **OR**
- 4. Certifies, in writing, under the penalties of perjury, that the Property being transferred is the Seller's principal residence.

As defined under Maryland law and as used in a) and b) above, the term "total payment" means the net proceeds paid to the Seller for the Property and associated tangible personal property, less: 1) debts owed by the Seller and secured by a mortgage or other lien against the Property being paid upon the sale or exchange of the Property and 2) other expenses of the Seller arising out of the sale or exchange of the Property and disclosed on a settlement statement prepared in connection with the sale or exchange of the Property. "Total payment" includes the fair market value of any property transferred to the Seller.

Signed by: Sofia Vasiliades

Seller's Signature

2/25/2025

Date

Signed by: Anthony G. Vasiliades

Seller's Signature

2/26/2025

Date





**Consumer Notice to Buyers of Residential Real Estate in Maryland
(Include with Exclusive Buyer/Tenant Representation Agreement)**

Buyers of residential real estate in Maryland are advised to inquire about the following items:

COVENANTS RUNNING WITH THE LAND: Covenants running with the land are agreements that stipulate that ownership of the land cannot be transferred unless the new owner agrees to continue to abide by the covenants. They cannot be separated from the land and transfer with it. For example, an individual might own property subject to a covenant that requires the property to be used for charitable purposes only. A buyer who purchases the property must agree to use the property for charitable purposes only.

DEED RESTRICTIONS: Deed restrictions are provisions in a deed that limit the use of the property. With some exceptions, deed restrictions cannot be removed by the new owner.

EASEMENTS: An easement is a right, privilege, or interest that one party has in the land of another. There are many types of easements, including, conservation easements, utility easements, gas line easements, and power line easements. Easements may be in property deeds or title papers, and are part and parcel of the land they affect.

LEASES: A lease is any agreement that gives rise to a landlord/tenant relationship. Unless otherwise specified in the lease agreement, the buyer of a property occupied by a tenant under a lease is bound by the conditions and terms of the lease.

ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) WITH BEST AVAILABLE TECHNOLOGY (BAT): An OSDS is a wastewater treatment system that discharges the treated effluent into the ground. An OSDS with best available technology reduces nitrogen levels. If an OSDS system with BAT is installed on the property, Seller may have used state funds to purchase the system. If state funds were used to purchase the system, the property may be encumbered by an easement that obligates the owner of the property to comply with certain requirements such as maintaining the system and allowing the Maryland Department of the Environment and the county/city in which the property is located to inspect the system. Buyer is advised to inquire about the terms under which an OSDS system with BAT was installed on the property and check with the appropriate city/county agency.

PROPANE TANKS: Propane is a source of energy that is used for heating homes and water, cooking and refrigerating food, drying clothes, and fueling gas fireplaces and barbecue grills. Propane tanks may be owned or leased. If a propane tank is installed on the property, Buyer is advised to inquire about the terms under which the propane tank was installed, how to transfer the ownership or lease, and any costs associated with the transfer.

HOME SECURITY SYSTEMS THAT RECORD AUDIO: Buyer is advised that Maryland law prohibits **audio recording** of private conversations without the consent of all parties.

SOLAR PANELS: Solar panels are devices that convert light into electricity. If solar panels are installed on the property, Buyer is advised to inquire about the terms under which the solar panels were installed, how to transfer the ownership or lease, and any costs associated with the transfer.

WIRE FRAUD THROUGH EMAIL: Buyer is advised to never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Buyer should always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Buyer should never wire money without double-checking that the wiring instructions are correct.

DEPOSIT HELD BY ESCROW AGENT: Buyer is advised that an escrow agent, other than a Maryland licensed real estate broker, is not subject to the same legal requirements that Maryland licensed real estate brokers are under the Maryland Real Estate Brokers Act concerning the holding and the release of deposit monies. If the deposit is going to be held by a third party other than by a Maryland licensed real estate broker involved in the transaction, the parties are required to enter into a separate written escrow agreement, binding upon the parties and the escrow agent that complies with Section 10-802 of the Real Property Article, Annotated Code of Maryland.

SMOKE ALARMS: Buyer is notified that there were changes in Maryland law regarding smoke alarms and smoke detectors (Section 9-101 et seq. of the Public Safety Article, Annotated Code of Maryland). The type of smoke alarm required in a dwelling depends upon the age of the property. As of January 1, 2018, among other changes, no alarm—battery powered or hard-wired—may be older than 10 years from the date of manufacture, and if battery powered, be sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries. There are penalties for non-compliance. Additionally, some jurisdictions have more stringent rules for new construction or for rentals. Buyer is advised to inquire about smoke alarm compliance. Buyer may





STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; *
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

*** Dual agents and intra-company agents must disclose material facts about a property to all parties.**

How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

Krauss Real Property Brokerage act as a Dual Agent for me as the
(Firm Name)

Seller in the sale of the property at: 7515 Days Woods Court, Kingsville, MD 21087

 Buyer in the purchase of a property listed for sale with the above-referenced broker.

Signed by: Sofia Vasiliades 2/25/2025
Signature Date

Signed by: Anthony G. Vasiliades 2/26/2025
Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:
7515 Days Woods Court, Kingsville, MD 21087

Property Address

Signature Date Signature Date

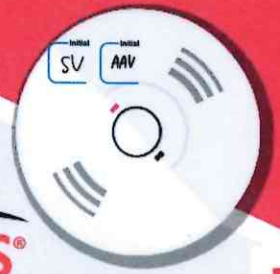
The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature Date Signature Date

SMOKE ALARM LAWS

2018



AS OF JANUARY 1, 2018 - MARYLAND LAW REQUIRES:

IF BATTERY OPERATED ONLY, ALARM MUST:

- Be powered by 10-year sealed battery
- Have a silence/hush feature

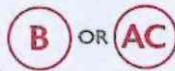
IF HARDWIRED ALTERNATING CURRENT (AC) ALARM:

- May NOT be older than 10 years from the date of manufacture*

ONE ALARM MUST BE LOCATED ON EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT

NOTE: REGARDLESS OF WHEN BUILT, battery operated only alarms must be powered by 10-year sealed batteries, and no unit, whether battery operated or AC, may be older than 10 years. Types of alarms found in homes have changed over time based on requirements at the time of construction.

