

3293 N. Hill Court, Middletown, MD 21769



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
- Aerial lot lines from public records
- Plat
- SDAT Record
- Current Tax Bill
- Covenants
- Well & Septic Records
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Frederick County Notices and Disclosures
- 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: 3293 N HILL CT
MIDDLETOWN MD 21769



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

General Information

Municipality: None
 Tax Account: 1103153576
 Tax Map/Parcel: 0055/0167
 Plat: [0032/0097](#)
 Census Tract: 752601
 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: [03-002](#)
 Legislative District: [04](#)
 Congressional District: [6](#)
 Council District: [1](#)

Services Information

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

School Districts

High: Middletown High
 Middle: Middletown Middle
 Elementary/Primary: Myersville Elementary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
 Fire Station Number: 7
 Fire Station: Middletown Volunteer Fire Company
 Registered Sex Offenders Within 1/4 Mile: 0
 Reported Crimes Within 1/4 Mile (2017) * : 16
 Hospital: [Frederick Health Hospital](#)

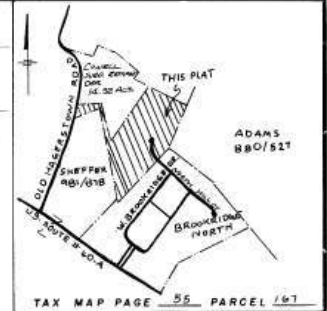
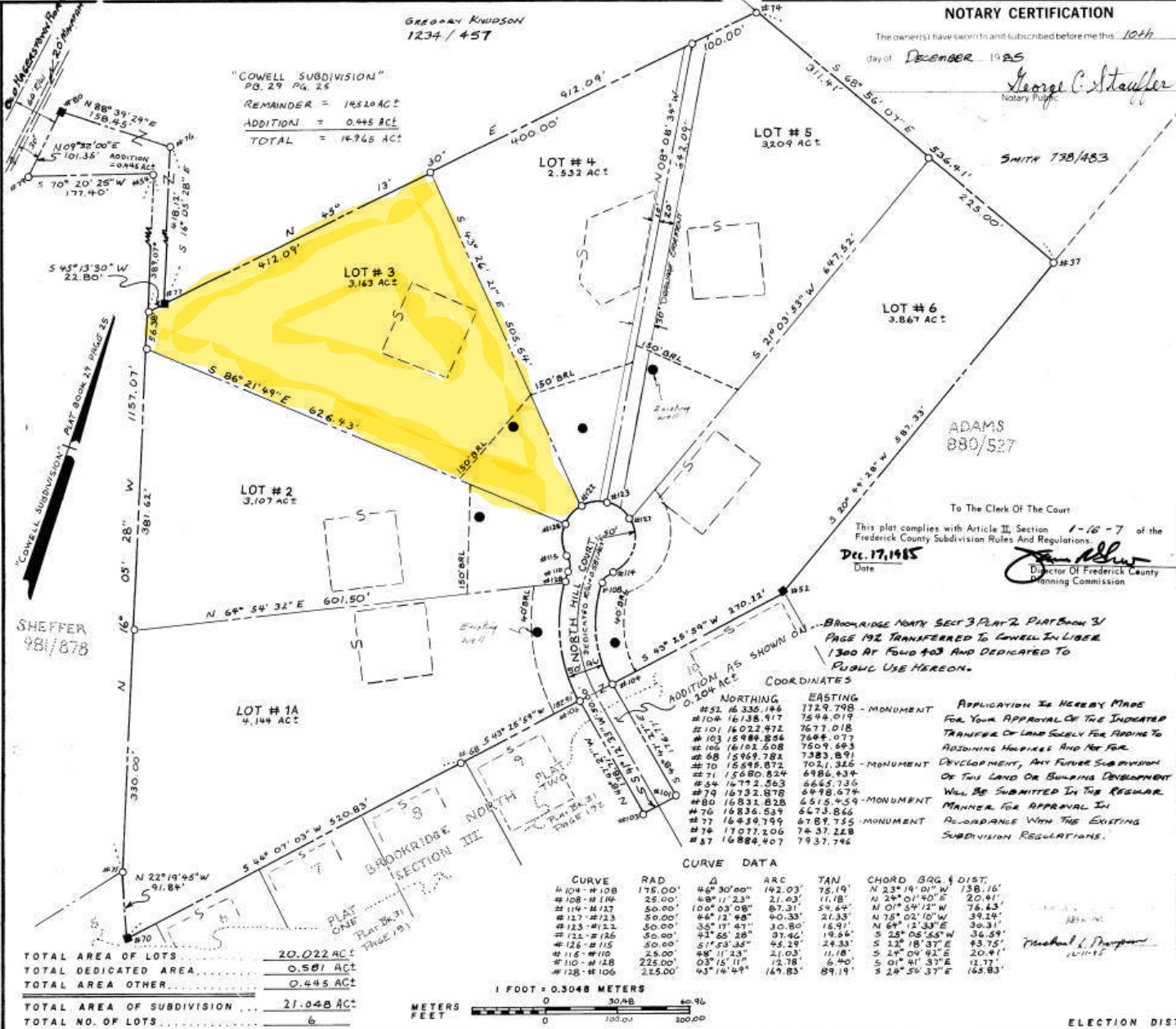
Closest Points of Interest

