

5948 White Flint Drive, Frederick, Maryland 21702



Brokerage Information: **RE/MAX Results,** 5202 Presidents Ct #310, Frederick, MD 21703
Broker of Record: Sandy Olson, License# 527089
Sales Associate: Bobbi Prescott, License# 603372, MLS# 128509

Disclosure Package:

- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Covenants, Conditions & Restrictions
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Frederick County Notices and Disclosures
- Maryland Homeowner Association Act Notice to Buyer
- Maryland Homeowner Act Disclosure to Buyer & Transmittal of Documents
- General Addendum - Appraisal
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -

Frederick County, Maryland

Property Report: 5948 WHITE FLINT DR
FREDERICK MD 21702

** This data may not include the City of Frederick or other independent municipalities within Frederick County*



General Information

Municipality: None
Tax Account: 1121431451
Tax Map/Parcel: 0056/0550
Plat: [0036/0049](#)
Census Tract: 751301
Zoning * : [Click here to view your zoning atlas page.](#)
Comprehensive Land Use* : [Click here to view your comprehensive land use atlas page.](#)

Voting Districts

Precinct: [21-001](#)
Legislative District: [04](#)
Congressional District: [6](#)
Council District: [5](#)

Services Information

Recycle Day: [Red Thursday](#)
Water Service: No
Sewer Service: No
Broadband: [National Broadband Map](#)

School Districts

High: Governor Thomas Johnson High
Middle: Monocacy Middle
Elementary/Primary: Yellow Springs Elementary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
Fire Station Number: 1
Fire Station: Independent Hose Company
Registered Sex Offenders Within 1/4 Mile: 0
Reported Crimes Within 1/4 Mile (2017) * : 8
Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

Library: [Middletown](#)
Park: Wetherburne Park
Farmer's Market: [Farmers Market at NCI](#)
Golf Course: Maryland National Golf Club
TransIT Service Within 1/4 Mile: No

Historic Properties in the Area

[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-3-032 / Vallister Stonehouse

F-3-123 / Casper C. Moore Farmstead

F-3-120 / William V. Wolfe House and Barn

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

S-912 56 00/7 9-24-87 36/49

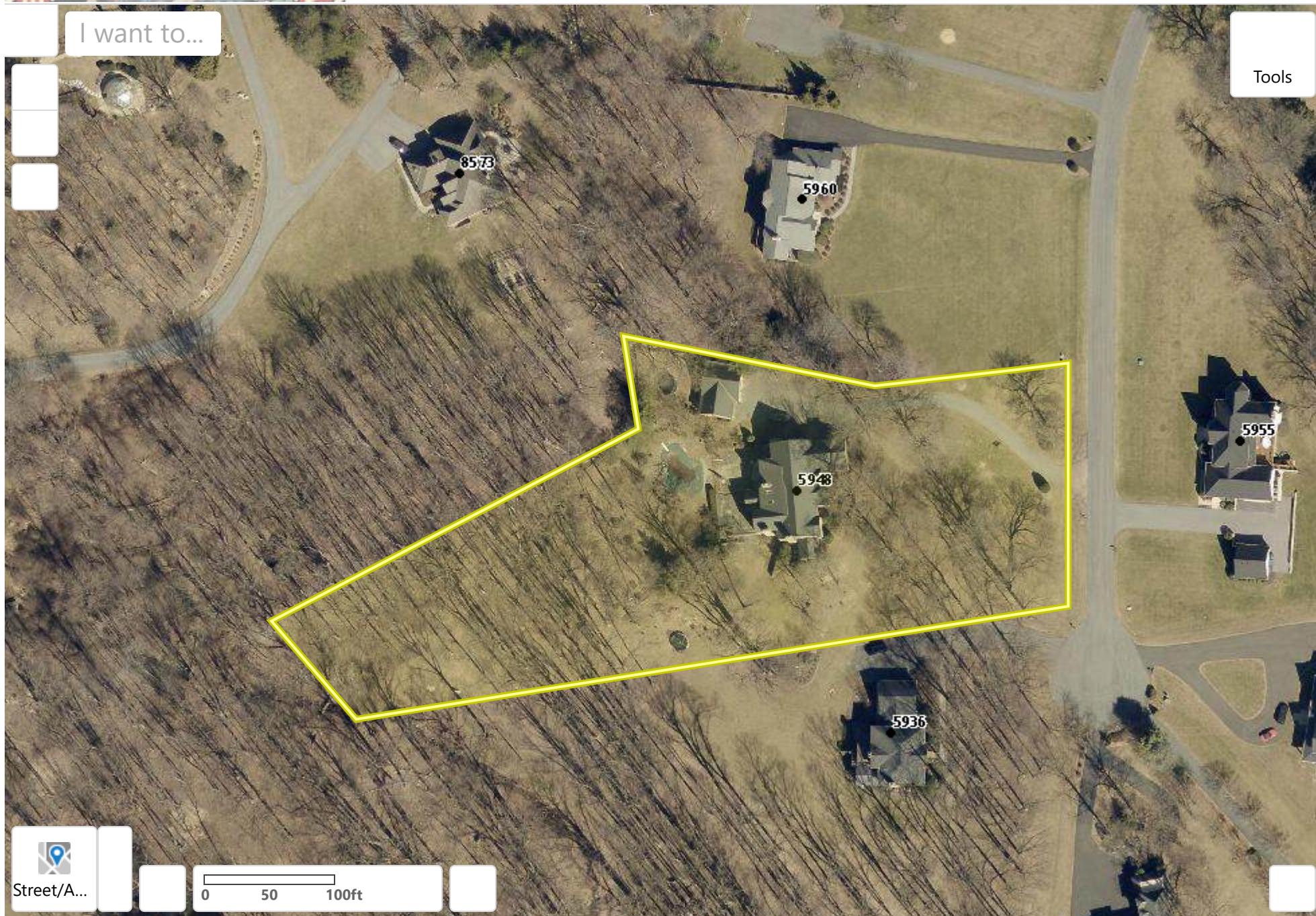


Frederick County,
Maryland

Search...

I want to...

Tools



Real Property Data Search ()
Search Result for FREDERICK COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 21 Account Identifier - 431451

Owner Information

Owner Name:LEACHE JOHN M &
LEACHE TAMMY M

Use:RESIDENTIAL

Mailing Address:5948 WHITE FLINT DR
FREDERICK MD 21702-2338

Principal Residence:YES

Deed Reference:/09504/ 00031

Location & Structure Information

Premises Address:5948 WHITE FLINT DR
FREDERICK 21702-2338

Legal Description:LOT 12 SECT 1 BLK B
2.466 ACRES
WHITE FLINT SPRINGS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	36 49
056C	21	0550	21010014.11	0000	1	B	12	2024	Plat Ref:	0036/ 0049

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1992	7,488 SF	3512 SF	2.4600 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	BRICK/ FRAME	7	6 full/ 1 half	1Att/1Det	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	149,600	171,600		
Improvements	1,140,900	1,504,600		
Total:	1,290,500	1,676,200	1,547,633	1,676,200
Preferential Land:	0	0		

Transfer Information

Seller: MAYER MARK A & ANGELA L
Type: ARMS LENGTH IMPROVED

Date: 04/24/2013
Deed1: /09504/ 00031

Price: \$1,400,000
Deed2:

Seller: BUCKHAM, EDWIN A. & WENDY F.
Type: ARMS LENGTH IMPROVED

Date: 07/19/2007
Deed1: /06670/ 00392

Price: \$1,642,500
Deed2:

Seller: CARONE, MARGUERITE E. TRUSTEE
Type: ARMS LENGTH IMPROVED

Date: 06/21/2000
Deed1: /02726/ 00395

Price: \$730,000
Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 04/11/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES
www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	21-431451	2026	FY	PRINCIPAL RESIDENCE	2786454	07/01/2025

LEACHE JOHN M &
LEACHE TAMMY M
5948 WHITE FLINT DR
FREDERICK, MD 21702-2338

Property Location
5948 WHITE FLINT DR

Property Description
LOT 12 SECT 1 BLK B
2.466 ACRES
WHITE FLINT SPRINGS

Liber 9504 Folio 31

Charges	Assessment/Units	Rate	Amount
STATE TAXES	1,547,633	.112000	1,733.35
COUNTY TAXES	1,547,633	1.110000	17,178.73
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
HMSTD COUNTY TAX CR	-124,857	1.110000	-1,385.91
TOTAL			17,674.18
TOTAL DUE			17,674.18

County Current Real Property Tax Rate		Preceding County Real Property Tax Rate		Difference
1.11	-	1.11	=	= .0000

*If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.*

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
21-431451	2026	FY	2786454

Return this coupon with your
payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	262.89	9,025.97
JAN	350.53	9,113.61
FEB	438.15	9,201.23

☐ Check here if your address changed
& enter changes on the reverse side

LEACHE JOHN M &
LEACHE TAMMY M
5948 WHITE FLINT DR
FREDERICK, MD 21702-2338

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082026302786454500008684128000000000000

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
21-431451	2026	FY	2786454

Choose payment option below
Return this coupon with your
payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-157.92	17,516.26
AUG	-78.96	17,595.22
SEP	0.00	17,674.18
OCT	176.74	17,850.92
NOV	353.48	18,027.66
DEC	530.22	18,204.40
JAN	706.98	18,381.16
FEB	883.70	18,557.88

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-78.96	8,832.14
AUG	-39.48	8,871.62
SEP	0.00	8,911.10
OCT	89.11	9,000.21
NOV	178.22	9,089.32

☐ Check here if your address changed
& enter changes on the reverse side

LEACHE JOHN M &
LEACHE TAMMY M
5948 WHITE FLINT DR
FREDERICK, MD 21702-2338

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082026302786454500008832149000000000000

HA

Harvey

Environmental Health

Approved 8-8-91

Permit Number B9102148

Application Date 07/15/91

Applicant

CARONE, MARGUERITE E. & FRANK RENN
8274 WATERSIDE COURT
FREDERICK, MD 21701
662-8060

Contractor

SAME AS APPLICANT

Property Owner CARONE, MARGUERITE E.