BUILT BEFORE 7/1/75



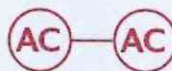
Located: Each hallway outside bedroom(s)

BUILT BETWEEN 7/1/75 - 1/1/89



Located: Each hallway outside bedroom(s)

BUILT BETWEEN 1/1/89 - 7/1/90



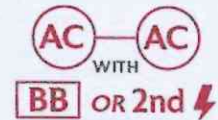
Located: Each hallway outside bedroom(s)

BUILT BETWEEN 7/1/90 - 7/1/13



Located: Each hallway outside bedroom(s)

BUILT AFTER 7/1/13



Located: Each hallway outside bedroom(s) **AND** in each bedroom

BE AWARE!

- Hardwired AC Alarms must be replaced with hardwired alarms of the same type.
- Additional alarms required as of January 1, 2018 (such as in basement) may be battery operated if they are 10-year sealed battery alarms with a silence/hush button feature.
- A seller who fails to comply with the law is subject to a fine, imprisonment, or both.
- As required by law, any information about alarms that is shared with a REALTOR® is considered a material fact that must be disclosed to all parties.

*NOTE: Date of manufacture will be marked on back of smoke alarm. If no date is printed on device, it should not be used.

KEY

B: Battery powered alarm

AC: Alarm powered by alternating current (hardwired)

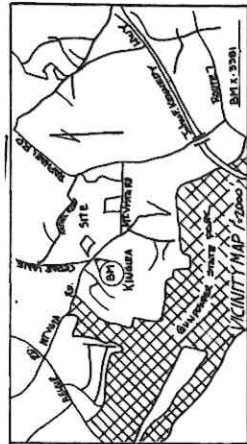
AC-AC: Hardwired interconnected alarm

BB: Battery Backup

2nd: Alternate secondary power source (i.e. WiFi or Radio Frequency)

APPROVED: [Signature]

DATE: 11/19/87



GENERAL NOTES:

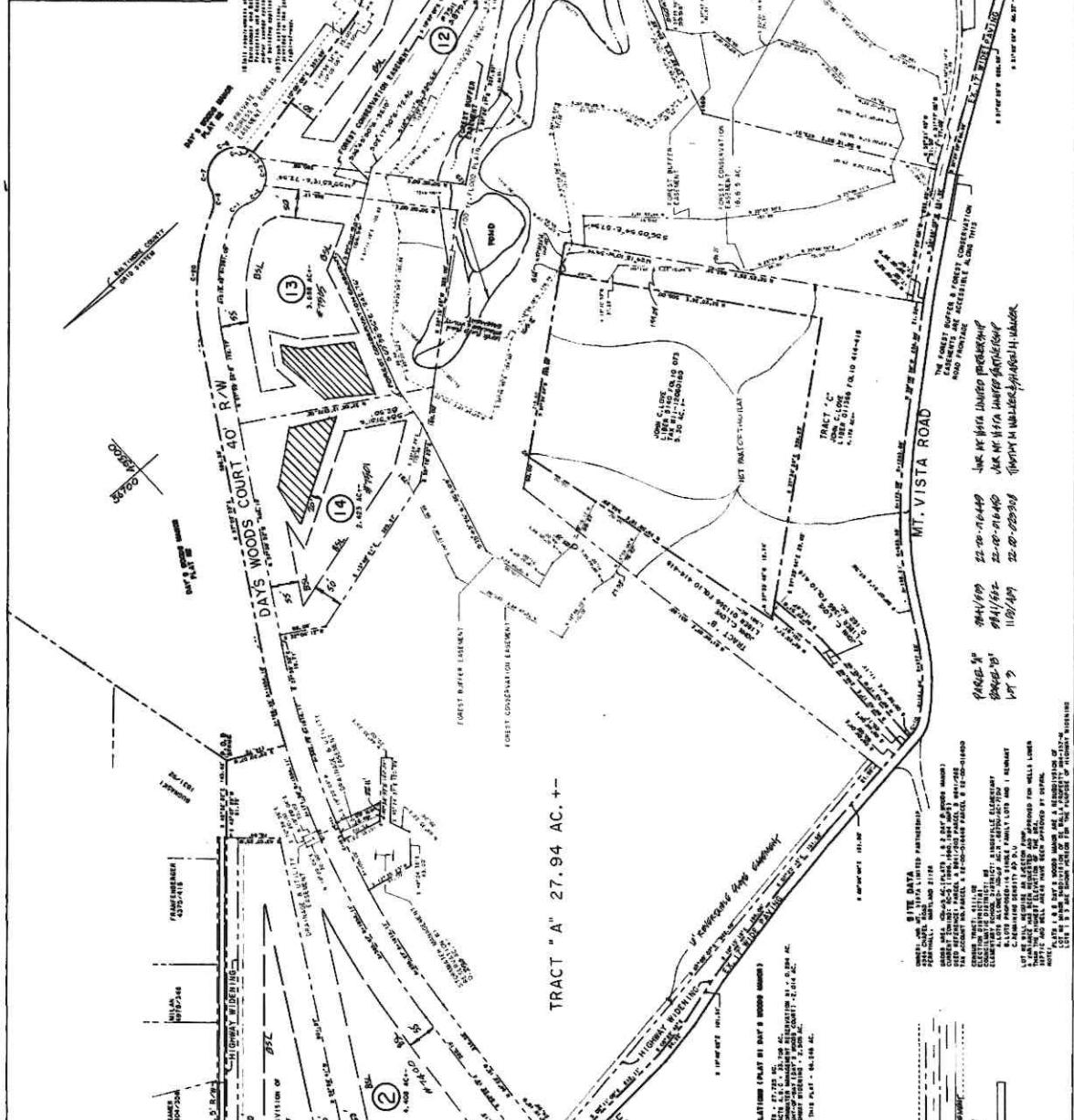
1. THIS SURVEY IS BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF THE STATE OF MARYLAND, AND THE SURVEYOR HAS BEEN ADVISED THAT THE SAME ARE CORRECT AND COMPLETE.

2. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS THE PROPERTY OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

3. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS SUBJECT TO A FOREST CONSERVATION EASEMENT, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

4. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS SUBJECT TO A FOREST CONSERVATION EASEMENT, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

5. THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS SUBJECT TO A FOREST CONSERVATION EASEMENT, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.



AREA	DESCRIPTION	AREA (AC.)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
TRACT 'A'	...	27.94
TRACT 'C'	...	1.38
TOTAL	...	29.32

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH BOUNDARY POINT OF THE DISTRICT AND ARE BASED ON THE FOLLOWING STATIONING:

X-9089 148754.83 E58381.80
X-9090 148401.48 E58330.44

TRIANGLE SURVEYS, INC.
P.O. BOX 307
PERRYVILLE, MD. 21788
(410) 569-1332

PLAT HI
DAY'S WOODS MANOR
SCALE: 1" = 100'
DATE: 2/20/86
ELECTION DISTRICT B11
COUNCILMANIC DISTRICT #8

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFIES THAT THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS THE PROPERTY OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

DATE: 11/19/87
SURVEYOR: JAMES B. THOMAS, JR.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFIES THAT THE SURVEYOR HAS BEEN ADVISED THAT THE LAND SHOWN ON THIS PLAN IS THE PROPERTY OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES, AND THAT THE SAME IS BEING SURVEYED FOR THE PURPOSE OF CONVEYING TO THE PUBLIC RECORDS OF THE STATE OF MARYLAND.

DATE: 11/19/87
OWNER: JOHN C. LOVE

OWNER:
JIM MT. VISTA LIMITED PARTNERSHIP
4848 CHAPEL ROAD
P.O. BOX 2136
(410) 568-0733

JOHN C. LOVE
GENERAL PARTNER

JOHN C. LOVE
JIM MT. VISTA LIMITED PARTNERSHIP

NOTE:

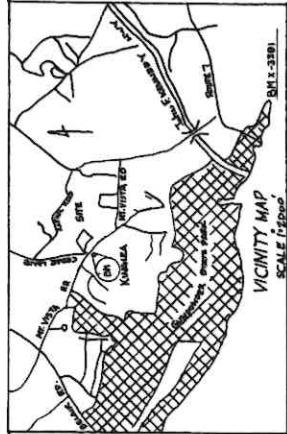
COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH BOUNDARY POINT OF THE DISTRICT AND ARE BASED ON THE FOLLOWING STATIONING:

X-9089 148754.83 E58381.80
X-9090 148401.48 E58330.44

APPROVED: [Signature]

DATE: 11/19/87

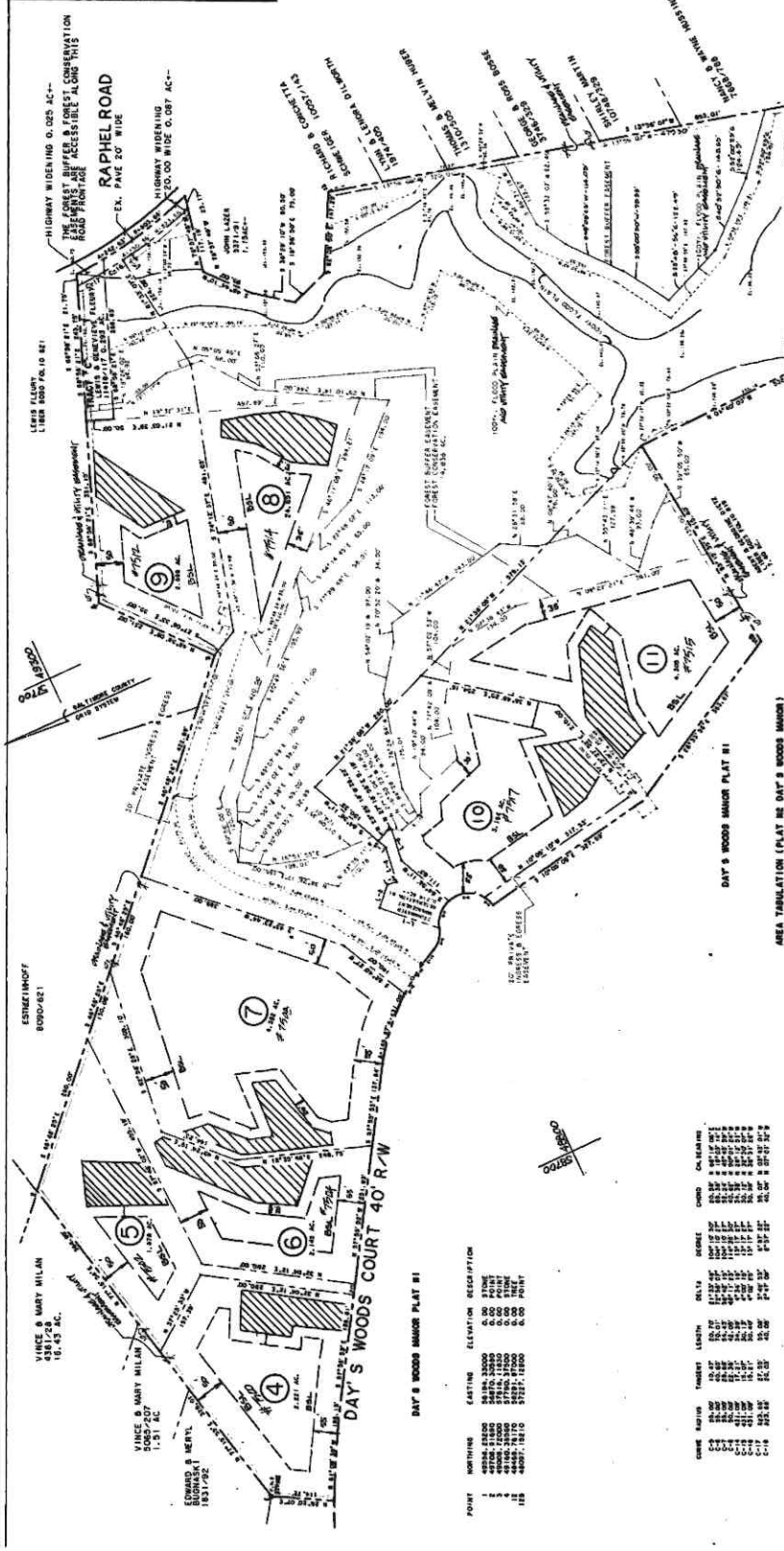
DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT:



VICINITY MAP SCALE 1/2"=100'

GENERAL NOTES:

1. This plan is prepared in accordance with the provisions of the Baltimore County Ordinance relating to the registration and recording of plats, and the provisions of the Maryland Code, Annotated and Code, relating to the recording of plats.
2. The owner of the land shown on this plan has caused this plan to be prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.
3. The owner of the land shown on this plan has caused this plan to be prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.
4. The owner of the land shown on this plan has caused this plan to be prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.