Library: [Middletown](#)
 Park: North Pointe Park
 Farmer's Market: [Middletown Farmer's Market](#)
 Golf Course: Hollow Creek 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-4-044 / Spoolsville Survey District
 F-4-002 / Old Hagerstown Road Bridge
 F-4-101 / Bowlus Mill House

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.



VICINITY MAP
SCALE: 1" = 100'
OWNER'S CERTIFICATION AND DEDICATION
We, the undersigned, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Plan by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, sidewalks, and other easements, to public use, unless otherwise noted on this plan.
We do certify that there are no suits, actions of law, liens, taxes, mortgages, trusts, assessments, or rights-of-way affecting the property included in this plan of subdivision, except as herein indicated, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-102, 1976 Edition, and the requirements of the Frederick County Code Section 1-16-102, 1979 Edition, and as amended or amended to be as it may concern the making of this plan and the setting of monuments and markers have been complied with.
Date: 12-10-85
Name and Title of Signer: Dennis M. Cowell, Karen W. Cowell

SURVEYORS CERTIFICATION
I hereby certify that the Final Plat shown herein is correct, that it is a subdivision of **Part of Lot 1, Section One, Cowell Subdivision**, as shown on **Plat No. 29, Page 25**, and recorded with the Legal Register of Frederick County, in Liber **200, Page 203**, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-102, 1976 Edition, and the requirements of the Frederick County Code Section 1-16-102, 1979 Edition, and as amended or amended to be as it may concern the making of this plan and the setting of monuments and markers have been complied with.
Date: 12-10-85
Name and Title of Signer: Robert L. Rothenhoefer

OWNER'S CERTIFICATION AND DEDICATION
We, the undersigned, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Planning Commission, establish the minimum building restriction lines, and dedicate the streets, sidewalks, and other easements, to public use, unless otherwise noted on this plan.
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Date: 12-10-85
Name and Title of Signer: Gregory L. Rothenhoefer

SURVEYORS CERTIFICATION
I hereby certify that the Final Plat shown herein is correct, that it is a subdivision of **Part of Lot 1, Section One, Cowell Subdivision**, as shown on **Plat No. 29, Page 25**, and recorded with the Legal Register of Frederick County, in Liber **200, Page 203**, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-102, 1976 Edition, and the requirements of the Frederick County Code Section 1-16-102, 1979 Edition, and as amended or amended to be as it may concern the making of this plan and the setting of monuments and markers have been complied with.
Date: 12-11-85
Name and Title of Signer: Robert L. Rothenhoefer

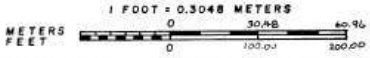
COORDINATES

NORTHING	EASTING
#52 16.335.146	172.9.798
#104 16.138.917	754.0.019
#103 15.989.856	764.0.073
#106 16.102.608	750.9.593
#54 16.772.563	738.3.891
#79 16.732.878	694.8.574
#80 16.831.828	651.5.559
#76 16.836.539	667.3.866
#77 16.429.199	67.87.755
#78 17.077.206	74.37.228
#87 16.884.407	79.37.792

