

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") is made this 15th day of February, 2014, by **DELAHAY FAMILY LIMITED PARTNERSHIP**, a Maryland limited partnership ("Owner"), having an address at 28181 Harleigh Lane, Oxford, MD 21654.

INTRODUCTORY STATEMENT

A. Owner is the fee simple owner of that certain real property located in the Third Election District of Talbot County, Maryland consisting of approximately 214 acres more particularly described in a Deed dated December 29, 1995 and recorded among the Land Records of Talbot County, Maryland in Liber 818 at Folio 951 (the "Property").

B. Owner desires to record this Declaration among the Land Records of Talbot County to ensure that certain regulated activities are perpetually prohibited within the remaining non-tidal wetlands, non-tidal wetlands buffers, streams, or 100-year non-tidal floodplain on the Owner's property described in Recital "A" above.

NOW THEREFORE, in consideration of the covenants, terms, conditions and restrictions hereinafter set forth, Owner declares as follows:

1. Except as expressly authorized pursuant to any permits or letters of authorization previously obtained from and issued by the U.S. Army Corps of Engineers and/or Maryland Department of the Environment (or their successors or assigns), neither the Owner, any permittee nor any subsequent owner or owners of the Property or any portion thereof, shall undertake or cause to be undertaken any of the following within or upon remaining non-tidal wetlands, non-tidal wetland buffers, streams, or 100-year non-tidal floodplains:

- a. Construct or place buildings, sheds, walkways, roads, signs or other structures in, on, or above the ground;
- b. Dump, discharge, or place trash, brush, soil waste or other fill material;
- c. Excavate, dredge, or remove loam, peat, gravel, soil, rock or other material substance;
- d. Disturb water levels or the water table by drainage, impoundment, or other means that would alter wetland or stream hydrology;
- e. Construct or install stormwater management ponds or stormwater management pond outfalls;
- f. Grade for a yard, level the land surface, or alter existing topography;



g. Destroy or remove any portions of trees, shrubs or other plant life that would alter the character of the non-tidal wetland (except for the removal of invasive species as determined by the Maryland Department of the Environment) in violation of Section 404 of the Clean Water Act and/or the applicable provisions of the Maryland Non-tidal Wetlands Protection Act;

h. Agricultural activities shall not be conducted within the remaining non-tidal wetlands, non-tidal wetland buffers, streams, or 100-year non-tidal floodplains. For purposes of this Declaration, the term "agricultural activities" means aquaculture and farming activities including plowing, tillage, cropping, seeding, cultivating, the grazing and raising of livestock, sod production and harvesting for production of food and fiber products. Forestry activities may not be conducted within the remaining non-tidal wetlands, non-tidal wetland buffers, streams, or 100-year non-tidal floodplains. "Forestry activities" means planting, cultivating, thinning, harvesting or any other activity undertaken to use forest resources or to improve their quality or productivity; and

i. Change existing drainage characteristics, sedimentation patterns, flow patterns, or flood retention characteristics.

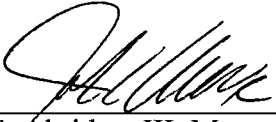
2. Owner, its successors and assigns shall include reference to this Declaration and the restrictions contained herein in every deed, or other legal instrument by which any interest in the Property is conveyed. The provisions of this Declaration shall be deemed to be covenants running with and binding upon the Property in perpetuity.

IN WITNESS WHEREOF, the Owner has hereunto set its hand and seal the day and year first above written.

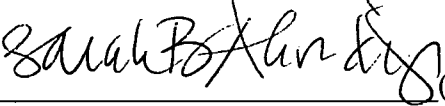
DELAHAY FAMILY LIMITED PARTNERSHIP, a Maryland limited partnership

By: Cyclops Family, L.L.C.,
a Delaware limited liability company, General Partner

By: John E. Akridge, III and Sarah B. Akridge,
as tenants by the entirety, Managing Member



John E. Akridge, III, Managing Member (SEAL)



Sarah B. Akridge, Managing Member (SEAL)

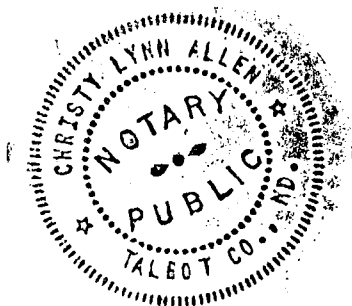
STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 15th day of February, 2014, before me, a Notary Public of said State, personally appeared JOHN E. AKRIDGE, III and SARAH B. AKRIDGE, who acknowledged themselves to be Managing Members of Cyclops Family, L.L.C., a Delaware limited liability company, General Partner of **DELAHAY FAMILY LIMITED PARTNERSHIP**, a Maryland limited partnership, and that they as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, and further did certify the same to be the valid and proper act of said limited liability company as General Partner of Delahay Family Limited Partnership.

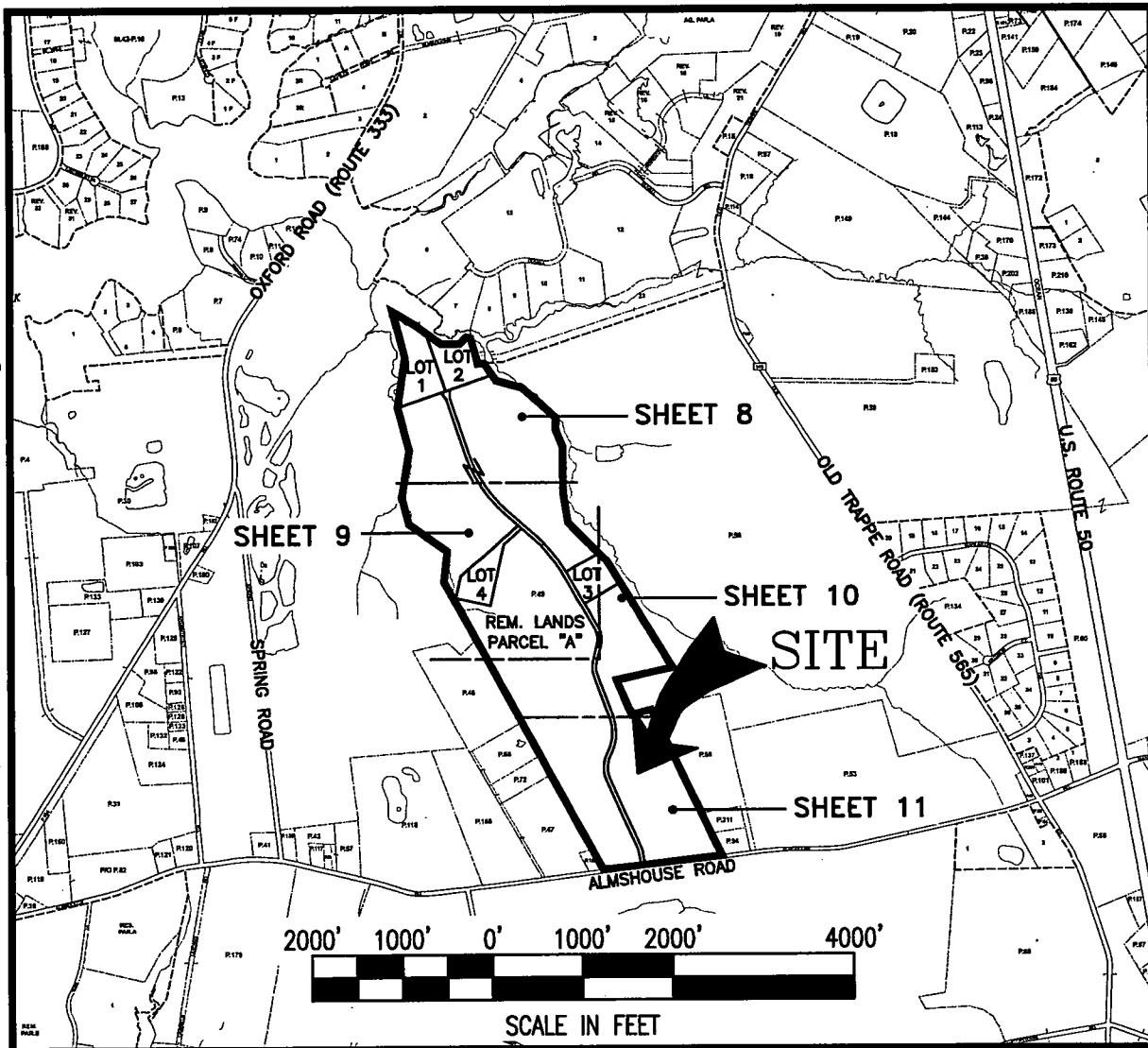
WITNESS my hand and Notarial Seal.