OWNER'S CERTIFICATE:

I, the undersigned, owner of the land shown on this plat, hereby certify that the same has been prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.

DATE: 3-12-96

SURVEYOR: JAMES B. THOMAS, JR. No. 1927

DAY'S WOODS MANOR PLAT #2

TRANGLE SURVEYS, INC.
 210 W. BALTIMORE AVE., SUITE 201
 BALTIMORE, MARYLAND 21201
 PHONE: (410) 766-7000
 FAX: (410) 766-7001

DAY'S WOODS MANOR PLAT #2

OWNER'S CERTIFICATE:

I, the undersigned, owner of the land shown on this plat, hereby certify that the same has been prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.

DATE: 3-12-96

SURVEYOR: JAMES B. THOMAS, JR. No. 1927

AREA TABULATION (PLAT NO. DAY'S WOODS MANOR):

Lot	Area (sq. ft.)
Lot 1	10,000
Lot 2	10,000
Lot 3	10,000
Lot 4	10,000
Lot 5	10,000
Lot 6	10,000
Lot 7	10,000
Lot 8	10,000
Lot 9	10,000
Lot 10	10,000
Lot 11	10,000
TOTAL AREA OF PLAT 40,104 SQ. FT.	

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE BALTIMORE MARIANNO (1836) DATUM.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	48264.1020	54136.3200	0.00	STONE
2	48264.1020	54136.3200	0.00	STONE
3	48264.1020	54136.3200	0.00	STONE
4	48264.1020	54136.3200	0.00	STONE
5	48264.1020	54136.3200	0.00	STONE
6	48264.1020	54136.3200	0.00	STONE
7	48264.1020	54136.3200	0.00	STONE

LEGEND:

- 1-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 2-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 3-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 4-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 5-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 6-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 7-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 8-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 9-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 10-000 FLOOD PLAIN (MARIANNO (1836) DATUM)
- 11-000 FLOOD PLAIN (MARIANNO (1836) DATUM)

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Lot 1	10,000	10,000	10,000
Lot 2	10,000	10,000	10,000
Lot 3	10,000	10,000	10,000
Lot 4	10,000	10,000	10,000
Lot 5	10,000	10,000	10,000
Lot 6	10,000	10,000	10,000
Lot 7	10,000	10,000	10,000
Lot 8	10,000	10,000	10,000
Lot 9	10,000	10,000	10,000
Lot 10	10,000	10,000	10,000
Lot 11	10,000	10,000	10,000
TOTAL AREA OF PLAT 40,104 SQ. FT.			

OWNER'S CERTIFICATE:

I, the undersigned, owner of the land shown on this plat, hereby certify that the same has been prepared by a duly licensed and qualified professional surveyor, and the same has been approved by the Surveyor General of the State of Maryland.

DATE: 3-12-96

SURVEYOR: JAMES B. THOMAS, JR. No. 1927

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DATE: 3-12-96

SURVEYOR: JAMES B. THOMAS, JR. No. 1927

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Initial
SW

Initial
AAV

pldocs43008rup.cov

DECLARATION

OF

**Conditions, Covenants, Restrictions, Easements,
and Liens Affecting the Real Property Known as**

DAY'S WOODS MANOR

THIS DECLARATION, is made as of this 16th day of MAY, 1996, by JWR MT. VISTA LIMITED PARTNERSHIP, of 4344 Chapel Road, Baltimore, Maryland, 21236, hereinafter called "the Declarant."

WITNESSETH:

WHEREAS, the Declarant is the owner of real property located in the Eleventh (11th) Election District of Baltimore County, State of Maryland, which has been subdivided into single family lots, as shown on the development plan of "DAY'S WOODS MANOR" (formerly "THE DeBALLA PROPERTY"), as may be amended from time to time, and is more fully described on Plats One (Plat #1) and Two (Plat #2) of "DAY'S WOODS MANOR," which plats, subject to revision, are to be recorded among the Plat Records of Baltimore County; and

WHEREAS, in order to create and maintain a general scheme of development, as well as to provide for the preservation and enhancement of property values, and amenities contributing to the personal and general health, safety, and welfare of the future owners, and for the maintenance of the land and any improvements subsequently erected thereon, Declarant desires to subject the real property described herein (hereinafter the "Property"), to the covenants, restrictions, easements, and liens, set forth and established herein, each and all of which is and are for the mutual benefit of said Property and each future owner thereof; and

WHEREAS, in order to make these said covenants, restrictions, easements, and liens binding and in full force and effect upon said Property, and upon the present and future owners and occupants thereof, Declarant executes this Declaration.

NOW THEREFORE, the Declarant declares that the Property is and are and shall be

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

HR DATE 5/22/96

by

Date

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SIM 1111, p. 0250, MSA_C602_11452. Date available 03/03/2015. Printed 02

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held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, and liens hereinafter set forth and established in this Declaration. This Declaration shall be deemed to run with and bind the land and shall inure to the benefit of, and be enforceable by the Declarant, its successors and assigns, and any person or entity acquiring or owning an interest in said Property and improvements.

SECTION 1. DEFINITIONS

1.1 "Declaration" shall mean and refer to this Declaration of covenants, restrictions, easements, and liens as the same may from time to time be amended.

1.2 "Living Unit" shall mean any single-family residential structure whether or not attached to another structure.