CURVE DATA

CURVE	RAD	Δ	ARC	TAN	CHORD	BAG & DIST.
#104-#108	175.00'	46°30'00"	142.03'	75.19'	N 23°19'01" W	138.16'
#108-#114	25.00'	48°11'23"	21.03'	11.18'	N 24°01'40" E	20.41'
#114-#117	50.00'	10°03'08"	87.31'	5.44'	N 01°54'12" W	76.63'
#117-#123	50.00'	44°12'48"	40.33'	21.33'	N 75°02'10" W	39.24'
#123-#125	50.00'	32°17'47"	30.80'	16.91'	N 64°12'33" E	30.31'
#125-#126	50.00'	43°55'28"	31.46'	19.24'	S 25°02'55" W	36.59'
#126-#115	50.00'	51°53'35"	45.29'	24.33'	S 12°18'37" E	43.75'
#115-#110	25.00'	48°11'23"	21.03'	11.18'	S 24°09'42" E	20.41'
#110-#118	225.00'	03°15'11"	12.31'	6.90'	S 01°41'37" E	13.17'
#118-#106	225.00'	43°14'49"	167.83'	89.19'	S 24°59'37" E	165.83'

TOTAL AREA OF LOTS	20.022 AC
TOTAL DEDICATED AREA	0.501 AC
TOTAL AREA OTHER	0.445 AC
TOTAL AREA OF SUBDIVISION	21.048 AC
TOTAL NO. OF LOTS	6



APPROVED FREDERICK COUNTY PLANNING COMMISSION
Richard T. Brownick
(Sec./Chairman)
DATE: Dec. 16, 1985

APPROVED FREDERICK COUNTY DEPARTMENT OF HEALTH
Dennis M. Cowell
(Approving Authority)
DATE: 12/16/85

NOTES:
The Frederick County Health Department reserves the right to require that water wells be drilled and a well completion certificate be submitted by the drillers which notes a water yield sample for domestic purposes, prior to Health Department approval of building and sewerage permits.
No buildings, basements, rights-of-way, wells or other permanent or physical objects (non-made structures) are allowed in the septic area.
There must be gravity flow of sewer from the house location to the entire septic area.
A 6 ft. drainage and utility easement is reserved along all lot lines.
Zoned R-1
North Hill Court Will Not Be Accepted For Public Maintenance Until Brookridge Streets Are Accepted.

MINIMUM BUILDING RESTRICTION LINES
FRONT: 30'
REAR: 30'
SIDE: 10'

OWNER: MR DENNIS M. COWELL
73 BOULEAU COURT
MIDDLETOWN MARYLAND
PHONE 301-371-5612
MR GREGORY KNUSDON
6123 OLD HAGERSTOWN ROAD
MIDDLETOWN MARYLAND 21765
PHONE 301-371-4236

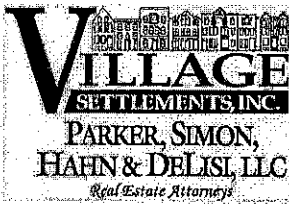
ADDITION & FINAL PLAT
RESUBDIVISION OF LOT 1, SECTION ONE
COWELL SUBDIVISION
LOT #1A - 464 ADDITION TO REMAINDER-COWELL SUBDIVISION*
PREVIOUSLY RECORDED IN P.B. 29 PG. 25
SITUATED ON NORTH HILL COURT
FREDERICK COUNTY, MARYLAND