Christy Lynn Allen
Notary Public

My Commission Expires: 10/31/16



TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0261, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.



INDEX OF SHEETS

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10	OVERALL EXISTING CONDITIONS
11	OVERALL EXISTING CONDITIONS

REVISED 03/04/2013

DATE: 09/24/2012	SHEET No. 1
SCALE: AS NOTED	
JOB No. 100237	
FILE No. A295	

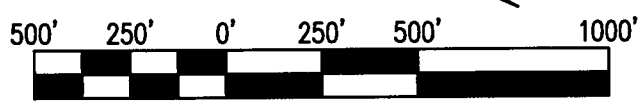
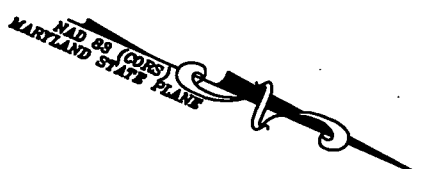
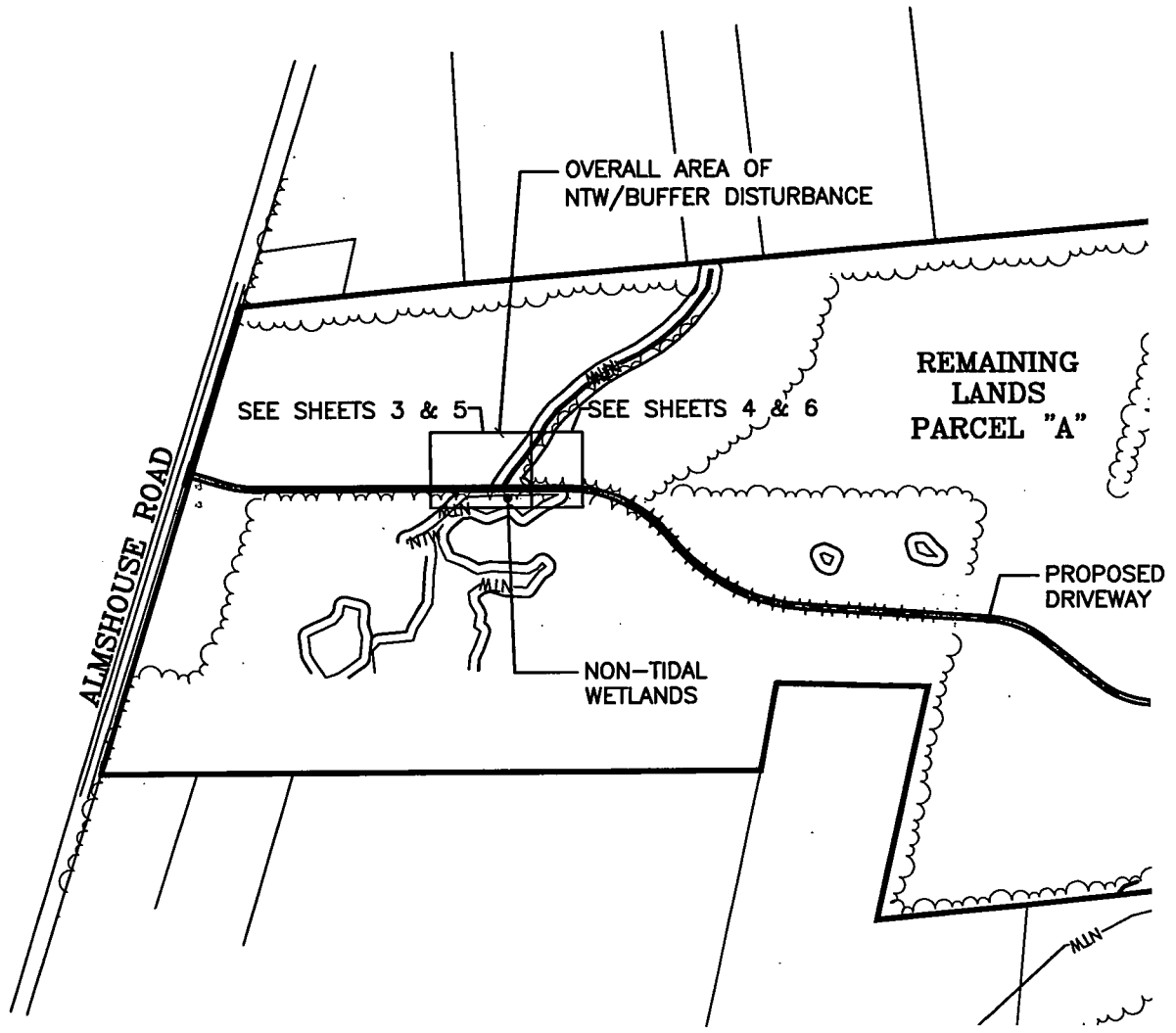
VICINITY MAP
ON THE LANDS OF
DELAHAY FAMILY LIMITED PARTNERSHIP
WETLAND PERMIT
IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND
TAX MAP 48 GRID 16 PARCEL 49

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors

E-mail: mail @ leinc.com
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 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

LIBER 2190 FOLIO 261

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0262, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.



SCALE IN FEET

WETLANDS SHOWN HEREIN WERE FLAGGED AND FIELD LOCATED BY LANE ENGINEERING, LLC AND CONFIRMED BY MDE AND US ARMY CORPS, 07/10 AND 08/11.