Number 21431451

Location 5948 WHITE FLINT DRIVE

Town FREDERICK, MD 21701

Zone district R1 Land Use

Tax Map 00056 Parcel 0550

Election district 21 Grid 0005

Subdivision WHITE FLINT SPRINGS

Subd-Code Section 1

Block B Lot 12

Liber 1686 Folio 0401

Directions 5948 WHITE FLINT DRIVE

File Codes A

Units

Type of Improvement NEW

	Use	Frnt	Rght	Left	Rear	Size/Intended Use of Land
Principle Use	F1	170	50	60	118	S/FAM 6000 SQ.FT. W/UNFIN.BASM
Accessory 1	G2					23X20 2-CAR GARAGE
Accessory 2	P					5X17 TO/FRT. DECK 21X6 (COMMTS)

Ownership PRIVATE Construction costs \$400,000 Mail permit to APPLICANT

Lot size 2.466 *Placed in file* ns: Front Right Left Rear

Disturbed area *is no formal approval given* Quan of cut 500 Water EXISTING INDIVIDUAL

Sewage EXISTING er *FOGLES SEPTIC* Non domestic waste?

Bedrooms 5 Ba YES Bath in basement? YES Laundry in bas? *SELF Signed form as per Becker & permy 7-2-92 office*

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking 2 Unenclosed Driveway staked? YES Property staked? YES

Foundation BLOCK Floors CARPET Exterior walls BRICK Shingles ASPHALT
Interior walls DRYWALL Roof TRUSS Total rooms 12 Heating fuel GAS
Heating system HOT AIR Air conditioning? YES
Other improvements: Electrical? YES Plumbing? YES Bath? YES Fireplace? YES
Miscellaneous MASONARY CHIMNEY

Finished square footage 6,120 Unfinished 6,671 Number of stories 2

DECK TO REAR & GARAGE TO RIGHT. SUNROOM TO REAR 120 SQ.FT.

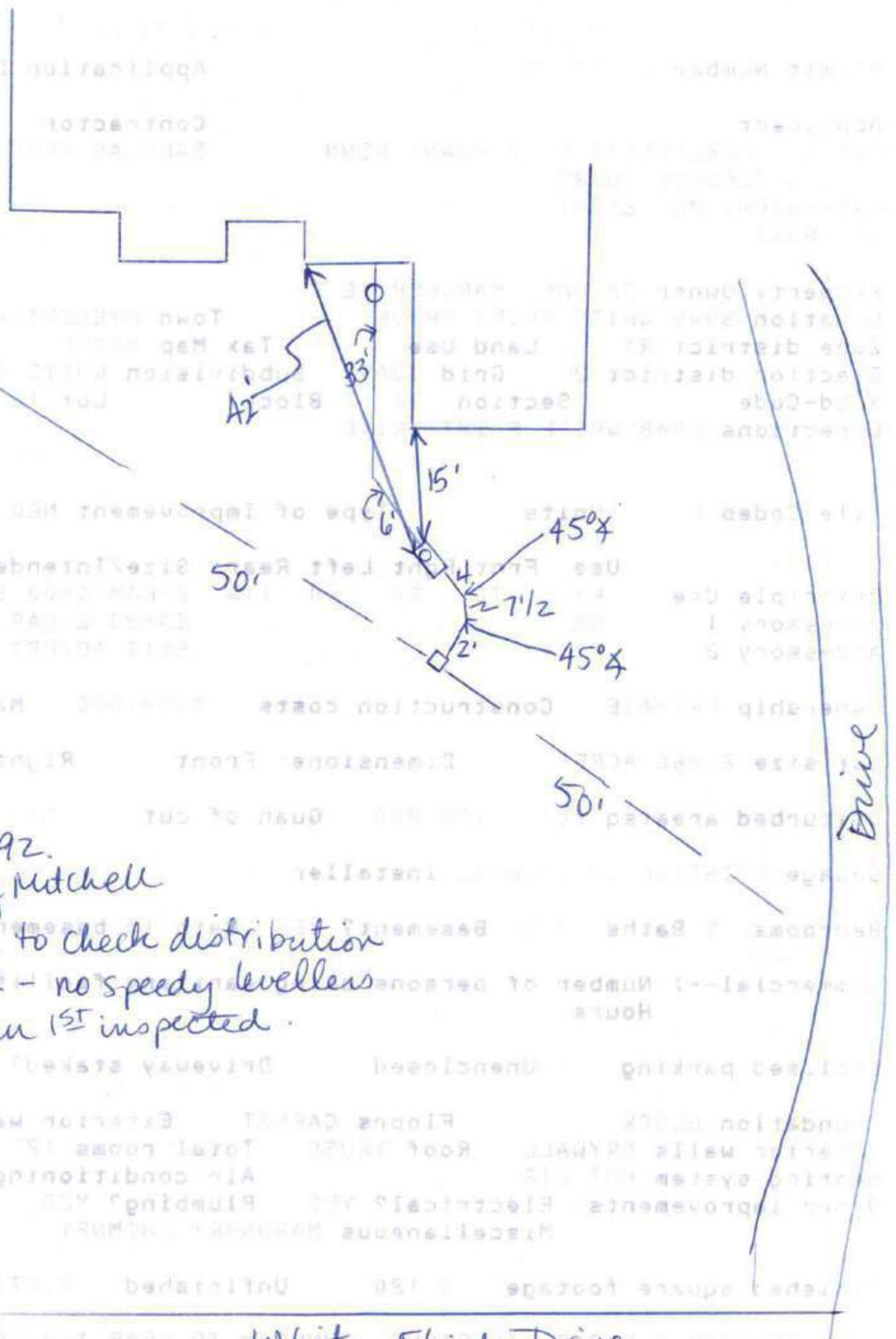
\$306.00 Total finished area building fe	\$133.42 Total unfinished area buildin
\$45.00 County Zoning Fee 2	\$23.00 Driveway Apron fee
\$8.00 Minor Grading	

\$515.42 Total Fees

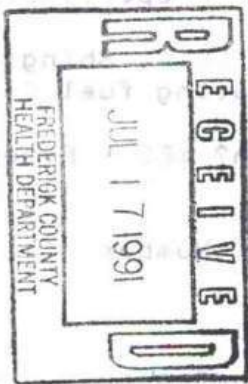
*UNBB
2)UBDU*

*Approved 8-8-91
Small Harvey*

\$50.00 fee



7-2-92.
 Tracy Mitchell
 Need to check distribution
 box - no speedy levellers
 when 1st inspected.



White Flint Drive

→ to yellow
 Spring Rd

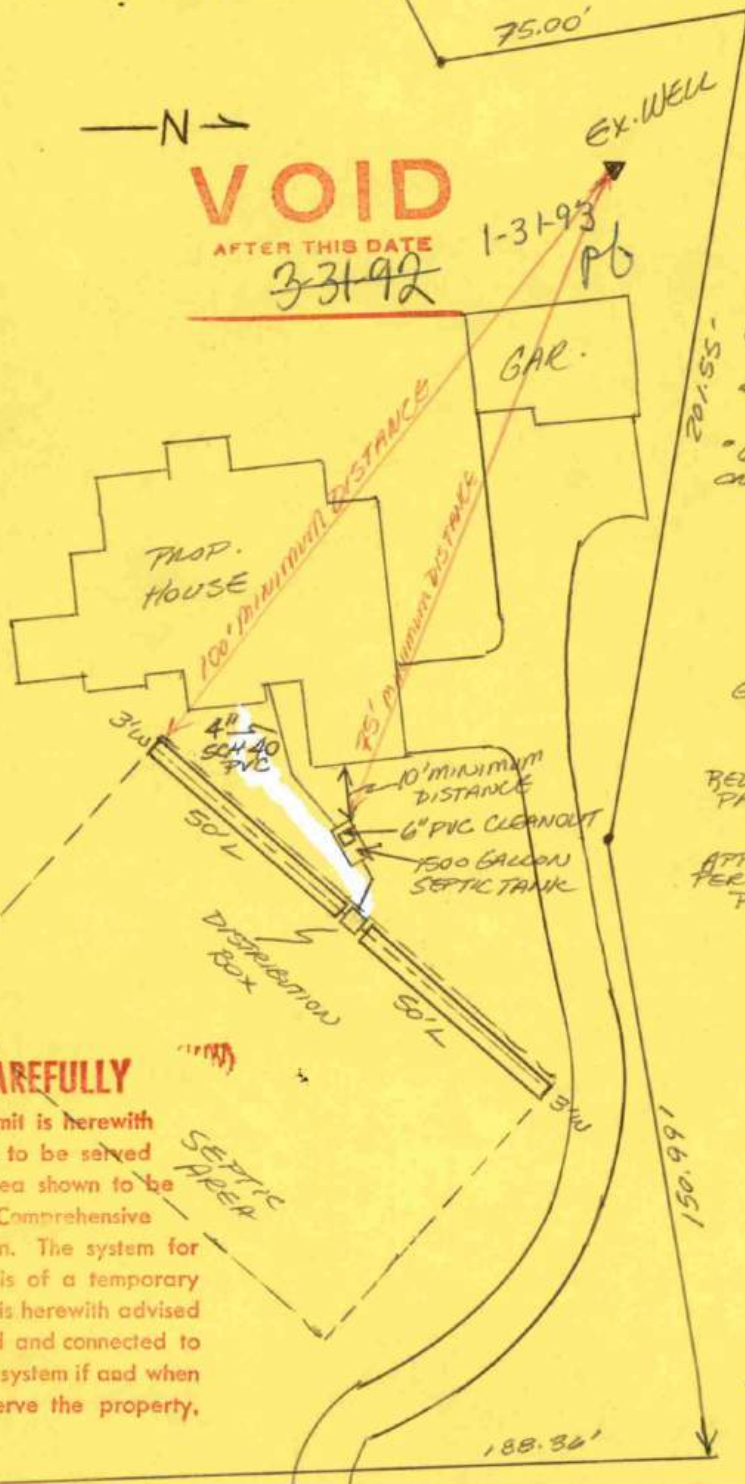
MARGUERITE E. & FRANK KENN
5948 WHITE FLINT DRIVE
FREDERICK, MD 21701
WHITE FLINT SPRINGS
SEC 1 LOT 12

NOTES:

- 1) No buildings, driveways or utility lines in well or septic area.
- 2) No part of septic system should have more than 2' of cover.
- 3) Keep system as high in septic recovery area as possible.
- 4) No fill over septic system area.
- 5) Septic tank must be 75' from all wells.
- 6) Drain fields or seepage pits must be 100' from all wells.
- 7) No basement plumbing fixtures using gravity flow allowed.