REVISIONS
P&E: [unclear] 12/15/85

ROTHENHOEFER ENGINEERS INC.
102 WEST CHURCH STREET
FREDERICK, MARYLAND 21701
301-682-0202

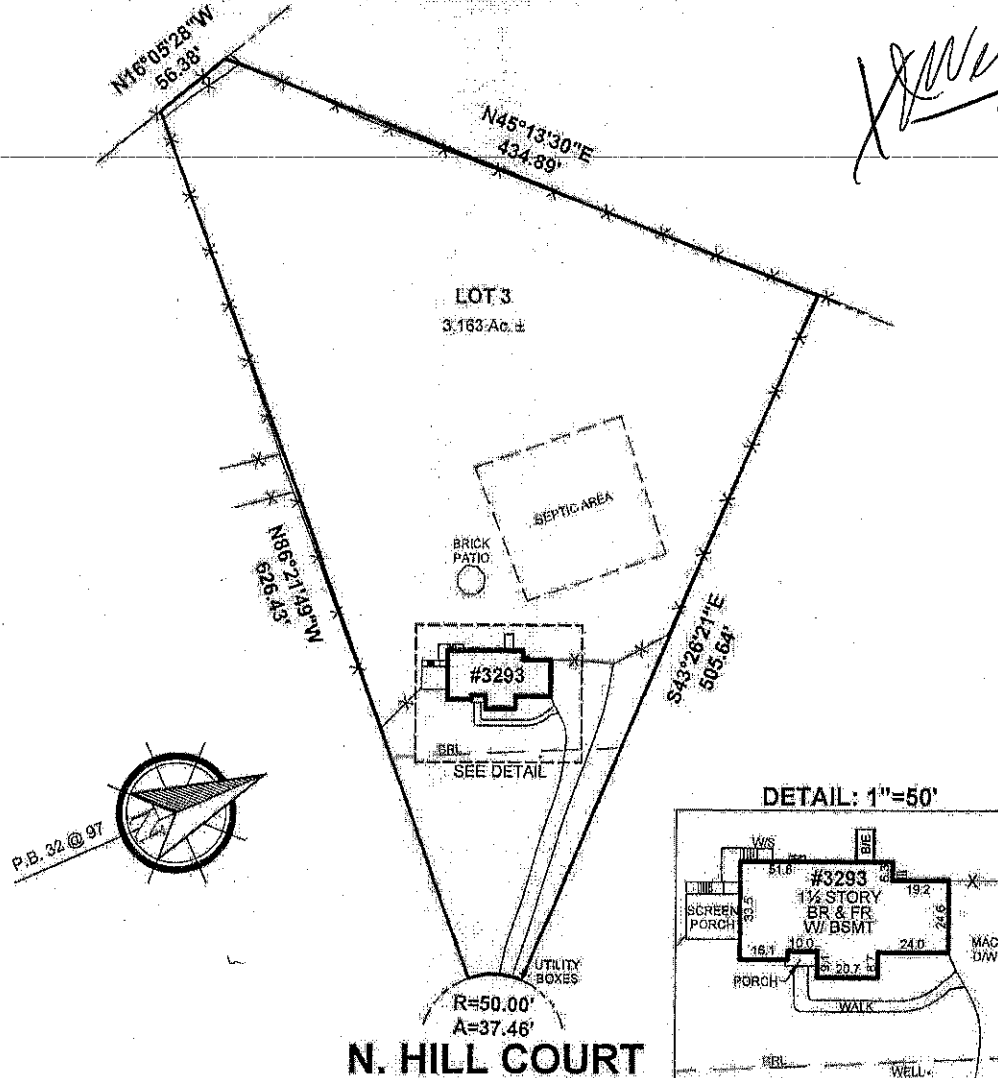
DWG NO 850-819
DATE: AUGUST 19, 1985

THIS DOCUMENT IS CERTIFIED TO:



CASE #: 20902-21A

Handwritten signature/initials



LOCATION DRAWING OF:

#3293 N. HILL COURT
LOT 3
 SECTION ONE
COWELL SUBDIVISION
 PLAT BOOK 32, PLAT 97
 FREDERICK COUNTY, MARYLAND.

SCALE: 1"=100' DATE: 11-22-2021
 DRAWN BY: AP FILE #: 2113795-776

LEGEND:

- X- FENCE
- BE BASEMENT ENTRANCE
- BAW BAY WINDOW
- BR BRICK
- BRL BLDG. RESTRICTION LINE
- BSMT BASEMENT
- CIS CONCRETE STOOP
- CONG CONCRETE
- DW DRIVEWAY
- EX EXISTING
- FR FRAME
- MAC MACADAM
- G GATE
- OH OVERHANG
- PUE PUBLIC UTILITY BSMT.
- PUB PUBLIC IMPROVEMENT BSMT.