LIBER 2190 FOLIO 262

REVISED 03/04/2013

SHEET No.	2
DATE: 09/24/2012	
SCALE: AS NOTED	
JOB No. 100237	
FILE No. A295	

OVERALL PROPOSED CONDITIONS

ON THE LANDS OF

DELAHAY FAMILY LIMITED PARTNERSHIP


WETLAND PERMIT

IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND

TAX MAP 48 GRID 16 PARCEL 49

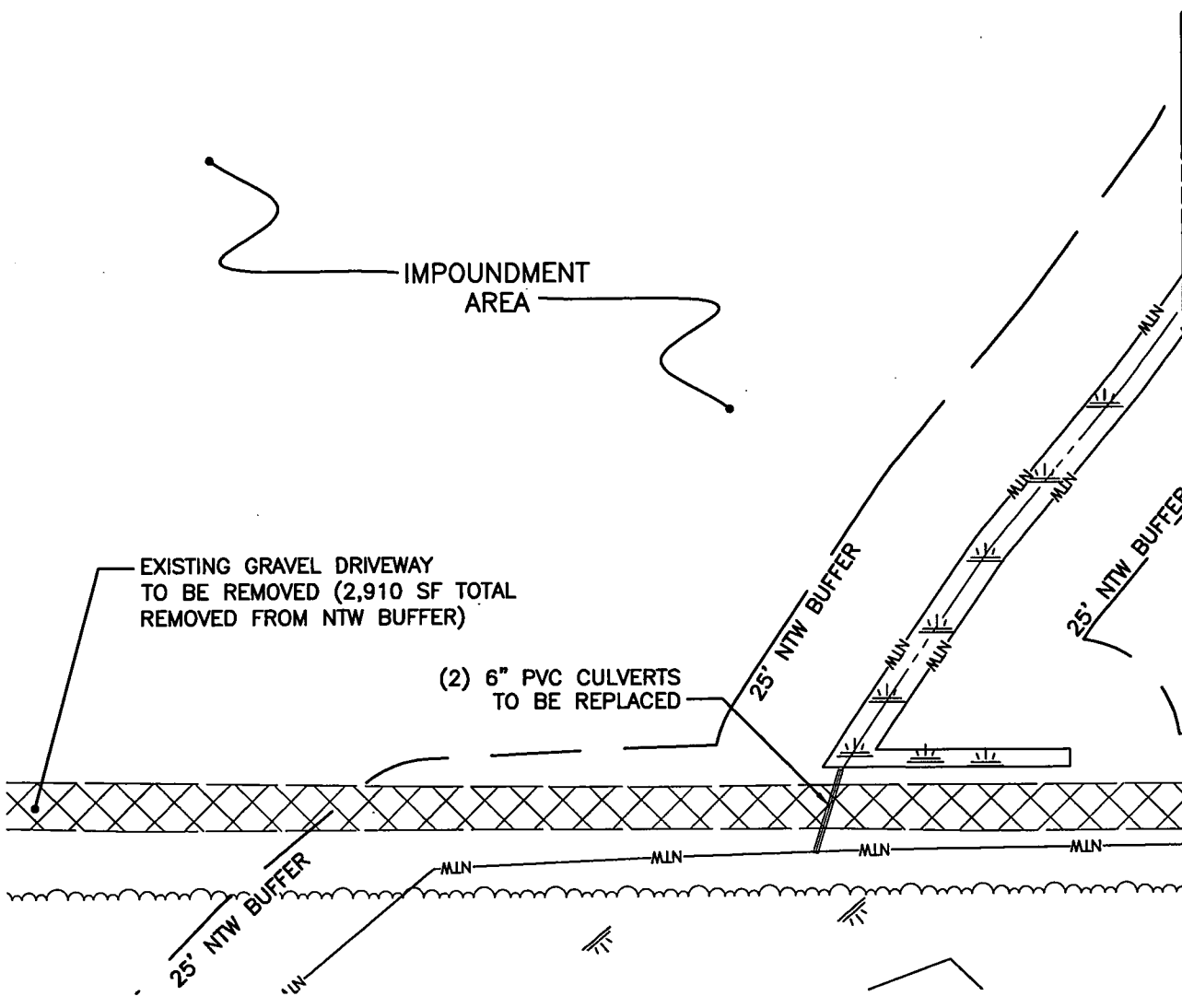
Lane Engineering, LLC

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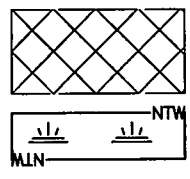
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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0263, MSA CE91 2129. Date available 08/19/2014. Printed 04/27/2023.



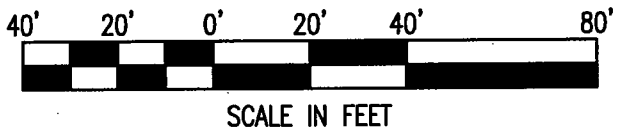
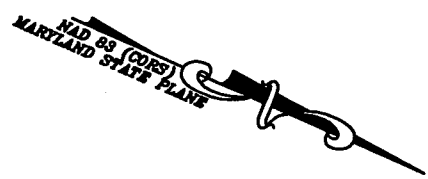
MATCHLINE - SEE SHEET 4

LIBER2 | 90 FOLIO263



-INDICATES EXISTING GRAVEL DRIVEWAY TO BE REMOVED

-INDICATES NON-TIDAL WETLANDS



REVISED 03/04/2013

FILE No. A295	JOB No. 100237	SCALE: AS NOTED	DATE: 09/24/2012	SHEET No. 3
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EXISTING CONDITIONS, ENLARGED PLAN VIEW