FINAL INSPECTIONS

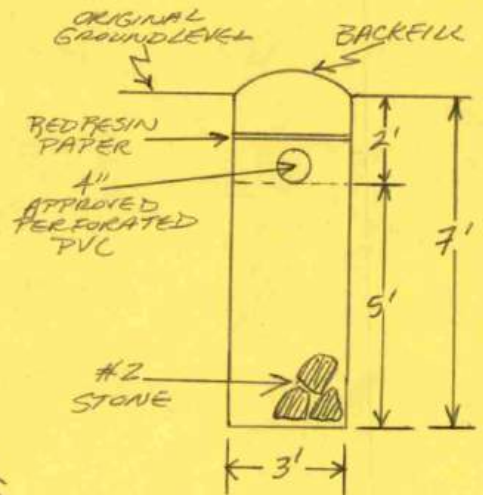
1. County Health Department Should Be Contacted 24 Hours Before You Are Ready To Cover Installation So That Inspection Can Be Made For Final Approval. Please Call between 8-12 A.M. Monday-Friday.
2. Inspection Holes Of Septic Tank And Seepage Pits Must Be Partially Open For Inspection.
3. Distribution Box Is Required, Sufficient Water Must Be Provided To Verify All Lines Are Level.



SEPTIC DESIGN

- 1500 GALLON SEPTIC TANK AT LEAST 10' FROM HOUSE
- 2 TRENCHES - EACH 50' LONG X 3' WIDE X 7' TOTAL DEPTH (5' LIQUID, 2' COVER)
- DISTRIBUTION BOX REQUIRED
- 6" PVC CLEANOUT INSTALLED ON SEPTIC TANK INLET ACCESS

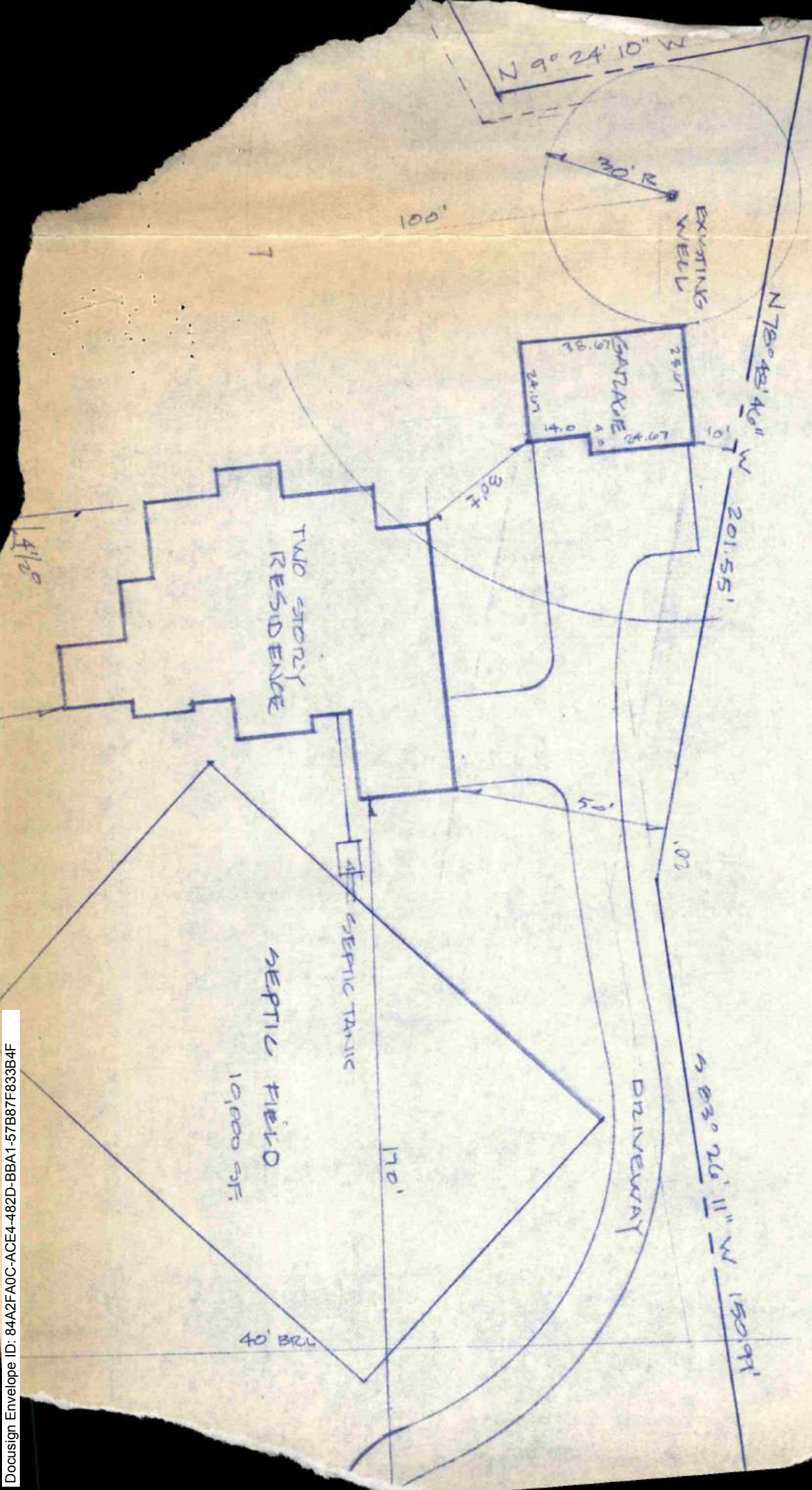
TRENCH PROFILE



NOTICE - READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system if and when it becomes available to serve the property.

Handwritten signature
Sept. 26, 1991
694-1710



HA

Environmental Health

FR-81-4617

Harvey

Approved
8-1-91

Permit Number B9102152

Application Date 07/15/91

Applicant

CARONE, MARGUERITE E. & FRANK RENN
8274 WATERSIDE COURT
FREDERICK, MD 21701
662-8060

Contractor

SAME AS APPLICANT

Property Owner CARONE, MARGUERITE E.

Number 21431451

Location 5948 WHITE FLINT DRIVE

Town FREDERICK, MD 21701

Zone district R1 Land Use

Tax Map 00056

Parcel 0550

Election district 21 Grid 0005

Subdivision WHITE FLINT SPRINGS

5-912

Subd-Code

Section 1

Block

Lot 12

Liber 1686

Folio 0401

Directions 5948 WHITE FLINT DRIVE

File Codes K

Units

Type of Improvement OTHER

	Use	Frnt	Right	Left	Rear	Size/Intended Use of Land
Principle Use	G3	30	10	30	60	28X38 O.A 3-CAR GARAGE DETACH
Accessory 1						TO REAR OF DWELLING.W/STORAGE
Accessory 2						IN LOFT. 24X14

Ownership PRIVATE Construction costs \$10,000 Mail permit to APPLICANT

Lot size 2.466 Dimensions: Front Right Left Rear

Disturbed area(sq ft) Quan of cut Water EXISTING INDIVIDUAL

Sewage EXISTING INDIVIDUAL Installer Non domestic waste?

Bedrooms 0 Baths Basement? Bath in basement? Laundry in bas?

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking 3 Unenclosed Driveway staked? Property staked?

Foundation	BLOCK	Floors	Exterior walls	BRICK	Shingles	ASPHALT
Interior walls		Roof TRUSS	Total rooms	0	Heating fuel	
Heating system			Air conditioning?			
Other improvements:	Electrical? YES	Plumbing?	Bath?	Fireplace?		
	Miscellaneous					

Finished square footage Unfinished 1,400 Number of stories 0

NEW DWELLING PERMIT #B9102148A

\$28.00 Total unfinished area building \$25.00 County Zoning Fee 1

\$53.00 Total Fees

DNBB
DNBDU

Approved 8-1-91
Harvey

2007 00 10131 198

0017986 adnole 074600

STUD. JOURNAL 1980: 11(1) 1-10

http://www.elsevier.com

COLLEGE MATHEMATICS

00010000 00000000 00000000 00000000

DECLASSIFIED BY: 6032
DATE: 01-11-2013

DocuSign Envelope ID: 84A2FA0C-ACE4-482D-BBA1-57B87F833B4F

County Well Permit No. 87-501

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner J. F. Brown Driller Cline: Duvall

Street or R.F.D. 109 Main St. Myersville, MD 21773

Location of Property Yellow Springs Rd.

If Subdivision: (Name) White Flint Springs Tax Map _____ Parcel _____
Block or Section _____ Lot 12

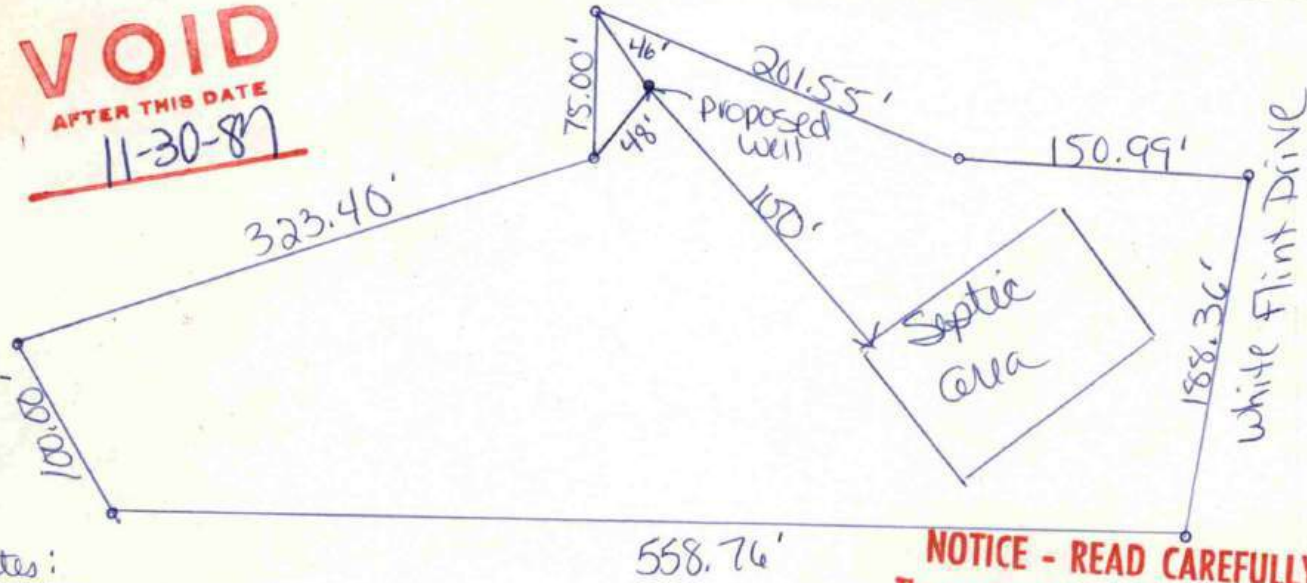
Area of Lot 2.466 Square Feet or Acres _____ Well To Furnish water to: Home ☒ Farm _____
Public or _____ Industrial _____
Private Water Co. _____ Commercial _____ Test Well _____ Heat Pump _____

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within forty-five (45) days after completion of drilling. All well drilling operations will be carried out in accordance with regulations of the State Department of Health. Drilling at any other location, other than shown on sketch, VOIDS this approval certificate.