1.3 "Lot" shall mean a parcel of land, occupied or to be occupied, by a Living Unit and its accessory structures, together with such open spaces required under the provisions of the Baltimore County Code ("the Code"), having at least the minimum area required by the Code for a lot in the zone in which same is situated; and having its principal frontage on a public street or way or on a private right-of-way or easement. The term "Recorded Lot" means the land designated as a separate and distinct parcel of land on a legally recorded deed filed among the Land Records of Baltimore County.

1.4 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot situated on the property, which is subjected to this Declaration from time to time, including contract sellers, other than Declarant, but excluding such interest solely as security for the performance of an obligation.

1.5 "Property" shall mean Lots Two (2) and Four (4) through Fourteen (14), as depicted on Plats One (Plat #1) and Two (Plat #2) of "DAY'S WOODS MANOR," which plats, subject to revision, are to be recorded among the Plat Records of Baltimore County. The Property does not encompass Lots numbered One (1) or Three (3), which are depicted on said Plat One (Plat #1) as Minor Subdivisions of the DeBalla Property.

1.6 "Structure" shall mean and refer to any thing or device (other than trees, shrubbery - less than two (2) feet high if in the form of a hedge - and landscaping) the placement of which upon any Lot may affect the appearance of such Lot, including by way of

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11452, p. 0201, MSA_CE64_11452. Date available 03/05/21 10:15. Printed 03/05/21 10:15.

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illustration and not limitation, any building, garage, porch, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, clothes line, radio or television antenna, dish, or other transmitting/receiving device, fence, curbing, paving, wall or hedge more than two (2) feet in height, signboard or any other temporary or permanent improvement to such Lot. "Structure" shall also mean (i) any excavation, fill, ditch, or other thing or device which affects or alters the flow of surface waters from, upon or across any Lot, and (ii) any change in the grade of any lot of more than six (6) inches from that existing at the time of purchase by each Owner.

SECTION 2. PROPERTY SUBJECT TO DECLARATION

2.1 The real property which is, and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied, and improved subject to this Declaration is located in the 11th Election District of Baltimore County, State of Maryland, and which is depicted on Plats One (Plat #1) and Two (Plat #2) of "DAY'S WOODS MANOR," which plats, subject to revision, are to be recorded among the Plat Records of Baltimore County.

2.2 This Declaration shall not apply to Lots numbered One (1) and Three (3) as said lots are depicted on Plat One (Plat #1) as Minor Subdivisions of the DeBalla Property.

2.3 Additional real property may be annexed to the above-described property without the assent of the Lot owners, if any. The scheme of the covenants and restrictions herein created shall not, however, be extended to include any such additional property unless and until the same is annexed to the Property as hereinbefore provided. Any annexations made pursuant to this Section, or otherwise, shall be made by recording a Supplementary Declaration of Covenants and Restrictions among the Land Records of Baltimore County, State of Maryland, which Supplementary Declaration shall extend the scheme of the covenants and restrictions, as herein created, to the annexed property.

2.4 In the event that additional property is annexed pursuant to Section 2.2 herein, any improvements to such additional property shall be consistent with the initial improvements relative to quality of construction and compatibility of design.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SIM 11117, p. 0252, MSA_C062_11452. Date available 03/03/15. Printed U.S.

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SECTION 3. GENERAL COVENANTS

3.1 All Living Units shall be used for private residential purposes exclusively, except that nothing in this Declaration shall be construed to prevent a home office on the Property provided the Owner of said Lot complies with the applicable zoning regulations of Baltimore County. No portion of any Lot or Living Unit (other than the entire Lot or Living Unit) shall be leased for any period. All such leases shall be in writing, and shall contain a provision to the effect that the rights of the tenant to use and occupy the premises which are the subject of the lease, shall be subject and subordinate in all respects to the provisions of this Declaration. ANY SUCH LEASE SHALL FURTHER PROVIDE THAT ANY FAILURE BY THE TENANT TO COMPLY WITH THE PROVISIONS OF THIS DECLARATION SHALL BE A DEFAULT UNDER THE LEASE. The provisions of this Section shall not apply to any institutional first mortgagee of any Lot or Living Unit who comes into possession of the same by reason of any remedies provided by law or in such mortgage, or as a result of a foreclosure sale, judicial sale, or as a result of any proceeding, arrangement, assignment, or deed, in lieu of foreclosure.

3.2 Each Living Unit shall contain a minimum living area of three thousand (3000) square feet, and shall be built between a minimum of one and one-half (1½) and maximum of three (3) stories in height. Calculation of square footage shall be exclusive of, and not include, any basement, garage, or other structure(s), if any, present on any Lot.

3.3 Each Living Unit shall have a roof finished with thick, heavy-weight shingles, the composition of which shall be slate, wood, terra cotta, or thirty (30) year architect asphalt shingles. The exterior of each Living Unit shall be built of masonry, stone, or dryvit, which shall be on the front of each Living Unit and/or accessory structure, and from grade on the remainder of each Living Unit and/or accessory structure. Any chimney shall be of masonry construction only.

3.4 Each Owner shall be responsible for providing driveway access to his Lot from the paved private roadway to be constructed upon the right-of-ways provided in this Declaration. All driveways shall be paved with a hard, durable surface such as macadam, tar or chip, concrete, or other similar material. Paving shall be complete one (1) year from the date of commencement of construction of a Living Unit on said Lot.

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3.5 Any garage, whether attached to a Living Unit or accessory structure, shall have a side loading entrance, and shall have a minimum of two (2) car capacity. No garage shall exceed four (4) car capacity.

3.6 Aluminum windows shall not be incorporated into the construction of any Living Unit or accessory structure.

3.7 Mailboxes shall only be constructed of brick, stone, or wood.

3.8 Sky-lights, plumbing vents, and the like shall not be visible from the front elevation.

3.9 Lots shall only be cleared in conformity with the final Development Plan of DAY'S WOODS MANOR, as such plan may from time to time be amended. Prior to construction or subsequent substantial alteration, each Owner must submit to the Architectural and Environmental Control Committee, a landscaping plan, a plan detailing all exterior lighting and placing of fixtures, and plans for the construction of exterior decks, patios, awnings, and the like.

3.10 Fences shall not be constructed forward of the front elevation of any Living Unit. Fencing shall be constructed of wood except that a fence of chain link or similar construction may be incorporated if required by statute or regulation, including but not limited to that of a swimming pool.