COLOR KEY:

- (RED) RECORD INFORMATION
- (BLUE) IMPROVEMENTS
- (GREEN) BSMT & RESTRICTION LINES

A Land Surveying Company

DULEY and Associates, Inc.

Serving D.C. and MD.

14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111 Fax: 301-888-1114
 Email: orders@duley.biz On the web: www.duley.biz



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 09, 13.06 OF THE CODES OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 1/4". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THE COMPANY; SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)

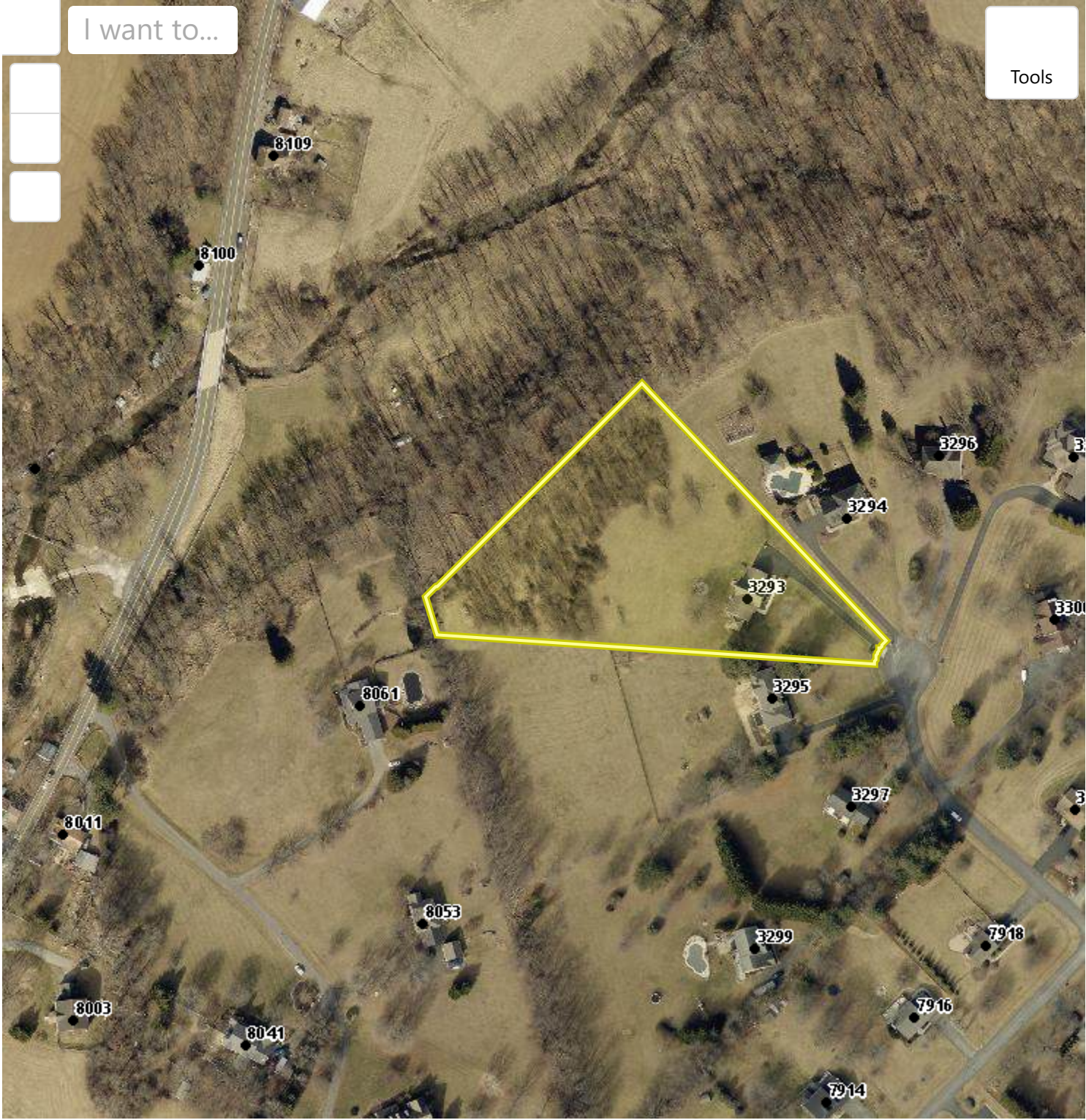


Frederick County, Maryland

Search...