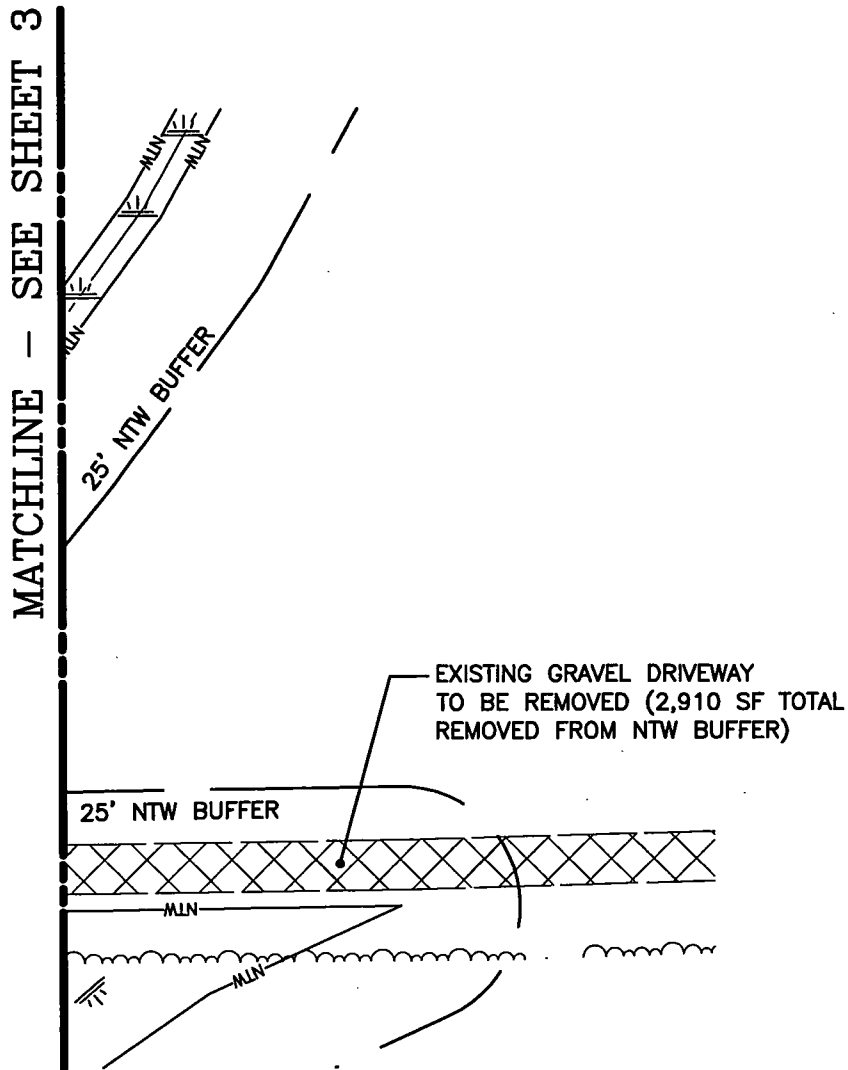
ON THE LANDS OF
DELAHAY FAMILY LIMITED PARTNERSHIP
WETLAND PERMIT

IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND
 TAX MAP 48 GRID 16 PARCEL 49

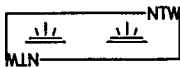
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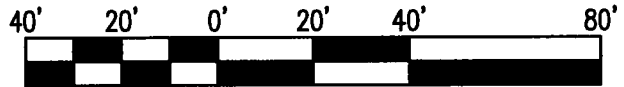
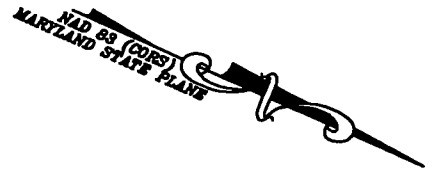
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-INDICATES EXISTING GRAVEL DRIVEWAY TO BE REMOVED



-INDICATES NON-TIDAL WETLANDS



SCALE IN FEET

LIBER2 | 90 FOLIO264

REVISED 03/04/2013

FILE No. A295	JOB No. 100237	SCALE: AS NOTED	DATE: 09/24/2012	SHEET No. 4
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EXISTING CONDITIONS, ENLARGED PLAN VIEW

**ON THE LANDS OF
DELAHAY FAMILY LIMITED PARTNERSHIP
WETLAND PERMIT**

**IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND
TAX MAP 48 GRID 16 PARCEL 49**


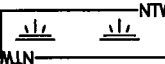



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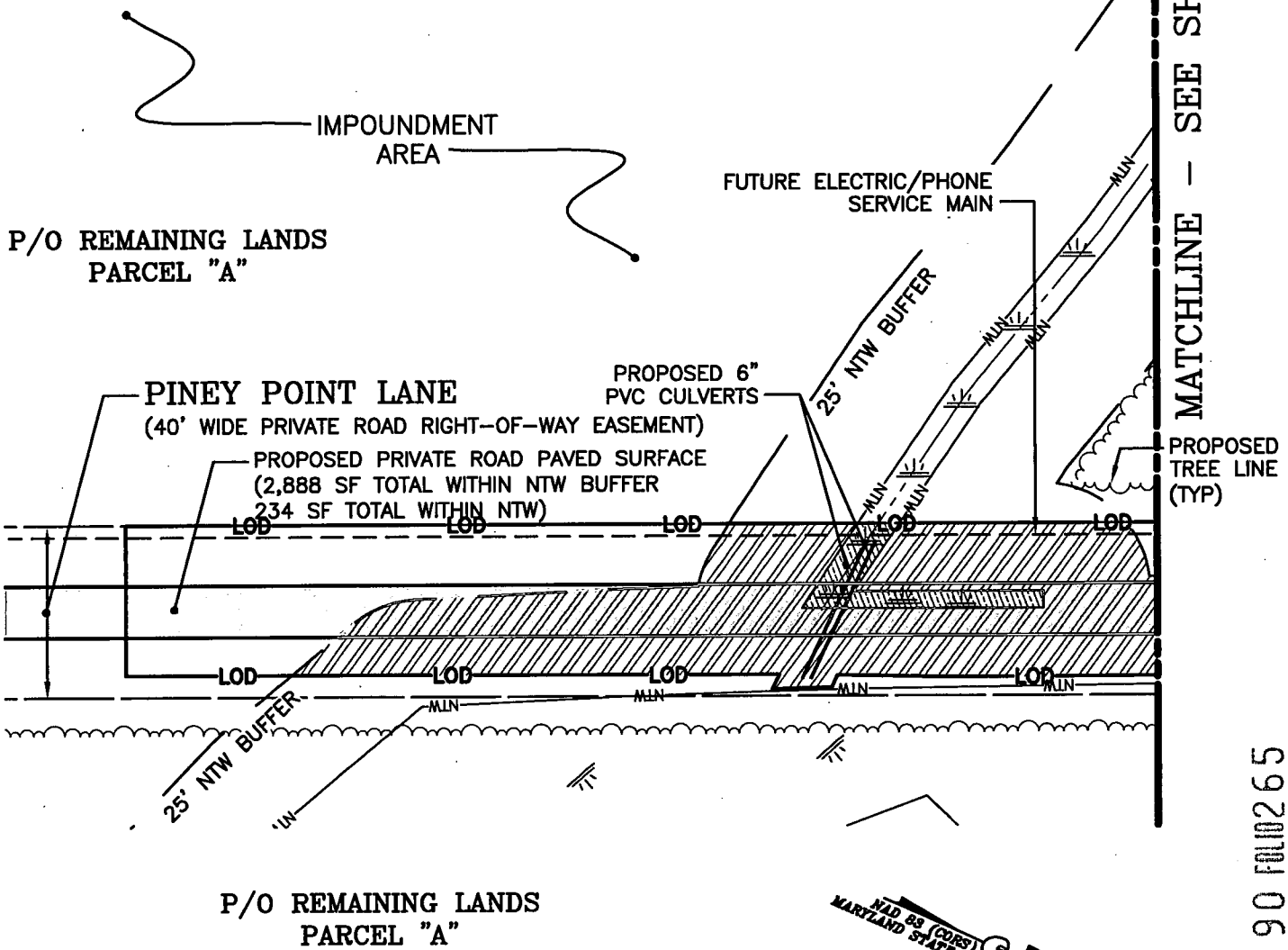
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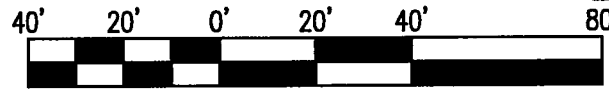
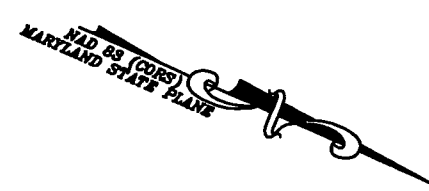
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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0265, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.