Signature of Applicant Joe B. [Signature] Date 5/6/87
Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT North Grid 597 East Grid 671

VOID
AFTER THIS DATE
11-30-87



- Notes:
- ① Not drawn to scale
 - ② Well must be at least:
 - a.) 10' from side lines
 - b.) 30' from buildings
 - c.) 100' from septic area.
 - ③ Well drawn according to final plat.

NOTICE - READ CAREFULLY
The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system if and when it becomes available to serve the property.

The property described above has been inspected and the well site approved as shown.

Date of Approval 5-13-87 Sanitarian Colbert D. Hubble TM

B 1 2736 (THIS NUMBER IS TO BE RUNCHED IN COLS. 3-6 ON ALL CARDS) SEQUENCE NO. (OEP USE ONLY)		STATE OF MARYLAND PERMIT TO DRILL WELL please print or type		OEP PERMIT NUMBER ER-81-4617 fill in this form completely	
Date Received 051987 OWNER INFORMATION Last Name: BROWN, First Name: J. F., Street or RFD: 109 MAIN STREET, Town: MYERSVILLE, State: MD, Zip: 21773		B 3 LOCATION OF WELL COUNTY: FREDERICK, SUBDIVISION: WHITE FLINT SPRING, SECTION: 44, LOT: 12, NEAREST TOWN: YELLOW SPRINGS, MILES FROM TOWN: 0 MI			
DRILLER INFORMATION Driller's Name: Robert L. Cline, License No.: 739, Firm Name: Cline and Duval, Inc., Address: 8093 H. H. Mark Court, Frederick, Signature: Robert L. Cline, Date: 5-19-87		B 4 DIRECTION OF WELL FROM TOWN (CIRCLE BOX) NEAR WHAT ROAD White Flint Drive ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) DISTANCE FROM ROAD 300 FT ENTER FT or MI: 7			
B 2 WELL INFORMATION APPROX. PUMPING RATE (GAL. PER MIN.): 5, AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY): 300		USE FOR WATER (CIRCLE APPROPRIATE BOX) ☒ HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY) ☐ FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) ☐ INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV. OTHER (REQUIRES APPROPRIATION PERMIT) ☐ PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL) ☐ TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)			
APPROXIMATE DEPTH OF WELL: 250 FEET APPROXIMATE DIAMETER OF WELL: 6 INCH METHOD OF DRILLING (circle one) BORED (or Augered) JETTED Jettied & DRIVEN AIR-ROTary AIR-PERcussion ROTARY (Hydraulic Rotary) CABLE REVERSE-ROTary DRIVE-POINT other:		NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL County Name: Frederick, County No.: 87-501 OEP SIGNATURE: Colby D. Duval, DATE ISSUED: 051987, STATE HEALTH INSERT S: 41, EXP. DATE: 11-30-87 NORTH GRID: 597 0 0 0, EAST GRID: 0671 0 0 0			
REPLACEMENT OR DEEPEINED WELLS (CIRCLE APPROPRIATE BOX) ☒ THIS WELL WILL NOT REPLACE AN EXISTING WELL ☐ THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED ☐ THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY ☐ THIS WELL WILL DEEPEN AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEINED (IF AVAILABLE):		SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X SOURCES OF DRILLING WATER 1. well 2. 3. WRITE THE BOX NUMBER FROM THE MAP HERE E 670, N 590 DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION 			
Not to be filled in by driller (OEP USE ONLY) APPROP. PERMIT NUMBER: GAP FORCE: CH, INITIALS: CH, PERMIT NO.: ER-81-4617		SPECIAL CONDITIONS			

Hubbell

FREDERICK COUNTY WELL COMPLETION REPORT
 Frederick County Health Department
 12 East Church Street, Winchester Hall
 Frederick, Maryland 21701

Completion Date 6/8/87

Well Tag No. FR-81-4617 Maryland Coordinate Location - North 590 East 670

TO BE COMPLETED BY WELL DRILLER AND SUBMITTED TO THE FREDERICK COUNTY HEALTH DEPARTMENT WITHIN 45 DAYS AFTER COMPLETION OF WELL.

OWNER BROWN J.F. ADDRESS 109 MAIN ST. MYERSVILLE MD
 Last First
 LOCATION OF PROPERTY WHITE FLINT DR.

If Subdivision (Name) WHITE FLINT SPRINGS Lot 12 Section _____ Block _____

REASON FOR DRILLING WELL: (Circle One) - (1) New Well (First Water Supply On Lot) (2) Replace Drilled Well Which Was Not Adequate Or Went Dry (3) Replaced A Drilled Well Which Was Contaminated (4) Replace Drilled Well (Other Reasons _____) (5) Replaces A Hand Dug Well (6) Replaces A Spring (7) Replaces A Cistern (8) A Well Which Is Drilled Deeper.

CONSTRUCTION CHARACTERISTICS

(1) Total Depth of Well 440 ft. Static Water Level OVERFLOWS (When Not Pumping) Amount of Reservoir 660 Gallons (Depth of Water Column x 1.5/Gal/Ft.)
 (2) All Depths At Which Water Was Encountered _____ / 395-435
 Cased Off Flowing into Well
 (3) Number of Dry Holes _____ Depths _____
 (4) Amount of Casing Used 60 ft. Size 6 1/4 (Diameter/Inches) Type _____
 (Metal/Plastic) What Type of Joints _____ (Threaded, Welded, Glued, Etc)
 Amount of Casing Above Ground 12 Inches.

(5) Type of Grout CEMENT Amount of Grout Used 12 (Bags, Gallons)
 Bit Size Through Overburden 9 Inches Other _____ Inches.

PERFORMANCE CHARACTERISTICS

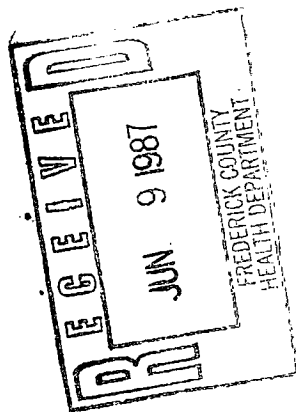
(1) Yield of Well 40 Gallons Per Minute (Exact) Type of Test - (Rig) (Pump)
 (2) Number of Hours Tested 1 Draw Down Water Level At The Time of Test 440
 Any Additional Comments or Conditions Concerning The Well: WELL OVERFLOWS

WATER TIGHT CAP INSTALLED

I Hereby Certify That The Above Information Concerning This Well Is True And Correct.

License Number 139

Robert Colone
 Driller's Signature



COUNTY
NUMBER

PERMIT NO.
FROM "PERMIT TO DRILL WELL"

F	R	-	8	1	-	4	6	1	7
28	29	30	31	32	33	34	35	36	37

TOWN MYERSVILLE MD 21773

LOT 12

C	3
---	---

PUMPING TEST

HOURS PUMPED (nearest hour)

BENTONITE CLAY

B	C
---	---

from

0			
48	TOP	52	

 ft. to

59			
54	BOTTOM	58	

 ft.
(enter 0 if from surface)

S	T	C	O
STEEL		CONCRETE	
P	L	O	T
PLASTIC		OTHER	

5	7
60	61

6	
63	64

60			
66			70

EACH CASING	OTHER CASING (if used)		
	diameter inch	depth (feet) from to	

or open hole
insert
appropriate
code
below

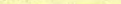
ST	BR	HO
STEEL	BRASS	OPEN
	BRONZE	HOLE
PL	OT	
PLASTIC	OTHER	

C	2
---	---

DEPTH (nearest ft.)

EACH SCREEN	1	8 9	11 15	17 21
	2	23 24	26 30	32 36
	3	38 39	41 45	47 51

SLOT SIZE 1 _____ 2 _____ 3 _____

DIAMETER OF SCREEN  (NEAREST INCH)

from to

GRAVEL PACK _____
IF WELL DRILLED WAS
FLOWING WELL INSERT ☐
F IN BOX 68 68

OEP USE ONLY
(NOT TO BE FILLED IN BY DRILLER)

T	(E.R.O.S.)	WQ
70	72	74 75 76
TELESCOPE	LOG	OTHER DATA
USING	INDICATOR	

DRILLER WILL INSTALL PUMP YES ☐ NO ☒

IF DRILLER INSTALLS PUMP, THIS SECTION
MUST BE COMPLETED FOR ALL WELLS
EXCEPT HOME USE
TYPE OF PUMP INSTALLED
PLACE (A,C,J,P,R,S,T,O)
IN BOX—SEE ABOVE:

CAPACITY:
GALLONS PER MINUTE
(to nearest gallon)

PUMP HORSE POWER

--	--	--	--	--

37 41

PUMP COLUMN LENGTH
(nearest ft.)