3.11 Lots shall not be used or maintained as to cause any erosion of soil or sediment; and, during the grading and construction of any improvements upon any Lot, adequate arrangements shall be made to insure that no erosion of soil or sediment shall take place.

3.12 A Lot owner may erect a garden shed, greenhouse, or other similar accessory Structure, following submission to Declarant of plans for said accessory Structure, and subject to review and approval of said plans for such Structure(s) by Declarant. The Declarant reserves the right to charge a reasonable fee, not to exceed \$100.00, for the review of any and all plans submitted under this section.

3.13 Any Structure or Living Unit constructed on any Lot shall be completed with twelve (12) months from the start of construction.

3.14 Each Lot owner shall keep each Lot owned in good order and

BALTIMORE COUNTY GICCUU GOUKI (Land Records) SM 1111, p. U254, MSA_CE62_11452. Date available 03/03/2003. Printed 03/03/2003

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properly maintained at all times.

SECTION 4. PROHIBITED USES AND NUISANCES

4.1 No noxious or offensive trade or activity shall be carried out on or upon any Lot or within any Living Unit, nor shall anything be done therein or thereon, which may be or become an annoyance or nuisance to the neighborhood or other members. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed, or maintained upon the exterior of any Living Unit, or upon the exterior of any other improvements.

4.2 The maintaining, keeping, boarding, or raising of animals, livestock, or poultry of any kind, regardless of number, shall be and is hereby prohibited on any Lot or within any Living Unit within the Property, except that this shall not prohibit the keeping of domestic pets, including dogs, cats, or caged birds, provided that these pets are not kept, bred, or maintained for commercial purposes, and provided further that such domestic pets are not a source of annoyance or nuisance to the neighborhood. Horses and ponies shall be permitted in accordance with applicable State and/or County regulations. Pets shall be attended at all times and shall be registered, licensed, and inoculated as may from time to time be necessary and/or required by law.

4.3 The burning of trash, litter, or rubbish shall be and is hereby prohibited on any Lot or common areas. No accumulation or storage of garbage, lumber, litter, scrap metals, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lot.

4.4 Containers for the disposal of trash, garbage, and recyclable materials shall not be permitted to remain in public view except on designated days of trash or recyclable materials collection. No incinerator may be kept or maintained on any Lot. Garbage, trash, recyclables, and other refuse shall be placed in covered containers.

4.5 No Lot shall be divided or subdivided except as expressly provided in this subsection, and no portion of any Lot (other than the entire Lot) shall be transferred or

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conveyed for any purpose. No portion of any Living Unit (other than the entire Living Unit) shall be leased, except as described in Section 3 of this Declaration. The provisions of subsection 3 shall not apply to the Declarant, its successors and assigns, and further, the provisions hereof shall not be construed to prohibit the granting of any easement or right-of-way to any municipality, political subdivision, public utility, or other public body or authority, or to the Declarant, or any other person for any purpose.

4.6 Except for hoses and the like which are reasonably necessary in connection with normal lawn maintenance or household use, no water pipe, sewer pipe, gas pipe, drainage pipe, television cable or similar transmission line, shall be installed or maintained on any Lot above the surface of the ground.

4.7 No lot shall be used for the purpose of boring, mining, quarrying, exploring for or removing of oil, natural gas, or other hydrocarbons, minerals, gravel, or earth.

4.8 No structure of a temporary character, including but not limited to, a trailer, tent, shack, pen, kennel, run, shed, or other similar building shall be erected on any Lot, except that a temporary structure may be placed or used thereon if erected solely in connection with the construction of permissible permanent improvements; provided, however, that such structure be removed within thirty (30) days after completion of such permissible structure; provided further, that such structure be removed within twelve (12) months from the date of commencement of construction of such permissible structure, regardless of the structure's stage of completion.

4.9 Recreational and commercial vehicles, including but not limited to, trailers, campers, camp trucks, mobile homes, boats, snow mobiles, jet-skis or the like, antique or show cars, immovable or inoperable automobiles or junk cars (including any and all vehicles on which current registration is not displayed), or any other similar vehicles, shall not be kept, stored, parked, maintained, repaired or re-built, upon any Lot, driveway, street, right-of-way, or part or section of the Property. Said vehicles may be kept, stored, parked, or maintained only when fitting entirely within an Owner's individual garage, and only when the exterior door of said garage is and shall be fully closed between the hours of dusk to dawn. Nothing in this subsection shall be construed to prohibit the Emergency Repair of any of the above-mentioned vehicles; provided, however, that immediate repair of any such vehicle is necessary for its use

BALTIMORE COUNTY GOUKII GOUKI (Land Records) SIM 1111, p. 0256, MSA_CE62_11452. Date available 03/03/2013. Printed 03/03/2013.

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or operation, and provided further that all such Emergency Repairs shall be completed within a reasonable time after becoming necessary.

4.10 Above-ground pools which are non-movable, permanent structures shall not be permitted on the property.

4.11 Except for entrance signs, directional signs, signs for traffic control or safety, and any such promotional sign or signs as may be maintained by the Declarant, no signs or advertising devices of any character shall be erected, posted, or displayed upon, in or about any Lot or Living Unit; provided, however, that one temporary real estate sign not exceeding six (6) square feet in area, may be erected upon a Lot or attached to any Living Unit placed upon the open market for sale, rent, or lease. Any such temporary real estate sign shall be removed promptly within the time limits specified by ordinance or statute following the sale or rental of such Living Unit.

4.12 No structure, planting or other material shall be placed or permitted to remain upon any Lot which may damage or interfere with any easement for the installation or maintenance of utilities, or which may unreasonably change, obstruct, or retard direction or flow of drainage channels. No fence, wall, tree, shrub, bush, or similar obstruction may be erected or planted in such a way as to prevent any pedestrian or operator of a motor vehicle from having a clear, open, and safe scope or field of vision at any intersection, corner, or other adjoining of streets, or as to obstruct passage on streets or rights-of-way.

4.13 No outside television or radio aerial or antenna, or other aerial or similar device for reception or transmission, or any other aerial device shall be erected or maintained upon the exterior of any Living Unit, or upon any Lot or driveway, unless approved in writing by the Declarant.