-  -INDICATES PROPOSED PRIVATE ROAD PAVED SURFACE
-  -INDICATES NON-TIDAL WETLANDS
-  -INDICATES NON-TIDAL WETLAND BUFFER DISTURBANCE (7,000 SF TOTAL)
-  -INDICATES NON-TIDAL WETLAND DISTURBANCE (369 SF TOTAL)
-  -INDICATES LIMIT OF DISTURBANCE (12,542 SF TOTAL)



MATCHLINE - SEE SHEET 6



SCALE IN FEET

LIBER 2190 FOLIO 265

REVISED 03/04/2013

FILE No. A295	JOB No. 100237	SCALE: AS NOTED	DATE: 09/24/2012	SHEET No. 5
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PROPOSED CONDITIONS, ENLARGED PLAN VIEW

ON THE LANDS OF

DELAHAY FAMILY LIMITED PARTNERSHIP


WETLAND PERMIT

IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND

TAX MAP 48 GRID 16 PARCEL 49

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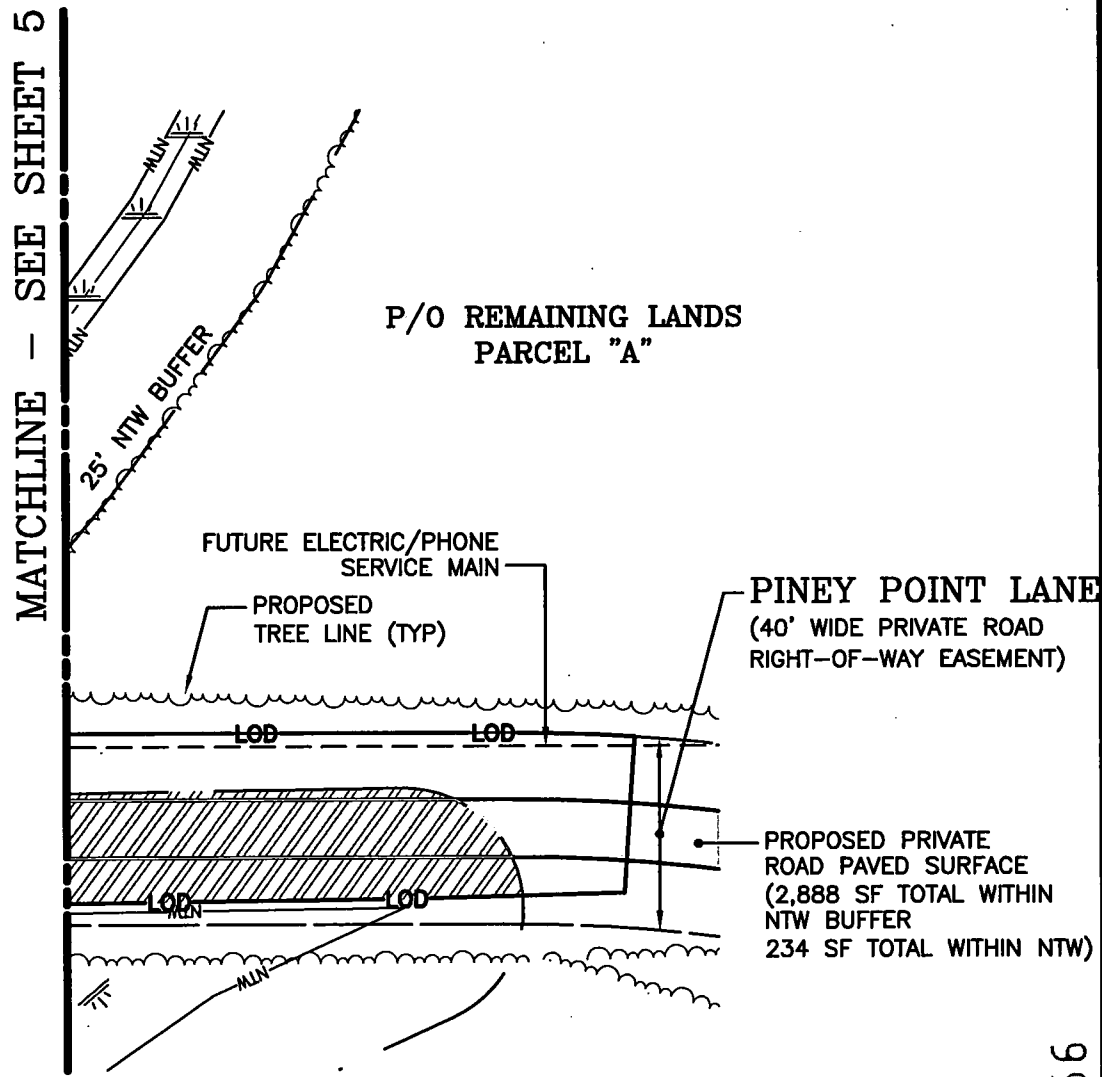
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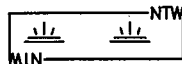
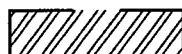

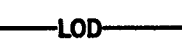


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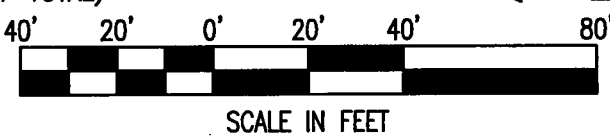
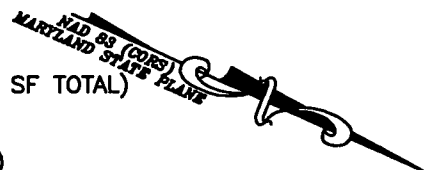
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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0266, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.



-  -INDICATES PROPOSED PRIVATE ROAD PAVED SURFACE
-  -INDICATES NON-TIDAL WETLANDS
-  -INDICATES NON-TIDAL WETLAND BUFFER DISTURBANCE (7,000 SF TOTAL)
-  -INDICATES NON-TIDAL WETLAND DISTURBANCE (369 SF TOTAL)
-  -INDICATES LIMIT OF DISTURBANCE (12,542 SF TOTAL)

P/O REMAINING LANDS
PARCEL "A"




LIBER 2190 FOLD 266

REVISED 03/04/2013

SHEET No. 6	PROPOSED CONDITIONS, ENLARGED PLAN VIEW
	ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP WETLAND PERMIT
	IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND TAX MAP 48 GRID 16 PARCEL 49

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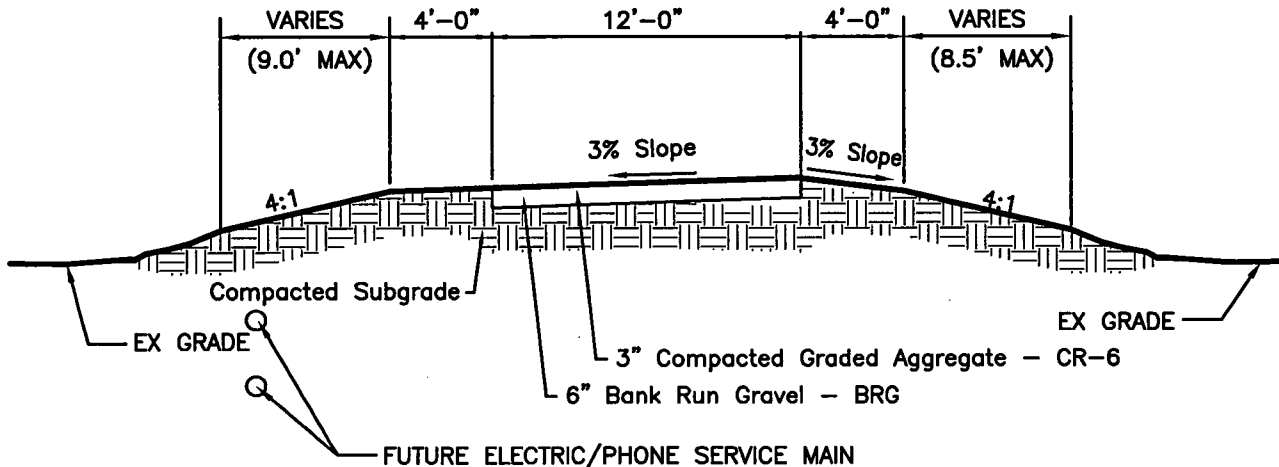
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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0267, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.

