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6110 Executive Blvd., Suite 300  
Rockville, MD 20852

Case No: 507-0801  
Tax ID #: 03-1369839  
Title Ins: 112

BK 6807PG0762

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TREASURER REQUIRED  
Treasurer of  
Frederick County, Maryland  
PER: [Signature]  
11/29/07

General Covenants, Conditions and Restrictions for  
Elysian Knoll Subdivision  
Lots 1 & 2  
Situated on Roy Shafer Road  
Middletown, Maryland  
October 15, 2007  
(Plat Book 81, Page 96, Date 6/9/06)

IMP. FD SURE \$ 20.00  
TOTAL 20.00  
Res# FR82 Rct# 55523  
SKD KLH Blk # 3174  
Nov 26, 2007 10:51 am

RECORDING FEE 20.00  
TOTAL 20.00  
Res# FR82 Rct# 55522  
SKD KLH Blk # 3168  
Nov 26, 2007 10:48 am

1. Each Lot will be allowed to have one primary residence structure.
2. No mobile home or double wide modular shall be located, erected or allowed to remain on any Lot.
3. House Requirements
  - a. All buildings to be used for residential purposes shall have a minimum of habitable floor area according to the following table: a) Ranch houses – 1800 square feet of living space without two car garage, b) Ranch house – 1500 square feet of living space with attached two car garage, c) One and one-half story or two story houses – 2,000 square feet, with a minimum of 1,000 square feet of habitable floor area on the first floor.
  - b. Foundation material to be of masonry or masonry “look” material, i.e. stone, brick, painted brick imprinted concrete.
  - c. If shutters are installed or other exterior trims, they must be installed on all facades of the dwelling.
  - d. Telecom equipment, including satellite dishes, must be concealed on the rear façade of the house.
4. No Lot shall be used for any purpose other than single-family residential and agricultural purposes. Nothing in this section shall preclude the use of part of any dwelling for an in-home office.
5. All buildings or structures located or erected on any of the Lots shall be completed in every exterior detail within twelve (12) months from the date of the beginning of construction of such building or structure.
6. All animals kept on the Lot shall be kept on a leash, rope, chain or in an enclosure reasonable designed to contain and control such animals and any nuisance, such as noise, odors, etc., and must be maintained. A maximum of six (6) pets may be kept on the premises. Horses, cattle and sheep may be kept on the premises at one (1) large animal per three (3) acres or 1 small animal per one (1) acre. (Up to 3 small animals – under 15 lbs. – unleashed, are allowed per one acre of land.) Swine, goats and poultry will be allowed for personal use and benefit, but not for livelihood or commercial production. No large scale poultry or swine operations will be allowed.
7. Lawns and fields shall be seeded and mowed, shrubbery trimmed, painted exterior surfaces shall be painted, all in a manner and with such frequency as is consistent with good property management.
8. Each Lot and all improvements thereon shall be maintained in good repair, in a state of neat appearance and free of debris, rubbish and other refuse.
9. Neither refuse nor refuse containers shall be stored, placed or allowed to remain in a location where they will be visible from adjoining lots or properties or from the public road.
  - a. Trash piles, burn piles, manure piles may not be stored on the property.
  - b. No broken lawn equipment or other type of junk vehicles is to be stored on the property.
10. No nuisance shall be maintained, allowed or permitted on any Lot; and no use of any Lot shall be made or permitted which is obnoxious to anyone or detrimental to health or safety.

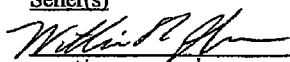
General Covenants, Conditions and Restrictions for Elysian Knoll Subdivision, Lot 1 & 2  
Middletown, Maryland  
October 15, 2007

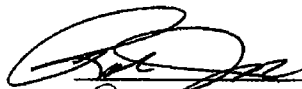
- a. No outdoor wood stoves.
  - b. No dusk to dawn flood lights. Motion sensor lights are acceptable if timed to go off within 10 minutes of sensing motion.
  - c. No excessive use of motor operated recreational vehicles, i.e. dirt bikes, ATVs, etc.
  - d. No discharging of firearms.
11. All fences shall be constructed of split rail, picket, or post board fencing, high tinsel or American wire. Vinyl fencing with the look of spit rail, picket, or board fencing is allowed.
  12. All machinery, equipment, unlicensed vehicles (one allowed), commercial vehicles, trailers, boats, buses or campers shall be parked or stored in constructed accessory buildings or within suitable screening at the rear of the property. No freestanding metal carports, or like structures are to be constructed on the property.
  13. Good agricultural practices shall be observed, including regular, seasonal mowing of all areas of the Lot devoted to crops or pasture.
  14. Barns, sheds and other accessory buildings must be constructed of typical farm accessory building materials, i.e. pole and metal storage barns, wood, vinyl, aluminum sided or brick faced masonry structure.
  15. No planting of permanent plants, such as trees, shrubs, hedge, etc. closer to any property boundary than ten (10) feet.

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Signature Page

Seller(s)

  
\_\_\_\_\_  
William Johnson

  
\_\_\_\_\_  
Robin Johnson

Buyer(s)

  
\_\_\_\_\_  
Diane B. Mazur

11/14/07 \_\_\_\_\_  
DATE DATE

