

AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE
WILDWOOD ESTATES HOMEOWNERS ASSOCIATION, INC.

WHEREAS, Article XI of the Declaration of Covenants, Conditions and Restrictions (Declaration) for The Wildwood Estates Homeowners Association, Inc. (Association) provides that, following the lapse of all Class B memberships in the Association, the Declaration may be amended with the consent of a majority of the Class A members of the Association, and

WHEREAS, attached to the Amendment are the Certificate of Michael P. Villa, President of the Board of Directors for the Association, stating that the Amendment was approved as required and the Certificate of Craig F. Wilson, Jr., the management agent for the Association, certifying that the Amendment was approved representing a majority of the Class A members of the Association, and

WHEREAS, a description of the proposed Amendment was mailed by first class mail to all Class A members of the Association,

NOW, THEREFORE, in consideration of the premises, the Declaration of Covenants, Conditions and Restrictions (Declaration) for The Wildwood Estates Homeowners Association, Inc., which are recorded among the Land Records of Montgomery County, Maryland in Liber 14241 at Folio 596 et seq., are hereby amended as follows:

- 1. Article VIII, Section 11 is deleted in its entirety and replaced as follows:

ARTICLE VII, Section 11. Fences and Decks. The erection of all fences and decks shall be subject to the provisions of Article VII, Sections 1 through 7 of this Declaration and must be approved, in writing, by the Architectural & Environmental Review Committee (AERC) as to design, dimension and material prior to the commencement of construction. Any fence constructed upon the Property shall not extend beyond the front building line of the dwelling on the Lot upon which any such fence is erected or the front building line of the dwellings on all immediately adjacent Lots. Chain link and other wire fencing is specifically prohibited.

RECORDING FEE 75.00
TAX PD SURCH 5.00
TOTAL 80.00
Rest # MD00 Acct # 33782
MOR ANF Blk # 4319
JUL 15, 2002 12:49 PM

FILED
MOLLY G. RUHL
CLERKS OFFICE
MONTGOMERY CO. MD
2002 JUL 15 P 12:50 P

Return to:
Vanguard Mgt
PO Box 39
German town MD20875
attn: Craig Wilson

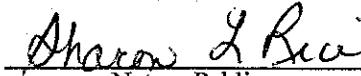
CERTIFICATE

I, Michael P. Villa, President of the Board of Directors for the Wildwood Estates Homeowners Association, Inc. (Association), do hereby state that the "Special Ballots" attached hereto represent the requisite number of consents to the amendment to Article VII, Section 11 of the Declaration of Covenants, Conditions and Restrictions (Declaration). Such number - twenty three (23) - constitutes a majority of members of the Association and, as such, this amendment to the Declaration shall be deemed effective upon recordation.


Michael P. Villa, President

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit :

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Michael P. Villa, who acknowledged and made oath in due form of law that the matters and facts set forth above and subscribed to are true to the best of his knowledge, information and belief.


Notary Public

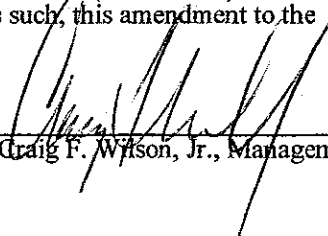
SHARON L. RICE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 7, 2003

My Commission expires: 9/7/03

21420 166

CERTIFICATE

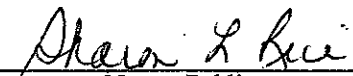
I, Craig F. Wilson, Jr., management agent for Wildwood Estates Homeowners Association, Inc. (Association), do hereby state that the "Special Ballots" attached hereto represent the requisite number of consents to the amendment to Article VII, Section 11 of the Declaration of Covenants, Conditions and Restrictions (Declaration). Such number - twenty three (23) - constitutes a majority of members of the Association and, as such, this amendment to the Declaration shall be deemed effective upon recordation.



Craig F. Wilson, Jr., Management Agent

STATE OF MARYLAND
COUNTY OF MONTGOMERY, to wit :

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Craig F. Wilson, Jr., who acknowledged and made oath in due form of law that the matters and facts set forth above and subscribed to are true to the best of his knowledge, information and belief.



Notary Public

My Commission expires: 9-7-03

SHARON L. RICE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 7, 2003