43 47

CASING HEIGHT (circle appropriate box
☒ Above and enter casing height)


 above
49
below
49
 LAND SURFACE

 (nearest foot)

LOCATION OF WELL ON LOT

SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND/OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL)

A CIRCLE APPROPRIATE LETTER
A WELL WAS ABANDONED AND SEALED
WHEN THIS WELL WAS COMPLETED

E ELECTRIC LOG OBTAINED

P TEST WELL CONVERTED TO PRODUCTION WELL

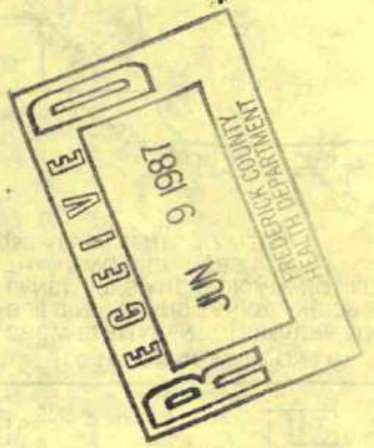
I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 10.17.13 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

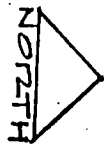
DRILLERS IDENT. NO. 139

DRILLERS SIGNATURE
(MUST MATCH SIGNATURE ON APPLICATION)

SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

HEALTH

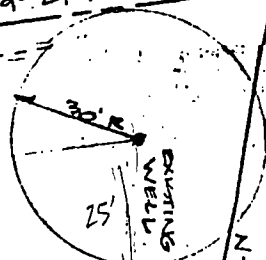




LOT 12
2.46 ACRES

N 62° 20' 10" E 371.16'

N 9° 24' 10" W 75.00'



100'

LINE PARALLEL WITH ROAD

S 88° 01' 00" W 538.76'

TWO STORY RESIDENCE

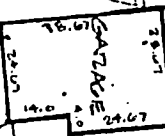
SEPTIC FIELD
10,000 SF

SEPTIC TANK

DRIVEWAY

S 83° 20' 11" W 403.26'

N 78° 45' 40" W 201.55'



BLB *Ref 115*
Environmental Health

COUNTY OF FREDERICK
DEPARTMENT OF PERMITS & INSPECTIONS
WINCHESTER HALL
FREDERICK, MARYLAND 21701

APPROVED
NOV 07 2001

Permit Number B0103692

Application Date 11/01/2001

Applicant
BUCKHAM, ED & WENDY
5948 WHITE FLINT DRIVE
COLUMBIA, MD 21046
301-639-9425

Contractor
MARYLAND POOLS INC.# 6694 EX 11-20-01
9515 GERWIG LANE SUITE 119
COLUMBIA, MD 21046
410-995-6600

Property Owner BUCKHAM, EDWIN A. & WENDY F. Number 21431451
Location 5948 WHITE FLINT DRIVE Town FREDERICK, MD 21701
Zone district R1 Land Use Tax Map 00056 Parcel 0550
Election district 21 Grid 0005 Subdivision WHITE FLINT SPRINGS
Subd-Code S 912 Section 1 Block B Lot 12 Liber 1686 Folio 0401
Directions 5948 WHITE FLINT DRIVE
WHITE FLINT SPRINGS LOT 12

File Codes K Units Type of Improvement OTHER

	Use	Frnt	Rght	Left	Rear	Size/Intended Use of Land
Principle Use	SP	34	58	291	93	34X42 O.A. INGROUND POOL WITH
Accessory 1						50 SF SPA TO REAR OF EX.DWG.
Accessory 2						

Ownership PRIVATE Construction costs \$20,000 Mail permit to CONTRACTOR

Lot size 2.466 ACRES Dimensions: Front Right Left Rear

Disturbed area(sq ft) 2,914 Quan of cut 594 Water EXISTING INDIVIDUAL

Sewage EXISTING INDIVIDUAL Installer Non domestic waste?

Bedrooms 0 Baths Basement? Bath in basement? Laundry in bas?

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking Unenclosed Driveway staked? Property staked?

Foundation	Floors	Exterior walls	Shingles
Interior walls	Roof	Total rooms 0	Heating fuel
Heating system		Air conditioning?	
Other improvements: Electrical? YES	Plumbing? YES	Bath?	Fireplace?
Miscellaneous			

Finished square footage Unfinished 962 Number of stories 0

OWNER RESPONSIBLE FOR FENCING. *****

\$48.10 Total unfinished area building
\$34.00 Minor Grading

\$30.00 County Zoning Fee 1
\$55.00 SCD-BLDG/MINOR GRADING FEE

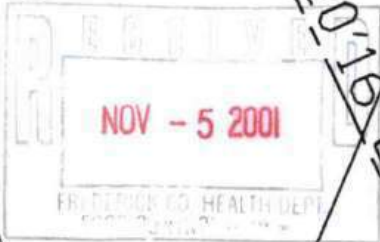
\$167.10 Total Fees

Ryan Beal
11-6-01

NOTE: A VACUUM BREAKER
WILL BE INSTALLED
ON JOB AS PER
CODE.

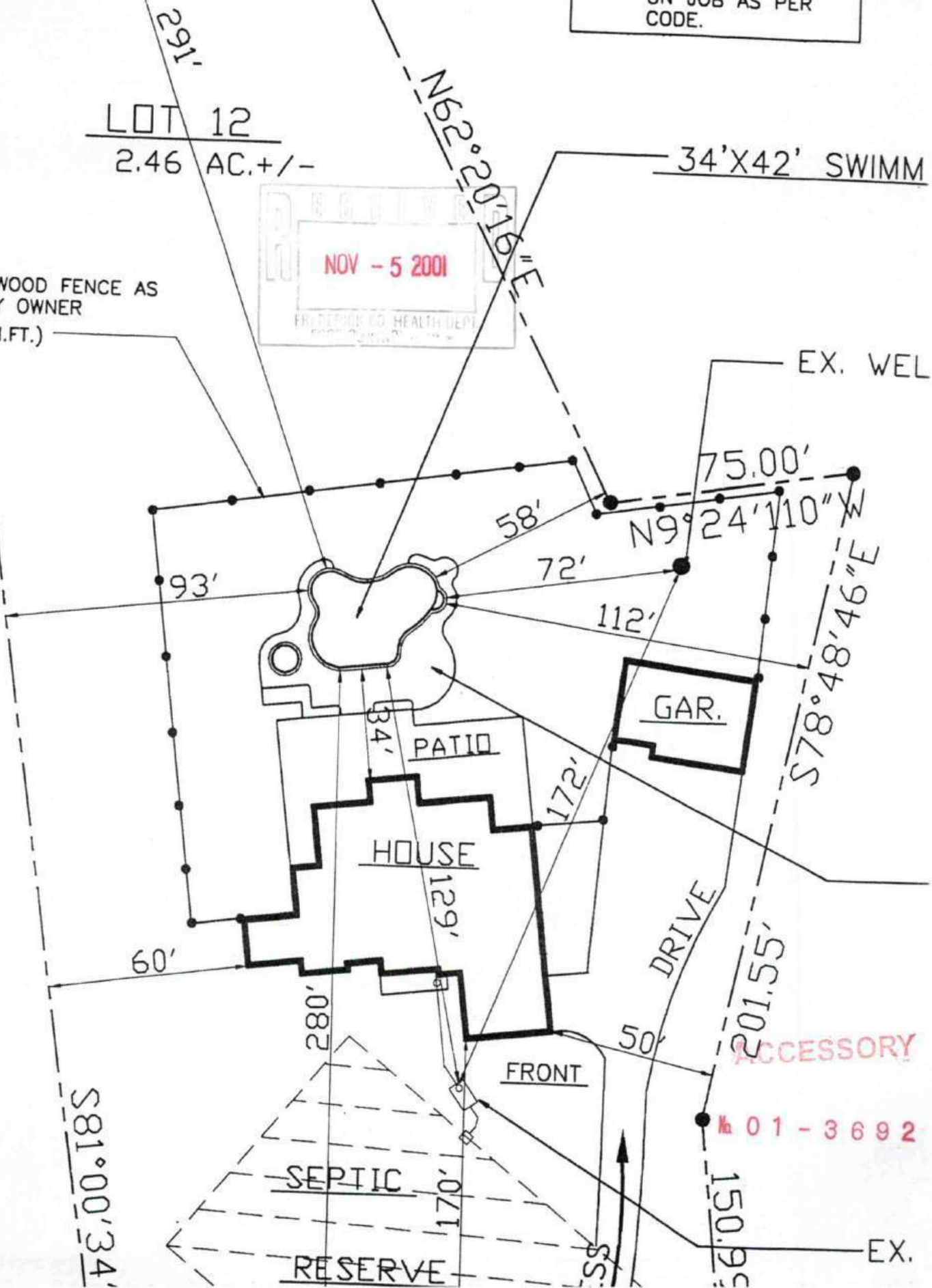
E DATA:
TOP. 4' HIGH WOOD FENCE AS
PER CODE- BY OWNER
(450 LIN.FT.)

LOT 12
2.46 AC.+/-



34'X42' SWIMM

EX. WEL



LW *2/2* 10/4
Environmental Health

COUNTY OF FREDERICK
DEPARTMENT OF PERMITS & INSPECTIONS
WINCHESTER HALL
FREDERICK, MARYLAND 21701

APPROVED

OCT 09 '03

Permit Number B0304208

Application Date 10/03/2003

Applicant
BUCKHAM, EDWIN & WENDY
5948 WHITE FLINT DRIVE
FREDERICK, MD 21702
301-473-7250

Contractor
THE GENESEE GROUP LLC #120545 8-18-04
P.O. BOX 1200
MIDDLETOWN, MD 21769
301-473-7250

Property Owner BUCKHAM, EDWIN A. & WENDY F. Number 21431451
Location 5948 WHITE FLINT DRIVE Town FREDERICK, MD 21702
Zone district R1 Land Use Tax Map 00056 Parcel 0550
Election district 21 Grid 0005 Subdivision WHITE FLINT SPRINGS
Subd-Code S 912 Section 1 Block B Lot 12 Liber 2726 Folio 0395
Directions 5948 WHITE FLINT DRIVE

File Codes J Units Type of Improvement OTHER

Principle Use Use Frnt Rght Left Rear Size/Intended Use of Land
Accessory 1 DEMO TO EX. FINISHED BSMT.
Accessory 2 TO REMODEL GREAT RM., OFFICE,
DEN, EXERCISE RM., FULL BATH

Ownership PRIVATE Construction costs \$90,000 Mail permit to CONTRACTOR

Lot size 2.466 AC Dimensions: Front Right Left Rear

Disturbed area(sq ft) Quan of cut Water EXISTING INDIVIDUAL

Sewage EXISTING INDIVIDUAL Installer Non domestic waste?NO

Bedrooms 0 Baths 1.0 Basement? Bath in basement? Laundry in bas? YES

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking Unenclosed Driveway staked? Property staked?