4.14 No substance, thing, or material shall be kept upon any Lot or within any Living Unit that will emit foul or obnoxious odors, or that will cause any noise that will, may, or might tend to cause a disturbance of the peace, quiet, comfort, or serenity of the occupants of the neighborhood or Property.

SECTION 5. ARCHITECTURAL and ENVIRONMENTAL CONTROLS

5.1 The Declarant shall appoint an Architectural and Environmental

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Control Committee (sometimes hereinafter referred to as "the Committee"). The Committee shall be composed of three (3) or more natural persons, as designated from time to time by the Declarant, and such persons shall serve one (1) year renewable terms at the pleasure of the Declarant. The affirmative vote of a majority of the Members of the Architectural and Environmental Control Committee shall be required in order to adopt or promulgate any rule or regulation, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, or approval pursuant to the authority contained in this Section.

5.2 The operation of the Architectural and Environmental Control Committee shall be as follows:

5.2.1 Except for construction or development by, for, or under contract with the Declarant, and except for any improvements to any Lot or to the common areas or community facilities accomplished by the Declarant, its successors or assigns, concurrently with said construction and development, and except for purposes of proper maintenance and repair, no building, fence, wall, structure, or other improvements shall be commenced, directed, placed, moved, altered, or maintained upon the property, nor shall any exterior addition to or change (including any change of color), or other alteration thereupon be made, until the plans and specifications showing the location, nature, shape, height, material, color, type of construction, and any other proposed form of change (including, but not limited to, any other information specified by the Architectural and Environmental Control Committee) shall have been submitted to, and approved by the Committee in writing as to safety, harmony of external design, color, and location, in relation to surrounding structures and topography, and conformity with the design concept for the community.

5.2.2 Subject to the same limitation as provided above, it shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove, or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, wall aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, walls, or to make any change or otherwise alter (including any alteration in color), in any manner whatsoever to any Lot, the exterior of any improvements constructed upon any Lot, or to remove or alter any windows or exterior doors of any Living Unit or Structure, or to make any change or alteration within a Living Unit which will alter the

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 17-0017, p. 0258, MSA_CEB2_11452. Date available 03/05/2025. Printed on

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structural integrity of the building, or otherwise affect the property, interest, or welfare of any other Owner, or impair any easement, until the complete plans and specifications, showing the location, nature, shape, height, material color, type of construction, and any other proposed form of change (including, but not limited to, any other information specified by the Architectural and Environmental Control Committee) shall have been submitted to, and approved by the Committee in writing as to safety, harmony of external design, color, and location, in relation to surrounding structures and topography, and conformity with the design concept for the community.

5.2.3 Construction of alterations, additions, etc., in accordance with plans and specifications approved by the Architectural and Environmental Control Committee shall be commenced within six (6) months following the date of approval by the Committee, and shall be substantially completed within twelve (12) months following the date of the commencement, or within such other period as specified by the Committee in its approval. In the event construction is not commenced within the period aforesaid, then Committee approval of the plans and specifications shall be conclusively deemed to have lapsed, and compliance with the provisions of this Section shall again be required. There shall be no deviation from the plans and specifications as approved, without the prior written consent of the Committee. Approval of any particular plans and specifications or design shall not be construed as a waiver of the right of the Committee to disapprove of such plans and specifications, and any other elements or features thereof, in the event that such plans and specifications are submitted in the same, or substantially the same form, in the future, by the same or any other Owner, or for use in any other instance.

5.2.4 APPROVALS OF THE ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE SHALL BE FOR THE PURPOSE HEREIN SET FORTH AND SHALL NOT BE CONSTRUED AS APPROVAL FOR ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL STATUTE, ORDINANCE, RULE, OR REGULATION. Upon approval by the Architectural and Environmental Control Committee of any plans, and specifications submitted pursuant to the provisions of this Section, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of the Committee, and a copy of such plans and specifications bearing such approval, in writing, shall

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be returned to the applicant. Notice of plans and specifications that fail to meet the Committee's approval shall be sent to the applicant not later than sixty (60) days from the date of application. In the event the Committee fails to either approve or disapprove of any plans and specifications submitted to the Committee pursuant to the provisions of this Section, within seventy five (75) days of application and submission, then approval shall not be required and this Section will be deemed to have been complied with fully.

5.2.5 It is the intent of the Declarant that the Architectural and Environmental Control Committee shall have sole discretion and full and final authority over all matters regarding architectural standards and controls. Such authority, however, shall be exercised in accordance with the Declarant's original theme of development. Nothing herein contained shall prevent the Architectural and Environmental Control Committee from considering or granting, in its full and final discretion, any waiver and/or variance from the rules and requirements of this Declaration, and/or from any custom, policy, practice, or routine, established or arising out of the implementation of the rules and requirements created herein.

SECTION 6. EASEMENTS

6.1 **Reservation of Easement Rights by Declarant.** The Declarant hereby reserves a non-exclusive easement and right-of-way in, through, over, and across each Lot for the purpose of the installation, construction, maintenance, reconstruction, and repair of sanitary sewer lines, water lines, CATV cables, storm drains, sediment controls, storm water management facilities, and appurtenances to any of the same, and for all other purposes reasonably related to the completion of construction and the provision of utility services, whether public or private, to the community and to the other property adjacent to, or in the vicinity of, the community. Any and all instruments of conveyancing made by the Declarant, its successors or assigns shall be conclusively deemed to incorporate this reservation, whether or not specifically set forth in such instruments.

6.2 **Off-road vehicles and any and all other motor vehicles, are and shall be prohibited from operating beyond the established confines of all streets, roadways, and rights-of-way within the Property. Without limiting the generality of the foregoing, off-road vehicles shall include light/sport utility vehicles, trucks, motor-powered cycles, "dirt bikes,"**

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scooters, and any and all other vehicles operated by other than man-made energy, whether having two (2) or more wheels.

6.3 Any and all streets, walkways, roadways, sidewalks, and rights-of-way owned by the Declarant shall be subject to non-exclusive easements for ingress, egress, and regress for the benefit of all Lot Owners, the Declarant, their respective heirs, personal representatives, assigns, and all other persons or other parties claiming under any of them.