15' DRAINAGE AND UTILITY EASEMENT

40'-0" WIDE PRIVATE ROAD RIGHT-OF-WAY EASEMENT

15' DRAINAGE AND UTILITY EASEMENT



NOTES:

1. PROVIDE 4" MIN. TOPSOIL, FERTILIZE, SEED & MULCH ALL DISTURBED AREAS ON BOTH SIDES. INSTALL EROSION AND CONTROL MATTING TO DITCH BOTTOM AND ON SIDE SLOPES.
2. THE CONTRACTOR SHALL PROVIDE AN APPROVED COMPACTED SUBGRADE PRIOR TO THE PLACEMENT OF ANY FILL MATERIALS.
3. THE SUBGRADE SHALL BE UNDERCUT AS NEEDED WITH THE PRIOR APPROVAL OF THE OWNER, AND BACKFILLED WITH APPROVED STRUCTURAL FILL.
4. THE SUBGRADE IS TO BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF THE BANK RUN GRAVEL BASE.
5. ALL FILL MATERIALS SHALL BE PLACED IN LIFTS NO GREATER THAN 8" AND COMPACTED TO 95% MODIFIED PROCTOR (ASTM D-1557).
6. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE COMPLETION OF THE BUILDINGS (IF APPLICABLE).
7. THE GRAVEL/AGGREGATE PAVEMENT SECTION REFLECTS THE TALBOT COUNTY STANDARD SECTION FOR PRIVATE ROADWAYS. IT IS PROVIDED IN THE ABSENCE OF A SPECIFIC GEOTECHNICAL EVALUATION. DEVELOPER IS ADVISED TO HAVE A QUALIFIED GEOTECHNICAL ENGINEER EVALUATE SITE CONDITIONS AND EVALUATE THE ADEQUACY OF THIS RECOMMENDED PAVING SECTION AND SPECIFICATION.

**PRIVATE ROAD WITH NO CENTER CROWN, SUPER-ELEVATED
TO THE LEFT (WEST) CROSS SECTION**
NOT TO SCALE

LIBER 2190 FOLIO 267


REVISED 03/04/2013

FILE No. A295	JOB No. 100237	SCALE: AS NOTED	DATE: 09/24/2012	SHEET No. 7
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ROAD CROSS SECTION DETAIL ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP WETLAND PERMIT IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND TAX MAP 48 GRID 16 PARCEL 49
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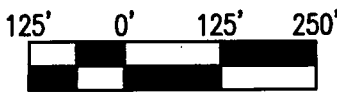


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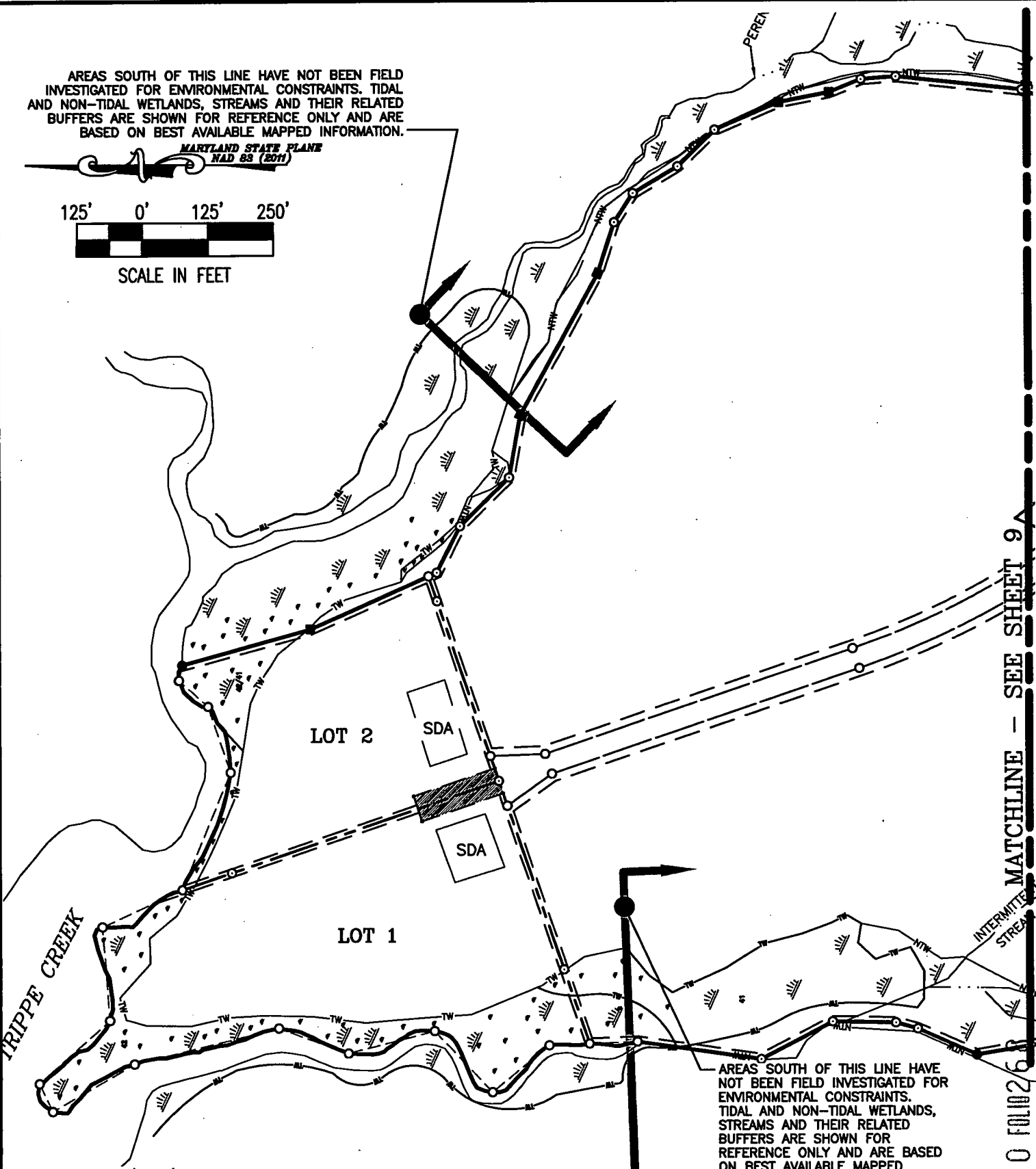
TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0268, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.