I want to...

Tools



Street/A...



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	03-153576	2026	FY	PRINCIPAL RESIDENCE	2735927	07/01/2025

WEISENTHAL JASON
 3293 N HILL CT
 MIDDLETOWN, MD 21769-8127

Property Location
 3293 N HILL CT

Property Description
 LOT 3- 3.163 ACRES
 NORTH HILL COURT
 COWELL SUBDIVISION

Liber 15630 **Folio** 475

Charges	Assessment/Units	Rate	Amount
STATE TAXES	610,100	.112000	683.31
COUNTY TAXES	610,100	1.110000	6,772.11
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
HMSTD STATE TAX CR	-66,447	.112000	-74.42
HMSTD COUNTY TAX CR	-114,747	1.110000	-1,273.69
TOTAL			6,255.32
TOTAL DUE			6,255.32

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.
03-153576	2026	FY	2735927

Return this coupon with your payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	91.61	3,145.26
JAN	122.15	3,175.80
FEB	152.68	3,206.33

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

WEISENTHAL JASON
 3293 N HILL CT
 MIDDLETOWN, MD 21769-8127

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20&202630273592720000302616&000000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
03-153576	2026	FY	2735927

Choose payment option below
Return this coupon with your payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-54.98	6,200.34
AUG	-27.50	6,227.82
SEP	0.00	6,255.32
OCT	62.54	6,317.86
NOV	125.10	6,380.42
DEC	187.66	6,442.98
JAN	250.22	6,505.54
FEB	312.76	6,568.08

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-27.49	3,174.18
AUG	-13.75	3,187.92
SEP	0.00	3,201.67
OCT	32.01	3,233.68
NOV	64.03	3,265.70

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

WEISENTHAL JASON
 3293 N HILL CT
 MIDDLETOWN, MD 21769-8127

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20&20263027359272000031741&200000000000

MAIL TO:

Dennis M. Cowell

FEB 14 1986

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Ad for Record Feb 15 1986 At 8:50 AM Same Day Recorded & Ex'd per Charles C. Koller, CLK

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

COWELL SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by DENNIS M. COWELL and KAREN W. COWELL, hereinafter referred to as "DECLARANTS".

WITNESSETH:

WHEREAS, Declarants are the owner of certain property located in Middletown Election District, Frederick County, Maryland, said real estate having been conveyed unto Dennis M. Cowell and Karen W. Cowell, his wife, from Thomas A. Hahn and Roberta W. Hahn, by Deed dated May 28, 1976 and recorded among the Land Records of Frederick County, Maryland, in Liber 988, folio 674, which said real estate Declarants desire to develop for residential purposes; and

WHEREAS, Declarants wish to establish covenants, conditions and restrictions for the development of said property, which said covenants, conditions and restrictions shall apply to Lots 1 through 6, Section I, on said Plat of Cowell Subdivision prepared by Rothenhoefer Engineers, said Plat being recorded in Plat Book 32, at page 97, one of the Plat Records recorded in the office of the Clerk of the Circuit Court for Frederick County, Maryland.

NOW THEREFORE, Declarants hereby declare that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof.

FIRST: The lots in said Subdivision as now laid out shall be used for residential purposes only and no buildings shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three automobiles, a garden house, outdoor fireplace

LAW OFFICE
W. JESSIE BRUIT BA.
DEPUTY SHERIFF
12 W. REGINA STREET
FREDERICK, MD 21701
301-665-8848

31/86

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1611

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F02/07/86

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and carport, and out-buildings to provide shelter for animals are allowed by these covenants. Swimming pools are also permitted.