SECTION 7. DURATION, ENFORCEMENT, AND AMENDMENT

7.1 This Declaration may be amended only by an instrument executed and acknowledged by eighty five percent (85%) of all Lot Owners, which instrument shall be recorded among the Land Records of Baltimore County, State of Maryland. Unless a later date is specified in any such instrument, any amendment to this Declaration shall become effective on the date of its recording.

7.2 Each and every conveyance of a Lot shall be subject to the terms of this Declaration, whether or not the terms of this Declaration are so stated or expressed in the Deed, Lease, or other conveyancing document by which such transfer is made.

7.3 Unless amended in accordance with the provisions of Subsection 7.1 of this Declaration and any other requirements herein, and except where permanent easements or other permanent rights or interests are herein created, the covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of forty-five (45) years from the date of recordation of this Declaration. Prior to the expiration of said forty-five (45) year term, the covenants contained herein, as they may from time to time be amended, may be extended by an instrument executed and recognized by at least fifty-one percent (51%) of the Lot Owners, which instrument shall be recorded among the Land Records of Baltimore County.

7.4 The provisions contained herein shall be liberally construed so as to effectuate the purpose of creating a uniform plan for the development and operation of the Property. Enforcement of these conditions, covenants, restrictions, easements, and liens shall be by any proceeding at law or in equity against any person(s) and/or entities violating or

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attempting to violate any of the conditions, covenants, restrictions, easements, or liens, either to restrain or enjoin violation, recover damages, or both, and against any Lot to enforce the lien created hereby; and the failure or forbearance by the Owner of any Lot to enforce any of the hereinbefore mentioned provisions shall in no event be deemed a waiver of the right to so enforce thereafter.

7.5 The provisions herein may be enforced without limitation, by any Owner or any mortgagee of any Lot which becomes subject to the provisions contained herein, and by any other person, firm, corporation, or other legal entity having any right to the use of any of the common areas, streets, easements, roadways, or rights-of-way depicted on the hereinbefore mentioned Plat.

7.6 There shall be and there is hereby created and declared to be a conclusive presumption that any violation, breach, or attempted violation or breach of any of the conditions, covenants, restrictions, easements, or liens hereby created by this Declaration (and as from time to time amended), cannot be adequately remedied solely by an action at law, or exclusively by recovery of monetary damages. Any party to a proceeding who succeeds in enforcing a provision created and declared hereby, or in enjoining the violation or attempted violation of any provision created and declared hereby shall be entitled under this Declaration to seek and be awarded reasonable attorneys fees and court costs from the Lot Owner(s) against whom such action was brought.

SECTION 8. MISCELLANEOUS PROVISIONS

8.1 Nothing herein contained shall be construed as a dedication to public use, or as an acceptance for maintenance of any common areas or community facilities by any public or municipal agency, authority, or utility; provided, however, that the foregoing shall not be construed to prohibit the dedication of streets, roadways, and rights-of-way to public use and maintenance, by plat recordation by the Declarant.

8.2 Invalidation of any one of these conditions, covenants, restrictions, easements, charges, and liens set forth in this Declaration, by judgment, decree, or order shall in no way affect any other provisions hereof, each of which shall remain in full force and effect.

8.3 Use of the terms "he," "him" or "his" throughout this Declaration

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is and shall be deemed to be inclusive of the terms "she," "hers," "her," "they," "them," or "theirs" where such use is appropriate. In no way does the use of "him" or "his" limit the rights, duties, and obligations arising out of this Declaration to an individual (where the facts and circumstances of the situation implicate one or more persons or entities) beyond the stated usage and meaning of these terms as described herein.

8.4 In the event any Owner sells or otherwise transfers any Lot within the Property, any deed purporting to effectuate such transfer shall contain a provision incorporating by reference the conditions, covenants, restrictions, easements, charges, and liens set forth in this Declaration and any such amendments pertaining hereto.

8.5 This Declaration shall not be taken as permitting any action or thing prohibited by applicable Federal, State, or County, statutes, ordinances, or regulations, including but not limited to Baltimore County Zoning Regulations, as amended from time to time. In the event of any such conflict, the most restrictive provisions of such statutes, ordinances, or regulations, and/or the provisions of this Declaration shall be deemed to govern and control.


IN WITNESS WHEREOF, the said Declarant has caused these presents to be executed and delivered.

WITNESS:

The Declarant

JWR Mt. Vista Limited Partnership

 (Seal)

By:  (Seal)
Name
Title *Gen. Partner*

STATE OF MARYLAND, County of Baltimore, to wit:

I HEREBY CERTIFY that on this 16th day of May, 1995, before me, a Notary Public of the State aforesaid, personally appeared [NAME], known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to

William Ruppert

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be his act for the purposes contained therein, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.



Richard Bowers
NOTARY PUBLIC

My Commission Expires: 12-1-99

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State of Maryland Land Instrument Intake Sheet
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.

IMP FD SURE & RECORDING FEE 2.00
TOTAL 75.00
Recpt # 15306
Blk # 2155
10:30 am

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (If Applicable)

4 Consideration and Tax Calculations
Purchase Price/Consideration \$
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Full Cash Value \$

5 Fees
Amount of Fees Dec. 1 Dec. 2
Recording Charge \$ 75.00
Surcharge \$ 2.00
State Recordation Tax \$
State Transfer Tax \$
County Transfer 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)(i).

7 Transferred From
Dec. 1 - Grantor(s) Name(s)
Dec. 2 - Grantor(s) Name(s)

8 Transferred To
Dec. 1 - Grantor(s) Name(s)
Dec. 2 - Grantor(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Dec. 1 - Additional Names to be Indexed (Optional)
Dec. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Michael J. Kirwin, Esquire
Firm: Rosodka, Contron & McLaughlin
Address: 814 Eastern Boulevard
Baltimore, Maryland 21221 Phone: (410) 686-8274

11 Assessment Information
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Trans. Process Verification
Transfer Number: Date Received: Deed Reference: Assessed Property No.:

REMARKS:
Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

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TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY MARYLAND
Director of Finance
Signature: [Handwritten Signature]