Foundation Floors CARPET Exterior walls Shingles
Interior walls DRYWALL Roof Total rooms 5 Heating fuel GAS
Heating system HOT AIR Air conditioning? YES
Other improvements: Electrical? YES Plumbing? YES Bath? YES Fireplace?
Miscellaneous

Finished square footage Unfinished Number of stories 0

BAR AREA IN GREAT RM.
3400 SF OF CONV. AREA

\$30.00 County Zoning Fee 1

\$204.00 CONVERSION FEE - RESIDE

\$234.00 Total Fees

Ramon Beal 10-8-03

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WHITE FLINT SPRINGS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, made this 3rd day of January, 1988, by RONALD E. KING and ROBERT J. HEMBY, JR. and WHITE FLINT SPRINGS PARTNERSHIP, a general partnership under the laws of the State of Maryland, collectively referred to as "Declarant". and JOHN HANSON SAVINGS BANK, F.S.B., a banking corporation under the laws of the State of Maryland.

WHEREAS, RONALD E. KING and ROBERT J. HEMBY, JR. are owners of all that piece or parcel of land situate, lying and being in the Tuscarora Election District, County of Frederick, State of Maryland, containing 95.200 Acres of land, more or less; being all that lot or parcel of land described and conveyed in a deed from VERNON M. FLOOK and DOROTHY P. FLOOK, husband and wife, dated August 20, 1987, and recorded in Liber 1441 at folio 630, among the Land Records of Frederick County, Maryland; and

WHEREAS, RONALD E. KING and ROBERT J. HEMBY, JR. did encumber all of the aforesaid real property by the execution of a Deed of Trust dated August 20, 1987, and recorded among the Land Records of Frederick County, Maryland in Liber 1441 at liber 635, in the principal amount of \$1,500,000.00, unto CHARLES A. DUKES, JR. and GERALD A. COUSINS, Trustees for JOHN HANSON SAVINGS BANK, F.S.B., and said Mortgagee joins in the execution of this Declaration for the purpose of evidencing its approval thereof, and consent to the covenants, conditions and restrictions hereinafter contained and to specifically subordinate the lien of its Mortgage in favor of the covenants, conditions and restrictions herein contained; and

WHEREAS, RONALD E. KING and ROBERT J. HEMBY, JR. formed a general partnership under the name "WHITE FLINT SPRINGS PARTNERSHIP", a general partnership under the laws of the State of Maryland, for the purpose of developing and selling the above-described property as residential building lots; and

WHEREAS, the above-described property was subdivided into twenty-seven lots with a remainder under a subdivision entitled "WHITE FLINT SPRINGS", which plats of subdivision are recorded in Plat Book 36 at pages 48, 49, 50 and 51, among the Plat Records of Frederick County, Maryland; and

WHEREAS, in order to assure uniformity in development of the property above described and to facilitate marketability of all to the mutual advantage of the Declarant, and all others who may in the future require title through the Declarant, the Declarant has established a general plan for the improvement and development of such premises, and does hereby establish the Covenants, Conditions and Restrictions upon which and subject to which all the lots and portions of such lots shall be improved or sold and conveyed by them as owners thereof; and

36.00
109#39
01/19/88
707 #

WHEREAS, each and every one of these Covenants, Conditions and Restrictions is and are for the benefit of each lot owner in the subdivision, or any interest therein, and shall inure to and pass with each and every lot of such subdivision and shall bind the respective successors in interest of the present owner thereof; and

WHEREAS, these Covenants, Conditions and Restrictions are and each thereof is imposed upon the lots, all of which are to be construed as restrictive covenants running with the title to such lots and with each and every parcel thereof.

NOW, THEREFORE, Declarant does hereby establish and impose upon the hereinbefore established property the following protective Covenants, Conditions and Restrictions to be enforced by Declarant, its successors and assigns, and to be observed by all purchasers of parcels of said property; these Covenants, Conditions and Restrictions to run with the land as follows:

SHOEMAKER, HORMAN & CLAPP, P.A.

36.00

1. **RESIDENTIAL USE.** Such lots, in each and every one thereof, are for single-family residential use only. No building or structure shall be intended for or adapted to business purposes and no multi-family dwelling shall be erected, placed, permitted or maintained on such lots, or on any part thereof. No improvements or structures whatsoever, other than a first-class private dwelling house, patio walls, tennis court, swimming pool, garage and customary outbuildings, as hereinafter provided, may be erected, placed or maintained on any lot in such premises.

2. **GARAGE.** No garage or other outbuilding shall be placed, erected or maintained upon any part of any lot except for use in connection with a residence already constructed or under construction at the time such garage or other outbuilding is placed or erected upon the property. Nothing herein shall be construed to prevent incorporation and construction of a garage as a part of such dwelling house or constructed as a detached building, except that all garages shall be large enough to accommodate a minimum of two automobiles. All garages, whether detached or attached, shall have side or rear entrances in addition to the front entrance to the garage.

3. **BUILDINGS COMPLETED.** The exterior of all buildings or other structures must be completed with fifteen (15) months after the construction of same shall have commenced, except where such completion is impossible or results in great hardship to the owner or builder due to strike, fire, national emergency or natural calamities. If not so completed, or if construction shall cease for a period of sixty (60) days without written permission of the Architectural Control Committee, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and forthwith removed by the Architectural Control Committee at the cost of the owner. All reasonable landscaping associated with a residential dwelling must be completed within twenty (20) months after commencement of construction of said dwelling.

4. **RESIDENTIAL DWELLINGS.** Residential dwellings must contain a minimum of three thousand square feet of finished living space, excluding porches, garages, carports, basements and outbuildings. All exposed exterior walls of residential dwellings and garages are to be of brick or stone or a combination thereof.

5. **RESTRICTIONS ON BUILDING TYPES.** No trailer, mobile home, tent, camper, treehouse or other similar temporary living or camping quarters or outbuilding or structure shall be placed on any lot at any time, either temporarily or permanently.

6. **MANUFACTURED HOUSING.** Manufactured Housing is not allowed, unless it meets the approval of the Architectural Control Committee. With the exception of prefabricated trusses, no structural portion of the dwelling house may be manufactured or assembled off of the building site without the approval of the Architectural Control Committee.

7. **ARCHITECTURAL DESIGN AND CONSTRUCTION.** Architectural design and quality of construction of all buildings, fences, walls, swimming pools, stables, greenhouses and structures of any kind shall be approved by the Architectural Control Committee. No structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing location of the structure, fence or wall has been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of exterior design with existing structures and as to the location with respect to topography and finish grade elevation.

8. **BUILDING RESTRICTION LINES.** No building shall be erected or located on any lot nearer to the front line or nearer to the side street line than the minimum building setback line shown on the recorded plat or any amendment to or re-subdivision thereof, or in the event no such lines are shown on the plat, then all setback lines to the front, side or rear of each lot shall comply with the

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Frederick County Zoning and Subdivision Regulations in effect as of the date of this instrument. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building. Any encroachment into the aforesaid setback areas of not more than twelve inches shall not constitute a violation of these restrictions.

9. ARCHITECTURAL CONTROL COMMITTEE. The Architectural Control Committee shall be composed of at least three members selected by a majority vote of the lot owners with the collective owners of each lot having one vote. The Architectural Control Committee shall be composed of Ronald E. King, Robert J. Hemby, Jr. and Patricia M. King for a period of one year for the recordation of these Covenants or until a successor is named after the one year period. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed, pursuant to this covenant. At any time after one year from the date of recordation of these Covenants, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or to restore to it any of its powers and duties. The Committee's approval or disapproval as required in these Covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, approval shall not be required and the related covenants shall be deemed to have been fully complied with. Any alteration, construction or fence begun before the submission to the Architectural Control Committee shall be deemed to be disapproved without further action by the Committee and shall be removed upon demand by the Committee or its authorized representative whether said demand is made before or after the completion of the alteration, construction or fence. The Committee shall not be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

10. NOXIOUS OR OFFENSE ACTIVITIES. No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort and serenity of the occupants of the surrounding properties.

11. SIGNS. No signs of any kind shall be displayed to the public view on any lot except one sign not more than five square feet advertising the property for sale or rent or signs used by builders during the period of construction of the improvements to the lot.

12. ANIMALS. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other usual household pets, not in excess of two each, may be kept provided that they are not kept, bred or maintained for any commercial purposes and are not permitted to roam at large. Riding horses may be kept, bred or maintained on lots 1, 2, 14, 16, 26 and 27 only. There shall be a limit of one horse per acre based on the fenced area of the lot on which the horses are maintained.

13. FENCES. No fence shall be erected, placed or altered on any lot nearer to any street than the front side of any residential dwelling on said lot. For the purpose of establishing uniformity in fencing, all fences shall be of a wooden three-board plank variety (not split rail). No fence, wall or hedge shall exceed forty-eight (48) inches in height and shall not interfere with underground or surface drainage, structures, pipes or ditches. This restriction shall not apply to retaining walls required by topography, but which enclosures, patios and retaining walls shall require a written approval of the Architectural Control Committee. The use of the word "fence" herein shall exclude the construction of a wall.

SHOEMAKER, HORMAN & CLAPP, P.A.

14. **LOT MAINTENANCE.** That portion of any lot covered by these Covenants, which is not occupied by a dwelling shall be kept free and clear of all weeds and debris so that the same may be identified as a residential lot. Any lot which has been sold, but on which no building has been constructed, shall likewise be kept free and clear of debris pending the construction of a residence thereon. Each property owner shall promptly remove or otherwise dispose of any accumulation of trash, garbage or rubbish, and at all times maintain said property in a neat and sanitary condition.

15. **STORAGE OF MOTOR VEHICLES.** No automobiles, trucks, tractors, tractor trailers, house trailers, travel trailers, boats or any other vehicles or equipment of similar nature shall be allowed on any property unless they display a valid, current license or registration, or are stored in a garage. In addition, no trucks larger than one-ton capacity, tractors, tractor-trailers, buses, vans, trailer-type vehicles or other type of recreational vehicles shall be parked or allowed to stand on the roads and streets of the subdivision, with or without a current registration or license.

16. **DRIVEWAYS/PARKING FACILITIES.** All off-street parking facilities and driveways shall be of blacktop construction only. All driveway areas from the street to the residence and garage areas shall be totally blacktopped.

17. **RADIO/TV ANTENNAS.** No exposed or exterior radio or TV transmission or receiving antennas or discs or dishes shall be erected, placed or maintained on any part of any lot in the subdivision.