AREAS SOUTH OF THIS LINE HAVE NOT BEEN FIELD INVESTIGATED FOR ENVIRONMENTAL CONSTRAINTS. TIDAL AND NON-TIDAL WETLANDS, STREAMS AND THEIR RELATED BUFFERS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON BEST AVAILABLE MAPPED INFORMATION.

MARYLAND STATE PLANE
NAD 83 (2011)



SCALE IN FEET



LOT 2

SDA

LOT 1

TRIPPE CREEK

PERENA

INTERMITTENT STREAM

AREAS SOUTH OF THIS LINE HAVE NOT BEEN FIELD INVESTIGATED FOR ENVIRONMENTAL CONSTRAINTS. TIDAL AND NON-TIDAL WETLANDS, STREAMS AND THEIR RELATED BUFFERS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON BEST AVAILABLE MAPPED INFORMATION.

MATCHLINE - SEE SHEET 9A

90 FOLIO 26
2190

REVISED 03/04/2013

DATE: 09/24/2012
SCALE: AS NOTED
JOB No. 100237
FILE No. A295
SHEET No. 8

OVERALL EXISTING CONDITIONS

ON THE LANDS OF

DELAHAY FAMILY LIMITED PARTNERSHIP

WETLAND PERMIT

IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND

TAX MAP 48 GRID 16 PARCEL 49

Lane Engineering, LLC

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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0269, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023.

MATCHLINE - SEE SHEET 10

LOT 3

SDA

PERENNIAL STREAM

RC ZONING
AC ZONING

AREAS NORTH OF THIS LINE HAVE NOT BEEN FIELD INVESTIGATED FOR ENVIRONMENTAL CONSTRAINTS. TIDAL AND NON-TIDAL WETLANDS, STREAMS AND THEIR RELATED BUFFERS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON BEST AVAILABLE MAPPED INFORMATION.

WILDLIFE IMPOUNDMENT BERM

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 8

CRITICAL AREA BOUNDARY

WILDLIFE IMPOUNDMENT BERM

LOT 4

SDA

LIMIT OF INTERMITTENT STREAM

INTERMITTENT STREAM

MATCHLINE - SEE SHEET 9

LIMIT OF INTERMITTENT STREAM
AG DITCH

LIMIT OF PERENNIAL STREAM

AREAS NORTH OF THIS LINE HAVE NOT BEEN FIELD INVESTIGATED FOR ENVIRONMENTAL CONSTRAINTS. TIDAL AND NON-TIDAL WETLANDS, STREAMS AND THEIR RELATED BUFFERS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON BEST AVAILABLE MAPPED INFORMATION.

MARYLAND STATE PLANE
NAD 83 (301)

125' 0' 125' 250'



SCALE IN FEET

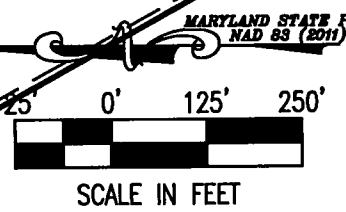
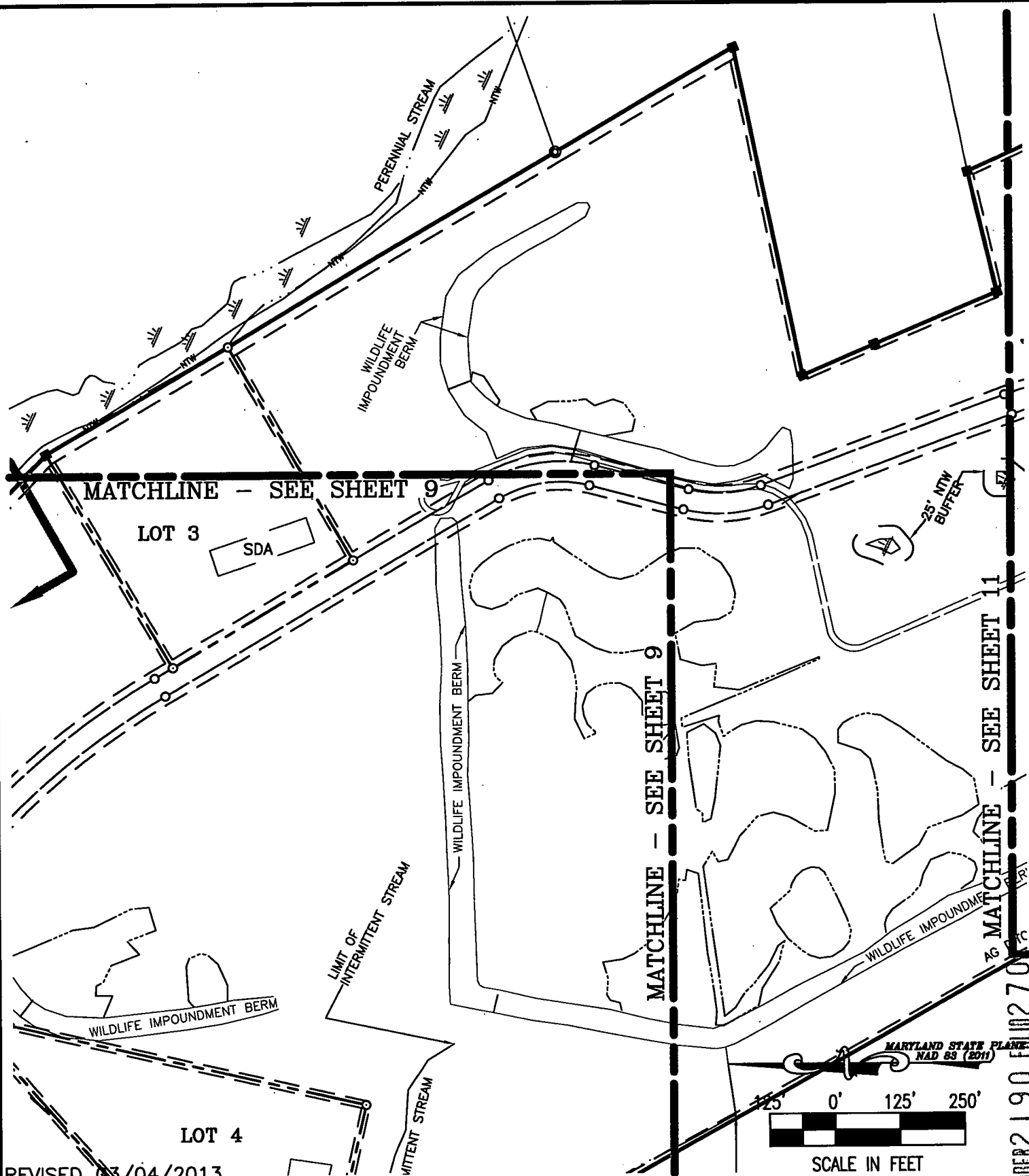
REVISED 03/04/2013

FILE No. A295
JOB No. 100237
SCALE: AS NOTED
DATE: 09/24/2012
SHEET No. 6

OVERALL EXISTING CONDITIONS
ON THE LANDS OF
DELAHAY FAMILY LIMITED PARTNERSHIP
WETLAND PERMIT
IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND
TAX MAP 48 GRID 16 PARCEL 49