SECOND: No building, fence, wall or structure of any kind 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 have been approved by the Architectural Control Committee as to the quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. The Architectural Control Committee is composed of Dennis M. Cowell and Karen W. Cowell, husband and wife, and Gail L. Reams. 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, the then record 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 with 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.

THIRD: No dwelling shall be permitted on any lot at a cost of less than \$75,000.00 per house, based upon cost levels prevailing on the date these

LAW OFFICES
W. JEROME OFFUTT P.A.
OFFUTT BUILDING
2 W. SECOND STREET
FREDERICK, MD 21701
301-528-8888

covenants are recorded for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1500 square feet for a one-story dwelling, nor less than 900 square feet per floor for a dwelling of more than one story. For split level dwellings not containing an integral garage, the ground cover area shall not be less than 1500 square feet and for split level dwellings containing an integral garage the ground cover area shall not be less than 1500 square feet, exclusive of the area covered by the garage.

All exposed exterior walls of residences and garages shall be built of brick, stone or natural wood, stucco, weatherboard or combinations thereof, aluminum clapboard siding to the end that no such walls shall be built of any other materials, on any lot unless the same are covered by brick, stone, weatherboard, stucco, aluminum, vinyl or combinations thereof. No modular dwelling of any type allowed in said Subdivision.

FOURTH: (a) 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 lines shown on the recorded plat or any amendment to or resubdivision thereof, or in the event no such lines are shown on the Plat, then all set-back lines for the front, side and rear of each lot shall comply with the Frederick County Zoning and Subdivision Regulations in effect as of the date of this instrument. In any event, no building shall be located on any lot nearer than forty feet to the front lot line or to the side street line (right-of-way).

(b) For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building.

(c) An encroachment into the aforesaid setback areas of not more than 12 inches shall not constitute a violation of these restrictions.

FIFTH: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the side and rear six feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may

damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

In addition to the aforesaid easements, the developers, its successors and assigns, reserve, until such time as all roads shall be paved and accepted into the County Road System, a slope easement along those portions of the lot bordered by a public street or road extending back not further than the building setback line. Developers may grade or slope this area in order to meet the requirements of the Frederick County Roads Board and other appropriate agencies with respect to slope and grade easements in connection with county roads. No trees, plants, shrubs, or other improvements other than grading shall be placed in the area until such time as the adjoining roads or streets are accepted into the County System. This slope easement shall expire and become null and void at such time as the roads are constructed and accepted by the County for maintenance.

SIXTH: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SEVENTH: No structure of a temporary nature, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

EIGHTH: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

NINTH: Only split-rail or open space board fences may be constructed in front of any dwelling. The front of a dwelling shall be considered to be

LAW OFFICE
W. JEROME OFFUTT P.A.
OFFUTT BUILDING
22 W. SECOND STREET
FREDERICK, MD 21701
301-542-0248

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that portion from the rear wall of the dwelling forward to the right of way of the public road upon which the dwelling fronts. Chain-link fences shall be allowed only in the rear of the building. No barbed wire shall be allowed. No fence or hedge shall exceed 60 inches in height and shall not interfere with underground or surface drainage, structures, pipes or ditches. The use of the word "fence" herein shall exclude the construction of a wall.

TENTH: No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except for dogs, cats or other usual household pets not in excess of two may be kept provided that they are not kept, bred or maintained for any commercial purposes and are not permitted to roam at large. In addition, no more than one horse or one head of cattle, may be kept on any lot of two acres or more. For lots larger than two acres, one additional such animal per full acre may be kept so as to allow two such animals on three acre lots, three such animals on four acre lots, etc. The term "horse" shall encompass pony.

ELEVENTH: No motor vehicle of any type shall be allowed on any property unless they display a valid, current license or registration, or are stored in a garage. No junked or inoperative motor vehicles, tractor or farm equipment, shall be stored on any property. No commercial vehicles including, but not limited to, tractors, tractor trailers, buses, trucks and contracting equipment shall be regularly parked or stored on any property. Any truck with a manufacturer's rated capacity of one (1) ton and under shall not be considered a "commercial vehicle" for the purpose of this sub-section. Contracting equipment may be stored on a property during the time of construction on that property.