18. **LETTER AND DELIVERY BOXES.** The Architectural Control Committee shall determine the locations, color, size, design, lettering and all other particulars of all mail or paper delivery boxes and standards, brackets and name signs for such boxes, in order that the area be strictly uniform in appearance with respect thereto. Unless otherwise determined by the Architectural Control Committee, all mailboxes and tubes for newspapers shall be inserted in the brick column provided by the developer next to the driveway for each lot where it intersects the public street.

19. **MISCELLANEOUS STRUCTURES.** No elevated tanks or elevated swimming pools of any kind shall be erected, placed, or permitted on any part of such lots. All tanks for use in connection with any residence constructed on such premises, including tanks for storage of fuel, must be buried or walled sufficiently to conceal them from view of neighboring lots or roads or streets. All garbage cans, equipment, coolers, wood piles, or storage piles shall be walled in to conceal them from the view of neighboring lots, roads or streets. Plans for all enclosures of this nature must be approved by the Architectural Control Committee prior to construction.

20. **CLOTHESLINES.** Only collapsible or retractable exterior clothesdryers or lines shall be erected, which shall be collapsed or retracted and removed when not in use. Said collapsible or retractable exterior clothesdryers or lines shall only be located to the rear of any residential dwelling.

21. **BASKETBALL BACKBOARDS.** No basketball backboards will be allowed to be attached to the front or side of any residential dwelling. No basketball backboards will be allowed on any pole or post in the front or side yards of any lot, but must be confined to the rear yards on said lots.

22. **COMMERCIAL OR BUSINESS VENTURES.** No commercial or business venture of any kind shall be allowed on any lot or in any structure or dwelling constructed on any lot within the subdivision.

23. **ENFORCEMENTS OF COVENANTS.** In the event of a violation or breach of any of the restrictions contained herein by any property owner, or agent of such owner, the owners of lots in the existing subdivision or any of them jointly or

SHOEMAKER, HORMAN & CLAPP, P.A.

severally shall have the right to proceed at law or in equity to compel a compliance to the terms hereof or to prevent the violation or breach in any event. In addition to the foregoing, the Architectural Control Committee shall have the right, whenever there shall have been built on any lot in the existing subdivision any structure which is in such violation of these restrictions, to enter upon such property where such violation exists and summarily abate or remove the same at the expense of the owner, if after thirty (30) days written notice of such violation it shall not have been corrected by the owner. Any such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any covenants, conditions or restrictions contained in this Declaration, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach, or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement. The invalidation by any court of any restrictions contained in this Declaration shall in no way affect any of the other restrictions, but they shall remain in full force and effect. All costs incurred by the Architectural Control Committee in taking action in accordance with this paragraph shall be the responsibility of the lot owner, and such owner shall reimburse the Architectural Control Committee on demand.

24. **DURATION.** These covenants are to run with the land as designated on the aforesaid plats, and shall be binding on all parties and all persons claiming under them for a periods of five (5) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for a successive period of five (5) years unless an instrument signed by a majority of the owners of the lots has been recorded among the Land Records of Frederick County, Maryland, agreeing to change said covenants in whole or in part. Provided, however, that no such agreement to terminate shall be effective unless written notice of the proposed agreement is sent to every lot owner and the Planning and Zoning Commission of Frederick County at least ninety (90) days in advance of any action taken.

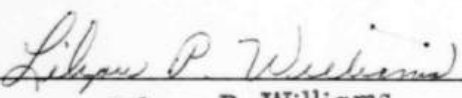
25. **NOTICES.** Any notice required to be sent to any lot owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as lot on the records of the Treasurer's Office for Frederick County at the time of such mailing.

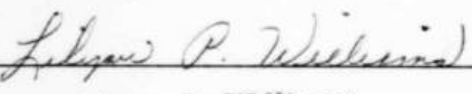
26. **SEVERABILITY.** Invalidation of any one of these covenants, conditions or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

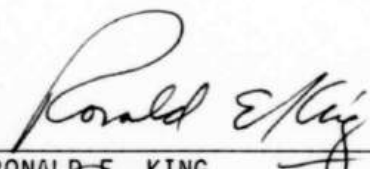
27. **REVISION OF COVENANTS.** These covenants may be amended by the recording of an instrument among the Land Records of Frederick County, Maryland signed by owners representing a majority of the lots in the White Flint Springs subdivision. Provided, however, that no such amendment shall be effective unless written notice of the proposed amendment is sent to every lot owner and the Planning and Zoning Commission of Frederick County, Maryland at least ninety (90) days in advance of any action taken.

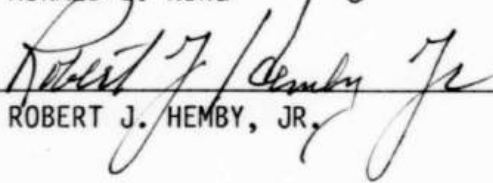
WITNESS the hands and seals of the parties hereto on the day hereinabove first written.

WITNESS:


Lilyan P. Williams


Lilyan P. Williams


RONALD E. KING (SEAL)


ROBERT J. HEMBY, JR. (SEAL)

SHOEMAKER, HORMAN & CLAPP, P.A.

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 3rd day of January, 1988, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT J. HEMBY, JR., and made oath in due form of law that he is a general partner of White Flint Springs Partnership, and that he, as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
Notary Public
Lilyan P. Williams

My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY OF , TO WIT:

I HEREBY CERTIFY that on this 12th day of January, 1988, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William F. Gisriel, Jr. and made oath in due form of law that he is Senior Vice President of JOHN HANSON SAVINGS BANK, F.S.B., and that as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Deborah K. Elliot
Notary Public
Deborah K. Elliot

My Commission Expires: 7/1/90

SHOEMAKER, HORMAN & CLAPP, P.A.

✓ WHITE FLINT SPRINGS
a General Partnership

Lilyan P. Williams
Lilyan P. Williams

By: Ronald E. King (SEAL)
RONALD E. KING, General Partner

Lilyan P. Williams
Lilyan P. Williams

By: Robert J. Hemby, Jr. (SEAL)
ROBERT J. HEMBY, JR., General Partner

✓ JOHN HANSON SAVINGS BANK, F.S.B.

Gloria M. Orndorff
Gloria M. Orndorff

By: William F. Gisriel, Jr. (SEAL)
William F. Gisriel, Jr.
Senior Vice President

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 3rd day of January, 1988, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared RONALD E. KING, and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions For White Flint Springs to be his act and deed.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
Notary Public
Lilyan P. Williams

My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 3rd day of January, 1988, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT J. HEMBY, JR., and acknowledged the foregoing Declaration of Covenants, Conditions and Restrictions for White Flint Springs to be his act and deed.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
Notary Public
Lilyan P. Williams

My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 3rd day of January, 1988, before me, the Subscriber, a Notary Public in and for the State and County aforesaid, personally appeared RONALD E. KING, and made oath in due form of law that he is a general partner of White Flint Springs Partnership, and that he, as such general partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
Notary Public
Lilyan P. Williams

My Commission Expires: 7/1/90

SHOEMAKER, HORMAN & CLAPP, P.A.

AMENDED OPTION AGREEMENT

THIS AMENDED OPTION AGREEMENT, ("Agreement") is made this 31 day of December, 1987, by and between RONALD E. KING and ROBERT HEMBY ("King and Hemby"); and SEYMOUR B. STERN and LEE H. STERN, his wife ("Stern").

WHEREAS, King and Hemby and Stern entered into an Option Agreement dated April 10, 1987, and recorded in Liber 1442, folio 491, among the Land Records of Frederick County, Maryland; and

WHEREAS, said Option Agreement allows Stern the option of selecting one (1) building lot from the recorded lots of White Flint Springs; and

WHEREAS, Stern has selected the lot on which they reserve the right to exercise an option to purchase; and

WHEREAS, the parties wish to place among the Land Records of Frederick County, Maryland, notification as to which lot Stern has a right to purchase.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

- 1. The recitals set forth above are incorporated herein and made a part hereof.
- 2. Stern shall have the right to purchase Lot No. 10 as set forth on the Plat entitled "Final Plat, Section I, Block B, Lots 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 21, White Flint Springs", recorded in Plat Book 36, page 49, among the Land Records of Frederick County, Maryland.
- 3. The terms of the option to purchase said lot are as set forth under the aforesaid Option Agreement recorded in Liber 1442, folio 491, among the Land Records of Frederick County, Maryland.

RECD FEE 20.00
708 #
CHECK TL 56.00
#075660 C004 R01 T09:40
01/19/88

20.00

4. Stern hereby waives their right to purchase any other lot in White Flint Springs as shown on the recorded Plats of said subdivision.

5. All other recitals set forth in the aforesaid Option Agreement shall be in full force and effect.

6. This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto.

WITNESS:

Don H. Under

Ronald E. King (SEAL)
Ronald E. King

Don H. Under

Robert Hemby (SEAL)
Robert Hemby

Seymour B. Stern

Seymour B. Stern (SEAL)
Seymour B. Stern

Seymour B. Stern

Lee H. Stern (SEAL)
Lee H. Stern

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 31st day of December, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ronald E. King, and acknowledged the foregoing Amended Option Agreement to be his act and deed.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
NOTARY PUBLIC

My commission expires:

7/1/90

Lilyan P. Williams

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 31st day of December, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Robert Hemby, and acknowledged the foregoing Amended Option Agreement to be his act and deed.

WITNESS my hand and Notarial Seal.

Lilyan P. Williams
NOTARY PUBLIC

My commission expires: 7/1/90

Lilyan P. Williams

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 10th day of December, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Seymour B. Stern and Lee H. Stern, his wife,, and acknowledged the foregoing Amended Option Agreement to be their act and deed.

WITNESS my hand and Notarial Seal.