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DATE: 09/24/2012
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 FILE No. A295

OVERALL EXISTING CONDITIONS
ON THE LANDS OF
DELAHAY FAMILY LIMITED PARTNERSHIP
WETLAND PERMIT
 IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND
 TAX MAP 48 GRID 16 PARCEL 49

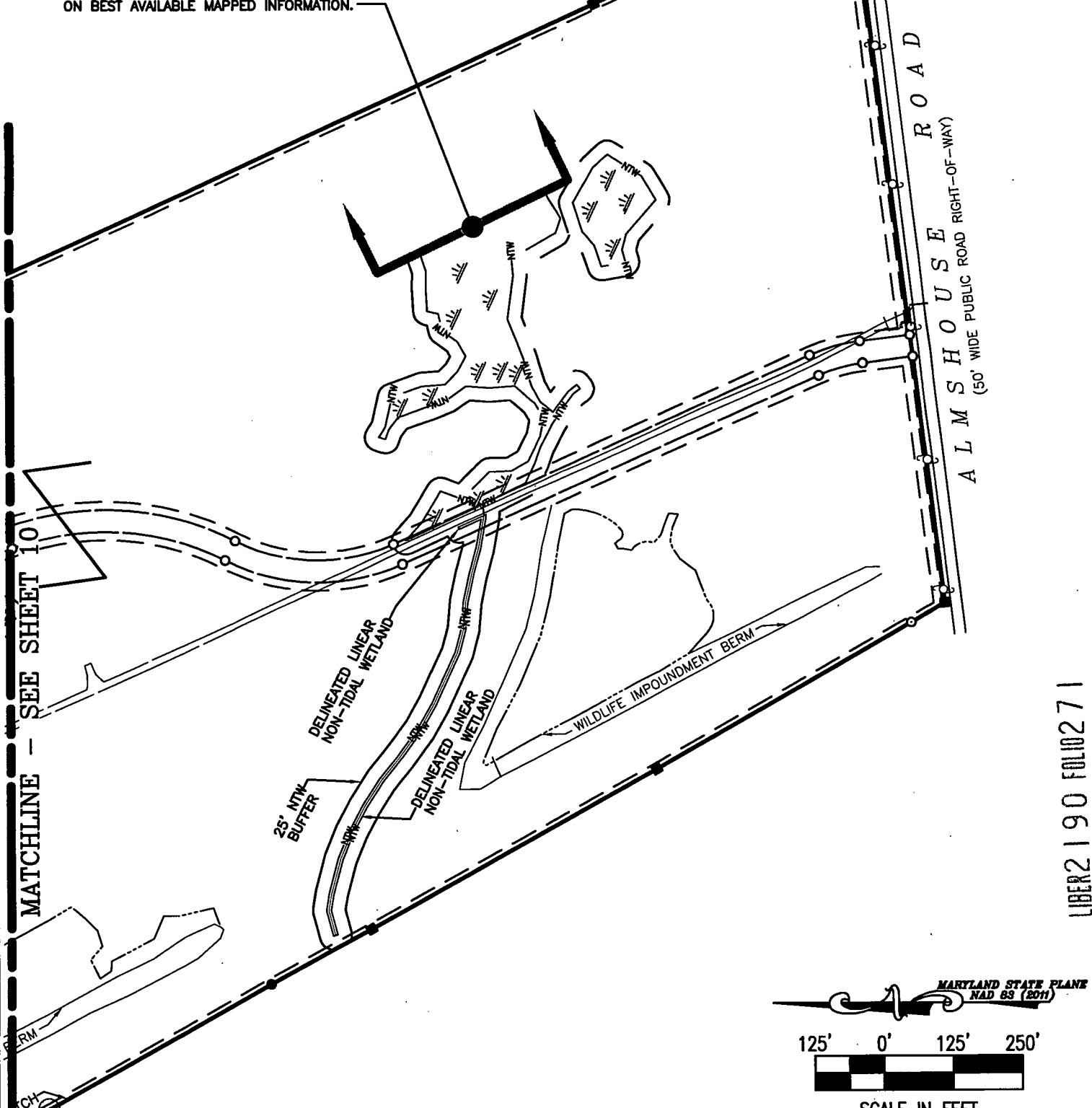
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 117 Bay St. Easton, MD 21601 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

MATCHLINE - SEE SHEET 11
AG 2190 FILED 2707

AREAS EAST OF THIS LINE HAVE NOT BEEN FIELD INVESTIGATED FOR ENVIRONMENTAL CONSTRAINTS. TIDAL AND NON-TIDAL WETLANDS, STREAMS AND THEIR RELATED BUFFERS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON BEST AVAILABLE MAPPED INFORMATION.

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2190, p. 0271, MSA CE91 2129, Date available 08/19/2014, Printed 04/27/2023



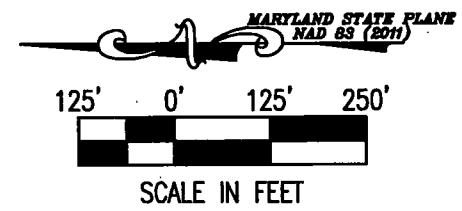
MATCHLINE - SEE SHEET 10

25' NTH BUFFER
 DELINEATED LINEAR NON-TIDAL WETLAND
 DELINEATED LINEAR NON-TIDAL WETLAND


WILDLIFE IMPOUNDMENT BERM

ALM HOUSE ROAD
 (50' WIDE PUBLIC ROAD RIGHT-OF-WAY)

LIBER 2190 FOLIO 271



REVISED 03/04/2013

DATE: 09/24/2012 SCALE: AS NOTED JOB No. 100237 FILE No. A295	SHEET No. 11	OVERALL EXISTING CONDITIONS		Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors  E-mail: mail@leinc.com 117 Bay St. Easton, MD 21601 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095
		ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP		
		WETLAND PERMIT		
IN THE 3rd ELECTION DISTRICT - TALBOT COUNTY, MARYLAND TAX MAP 48 GRID 16 PARCEL 49				
Date: 03/12/2013 - 10:03am User: jcarroll Project Manager: WBS Drawing Path: J:\2010\0200\100237\CadData\Dwg\HWD-PLTS-100237-IndexSheet.dwg © LANE ENGINEERING, LLC XREF File(s): VSP-BASE-100237/VUP-BASE-100237/XHP-BASE-100237/VRW-BASE-100237/CUP-BASE-100237/CPV-BASE-100237/HFC-BASE-100237/HBP-BASE-100237/HWD-BASE-LETR-100237				

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Covenant
Recording Fee 20.00
Declarant Name:
Delahay Family Ltd
Ptsh
Reference/Control #:
2190/258
LR - Covenant
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 115.00
08/12/2014 02:05
CC20-KD
#3154738 CC0205 -
Talbot
County/CC02.05.01 -
Register 01

LR - Additional \$55 Recording
Fee 55.00
=====
Total: 115.00
REV-Check-BOA 115.00
#3154738-5
08/12/2014 02:05 CC20-KD
#3154738 CC0205 - Talbot
County/CC02.05.01 - Register
01 892

DOCUMENT VALIDATION
(excluded from page count)

LIBER 2190 FOLIO 272