

ORLEANS COURT
CONDOMINIUM ASSOCIATION

Plaintiff

v.

CYNTHIA R. SZAJNA
KELLY R. SZAJNA, et al.

Defendants

* IN THE CIRCUIT COURT
*
* FOR WORCESTER COUNTY
*
* STATE OF MARYLAND
*
* CASE NO. 23-C-12-001471

* * * * *

CONSENT ORDER OF REFORMATION

The parties having agreed to the entry of this Consent Order of Reformation, it is this 4th day of December, 2013, by the Circuit Court for Worcester County, Maryland,

ORDERED that, pursuant to Section 11-103(c)(2)(iii) of the Real Property Article of the Annotated Code of Maryland, the Orleans Court Condominium Master Deed (Declaration) dated August 1, 1972 and recorded among the land records of Worcester County, Maryland, in Liber 369, folio 166, *et seq.*, be, and the same is hereby, reformed in accordance with said Section 11-103(c)(2)(iii) as follows:

A. The following provision at Paragraph THIRD, fourth page (folio 169), is deleted:

In addition to the Condominium Unit locations indicated for Floors 1, 2 and 3, each Condominium Unit shall consist of that additional space of the Ground Level (parking spaces for the 84 units shown) designated with its Condominium Unit number on the Site and Roof Plan (Sheet 2). The Condominium Unit parking spaces designated for the Units are subject to the restrictions that such space shall be used only for vehicular parking, shall not be fenced or blocked, and shall be subject to the use by others for purposes of passing through such spaces provided that such use by others shall not interfere with the Condominium Unit owner's parking rights therein.

B. At Paragraph FOURTH, subsection 2, fifth page (folio 170), the words "not designated for particular condominium units" are deleted.

LAW OFFICES
AYRES, JENKINS,
GORDY & ALMAND, P.A.
SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

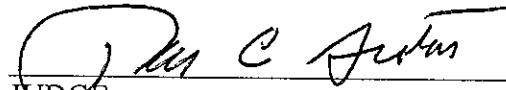
And it is further ORDERED that the Board of Directors of Orleans Court Condominium shall establish a seven-member parking committee, with at least three members chosen by Defendants, to attempt to establish a plan (in cooperation with the Town of Ocean City) to maximize on-site parking at Orleans Court Condominium.

And it is further ORDERED that the Association may install pavers, planters and other non-permanent structures on the land between (1) the sidewalk on the south side of the Condominium property and (2) the ends of Buildings A and C and the Courtyard; however, in that area the Association shall provide a driveway for emergency vehicles or for loading/unloading; the Association may not install permanent structures.

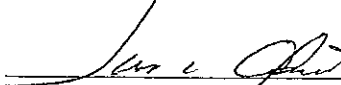
And it is further ORDERED that the Association shall not spend more than \$25,000 from the courtyard renovation special assessment account for the improvements to the area referenced above, and it is further


ORDERED that the Association shall pay Defendants' attorney's fees in the amount of Five Thousand Dollars (\$5,000.00) from the courtyard improvement special assessment account within 30 days from the date of this Order, and it is further

ORDERED that the balance of the courtyard renovation special assessment account shall be credited to the Orleans Court Condominium unit owners accounts within 12 months from the date of this Order.


JUDGE

CONSENTED TO:


James W. Almand
Attorney for Plaintiff


B. Randall Coates
Attorney for Defendants

FILED

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STEPHEN V. HALES
CLK. CT. CT.
WOR. CO.

TRUE COPY TEST


CLERK