Faye Z. Fogle
NOTARY PUBLIC

My commission expires: 7/1/90

Faye Z. Fogle





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 9/10/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller John Leache Tammy Michele Leache
 for Property known as 5948 White Flint Drive, Frederick, MD 21702

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.**

☒ Alarm System	☐ Exist. W/W Carpet	☐ Playground Equipment	☐ TV Antenna
☒ Ceiling Fan(s) # <u>2</u>	☐ Fireplace Screens/Doors	☒ Pool, Equipment & Cover	☐ Trash Compactor
☒ Central Vacuum	☒ Fireplace Equipment	☒ Refrigerator(s) # <u>2</u>	☒ Wall Mount TV Brackets
☒ Clothes Dryer	☐ Freezer	☒ w/ Ice Maker(s) # <u>1</u>	☒ Wall Oven(s) # <u>3</u>
☒ Clothes Washer	☐ Furnace Humidifier	☐ Satellite Dish	☐ Water Filter
☒ Cooktop	☒ Garage Opener(s) # <u>4</u>	☐ Screens	☒ Water Softener
☒ Dishwasher	☒ Garage remote(s) # <u>2</u>	☐ Shades/Blinds	☐ Window A/C Unit(s) # _____
☐ Drapery/Curtain Rods	☒ Garbage Disposal	☐ Storage Shed(s) # _____	☐ Window Fan(s) # _____
☐ Draperies/Curtains	☒ Hot Tub, Equipment & Cover	☐ Storm Doors	☐ Wood Stove
☐ Electronic Air Filter	☒ Intercom	☐ Storm Windows	
☐ Exhaust Fan(s) # _____	☒ Microwave	☒ Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): personal items to convey at no value: see attached list

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

☐ Fuel Tank(s)	☐ Other _____
☐ Solar Panels	☐ Other _____
☐ Alarm System	☐ Other _____
☐ Water Treatment System	☐ Other _____

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

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

Water Supply	☐ Public	☒ Well		
Sewage Disposal	☐ Public	☒ Septic	☐ Other _____	
Heating	☐ Gas	☐ Electric	☒ Oil	☒ Heat Pump ☐ Other _____
Hot Water	☐ Gas	☒ Electric	☐ Oil	☐ Other _____
Air Conditioning	☐ Gas	☒ Electric		☐ Other _____

Utility Service Providers: First Energy Corp (electric), Griffith Oil (heating oil)

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

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Signed by: [Signature] 9/10/2025
 Seller Signature _____ Date _____

Signed by: Tammy Michele Leache 9/12/2025
 Seller Signature _____ Date _____



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 5948 White Flint Drive, Frederick, MD 21702

Legal Description: LOT 12 SECT 1 BLK B .466 ACRES WHITE FLINT SPRINGS

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? 12.5 years

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

Water Supply	☐ Public	☒ Well	☐ Other _____
Sewage Disposal	☐ Public	☒ Septic System approved for <u>5</u> (# of bedrooms)	Other Type _____
Garbage Disposal	☒ Yes	☐ No	
Dishwasher	☒ Yes	☐ No	
Heating	☒ Oil	☐ Natural Gas	☐ Electric ☒ Heat Pump Age <u>4</u> ☐ Other _____
Air Conditioning	☐ Oil	☐ Natural Gas	☒ Electric ☐ Heat Pump Age _____ ☐ Other _____
Hot Water	☐ Oil	☐ Natural Gas	☒ Electric Capacity <u>50</u> Age <u>3</u> ☐ 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: composite slate Age unknown

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: bathroom in attic/loft area

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: _____

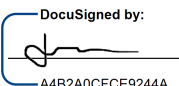
19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

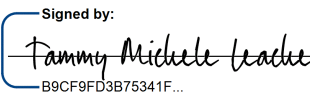
☐ Yes ☒ No ☐ Unknown

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 9/10/2025

Seller(s)  Date 9/12/2025

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 _____ Date _____

John Leache

Seller _____ Date _____

Tammy Michele Leache

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 _____



**FREDERICK
COUNTY
ASSOCIATION OF
REALTORS®**

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____
between _____ (Buyers(s)) and _____
John Leache Tammy Michele Leache (Seller(s)) for the property
located in the County of Frederick, State of Maryland, described as _____
5948 White Flint Drive, Frederick, MD 21702 (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.
2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any question concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.
3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA):** The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ _____.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is _____.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property
☐ is delinquent or ☐ is not delinquent.

Revised 06/01/2025

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Page 1 of 2

- 4. 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), 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 <https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx>

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.

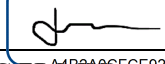
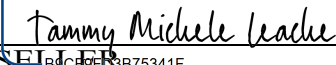
5. MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE -- This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.

The Maryland Piedmont Reliability Project (“Project”) is a *PROPOSED* 500 KV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll, or Frederick County, it is strongly advised you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly.

Project website:

<https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp>

Maryland Public Service Commission website: <https://www.psc.state.md.us/>

DocuSigned by:			
		9/10/2025	
SELLER	DATE	BUYER	DATE
Signed by:			
		9/12/2025	
BUYER	DATE	BUYER	DATE





MARYLAND HOMEOWNERS ASSOCIATION ACT

NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): John Leache, Tammy Michele Leache
PROPERTY: 5948 White Flint Dr, Frederick, MD 21702

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act ("Act"), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

(i). The current monthly fees or assessments imposed by the homeowners association upon the lot;

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and

(iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

(i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and

(ii). Any pending claims, covenant violations actions, or notices of default against the lot; and



(5). A copy of:

(i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and

(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or \$100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

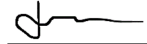
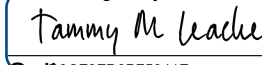
By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

- A. Architectural Changes, Design, Color, Landscaping, Or Appearance;**
- B. Occupancy Density;**
- C. Kind, Number, Or Use Of Vehicles;**
- D. Renting, Leasing, Mortgaging Or Conveying Property;**
- E. Commercial Activity; Or**
- F. Other Matters.**

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

Buyer Date

Buyer Date

DocuSigned by:

9/22/2025
A1B2A0CFCE9244A...
Seller Date
John Leache
DocuSigned by:

9/23/2025
1B2GF9FD3B75341F...
Seller Date
Tammy Michele Leache



**MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS**

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): **John Leache, Tammy Michele Leache**
PROPERTY: **5948 White Flint Dr, Frederick, MD 21702**

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as
White Flint Springs Partnership

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are
\$ 300.00 per month payable on a **annual** basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was:
\$ _____.

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not ☒ **DS** **ML** **DS** **ML** (**Seller to initial applicable provision**) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

(3). Seller to initial (i) or (ii) and complete as appropriate:

☒ **DS** **ML** ☒ **DS** **ML** (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: **Mike Lang (self managed by homeowners and voluntary)**
Address: **k.michael.lang@gmail.com**
Telephone: _____

_____ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

_____ (i). Seller has actual knowledge of: (Seller to initial all which apply)
_____ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____

_____ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____



☒ ^{DS} ☒ ^{DS} (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

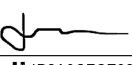
- ☒ ^{DS} ☒ ^{DS} A. Articles of incorporation;
☒ ^{DS} ☒ ^{DS} B. Declaration of covenants and restrictions;
☒ ^{DS} ☒ ^{DS} C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
☒ ^{DS} ☒ ^{DS} D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

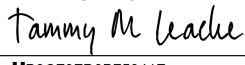
(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

- A. Are ☒ ^{DS} ☒ ^{DS} or Are Not _____ enforceable against an owner;
B. Are ☒ ^{DS} ☒ ^{DS} or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

DocuSigned by:

9/22/2025
Seller
John Leache

DocuSigned by:

9/23/2025
Seller
Tammy Michele Leache

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer **Date**

Buyer **Date**



GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot 12, Block _____, Subdivision WHITE FLINT SPRINGS,

5948 White Flint Drive, Frederick, MD 21702,
 located in FREDERICK County, Maryland between
 (Purchasers) _____
 and (Sellers) John Leache Tammy Michele Leache

ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE

APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT

RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:

BOBBIPRESCOTT@GMAIL.COM

DocuSigned by:

Seller B2A0CFCE9244A...
 Signed by:

Seller B0CF9FD3B75341F...

9/10/2025

Date

Purchaser

Purchaser

Date

FORM #1320

RE/MAX RESULTS, 7210 Corporate Ct. Suite B Frederick, MD 21703

Phone: 301.606.5101

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

7/05



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 John Leache Tammy Michele Leache for Property
 known as 5948 White Flint Drive, Frederick, MD 21702.

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:

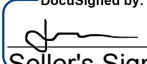
- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

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.

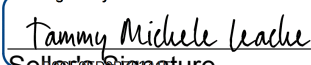
The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature Date

DocuSigned by:


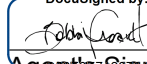
Seller's Signature Date 9/10/2025

Buyer's Signature Date

Signed by:


Seller's Signature Date 9/12/2025

Agent's Signature Date

DocuSigned by:


Agent's Signature Date 9/10/2025
Bobbi Prescott

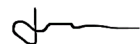
MLS Errors Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____	Date _____	Seller _____	DocuSigned by:  A4B2A0CFCE9244A...	Date <u>9/10/2025</u>
Buyer _____	Date _____	Seller _____	Signed by:  B9CF9FD3B75341F...	Date <u>9/12/2025</u>

Property Address 5948 White Flint Drive, Frederick, MD 21702





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.

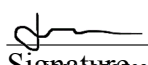
Consent for Dual Agency

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

RE/MAX Results act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 5948 White Flint Drive, Frederick, MD 21702

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

Signed by:

Signature 9244A...

9/10/2025

Date

Signed by:

Signature 75341F... Date

9/12/2025

Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

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



NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

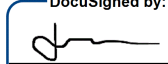
The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of the property, subject of this transaction.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I/we acknowledge receipt of the Notification of Dual Agency within a Team.

DocuSigned by:  A4B2A0CFCE9244A... Signed by:  B9CF9FD3B75341F...	9/10/2025 DATE: _____ 9/12/2025 DATE: _____
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This form is intended for use by members only.



BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Non-Virginia)

John Leache

Tammy Michele Leache

To (Client's Name(s)): _____


 Property Address: 5948 White Flint Drive, Frederick, MD 21702
Street City State Zip

From: RE/MAX Results ("Broker")

This is to give you notice that RE/MAX Results has business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following mortgage, title, closing, and other service providers: fifty percent ownership in Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, an independently owned settlement company. Because of these relationships, this referral may provide Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

LENDER CHARGES

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium Mortgage Brokerage Services 0% to 2.75%

TITLE INSURANCE CHARGES

Title Insurance Fees provided by Catoctin Title Partners, LLC:

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:

Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$800- \$1,100 Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

DocuSigned by:

9/10/2025

Signature

Date

Signed by:

9/12/2025

Signature

Date

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(Non-Virginia)

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Street City State Zip

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ACKNOWLEDGMENT

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_____/_____
 Signature Date

_____/_____
 Signature Date