TWELFTH: That portion of any lot covered by these covenants, which is not occupied by a building 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

LAW OFFICES
W. KRONE GRANT P.A.
OFFICE BUILDING
88 W. SECOND STREET
FREDERICK, MD 21701
301-463-8848

dispose of any accumulation of trash, garbage or rubbish, and at all times maintain said property in a neat and sanitary condition.

THIRTEENTH: These covenants are to run with the land as designated on the aforesaid Plat, and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the dates these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

FOURTEENTH: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

FIFTEENTH: Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

SIXTEENTH: It shall not be necessary to incorporate the covenants herein set forth in every deed of conveyance for lots set forth on the aforesaid described plat to be recorded among the Plat Records in the Office of the Clerk of the Circuit Court for Frederick County, Maryland, but the reference to this Declaration and Restrictive Covenants herein shall be sufficient notice of said covenants.

IN WITNESS WHEREOF, the undersigned being the Declarants herein, have hereunto set their hands and seals this 4th day of February, 1986.

WITNESS:

[Signature]

Dennis M. Cowell (SEAL)
Dennis M. Cowell

[Signature]

Karen W. Cowell (SEAL)
Karen W. Cowell

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

I hereby certify that on this 4th day of February, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Dennis M. Cowell and Karen W. Cowell, husband and wife.

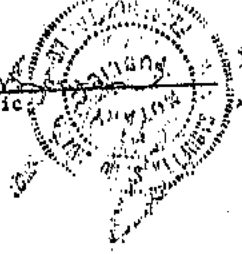
LAW OFFICES
W. HEROME OFFUTT P.A.
OFFUTT BUILDING
32 W. SECOND STREET
FREDERICK, MD 21701
DBI-067-0240

BOOK 1322 PAGE 120

referred to as Declarants, did acknowledge the foregoing Declaration of Covenants, Conditions and Restrictions, for the purposes therein contained.

WITNESS my Hand and Notarial Seal.

[Signature]
Notary Public



My commission expires July 1, 1986.

LAW OFFICES
W. JEROME DEWITT P.A.
OFFICE BUILDING
32 W. SECOND STREET
FREDERICK, MD 21701
301-628-0246

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

Paul

Well Tag No. FR-81-3256 Maryland Coordinate Location - North 590 East 640

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

OWNER THE HARRIS DENNIS ADDRESS 4396 AMETHYST CT, MIDDLETOWN MD
Last First
LOCATION OF PROPERTY NORTH HILL COURT

If Subdivision (Name) COWELL Lot 3 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 250 ft. Static Water Level 38 (When Not Pumping) Amount of Reservoir 318 Gallons (Depth of Water Column x 1.5/Gal/Ft.)

(2) All Depths At Which Water Was Encountered _____ Cased Off 105-215 Flowing Into Well

(3) Number of Dry Holes _____ Depths _____

(4) Amount of Casing Used 56 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 6 Gallons Per Minute (Exact) Type of Test - (Ric) (Pump)

(2) Number of Hours Tested 1 Draw Down Water Level At The Time of Test 2.50

Any Additional Comments or Conditions Concerning The Well: _____

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

License Number 139

Robert Cline
Driller's Signature

Percolation Test 10 minutes at 7' Depth to Porous Soil _____ ft

Septic Tank Capacity 1000 gal. Type Tank _____

Size of Tank _____ Length _____ Width _____ Depth _____

Tile Field: Total Length of Tile _____ ft

Trenches: _____ Length _____ Width _____

Seepage Pit: 6' liquid Depth _____ 11' x 11' Size _____ 2 Number _____

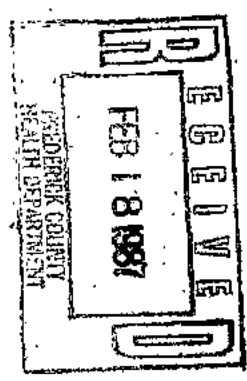
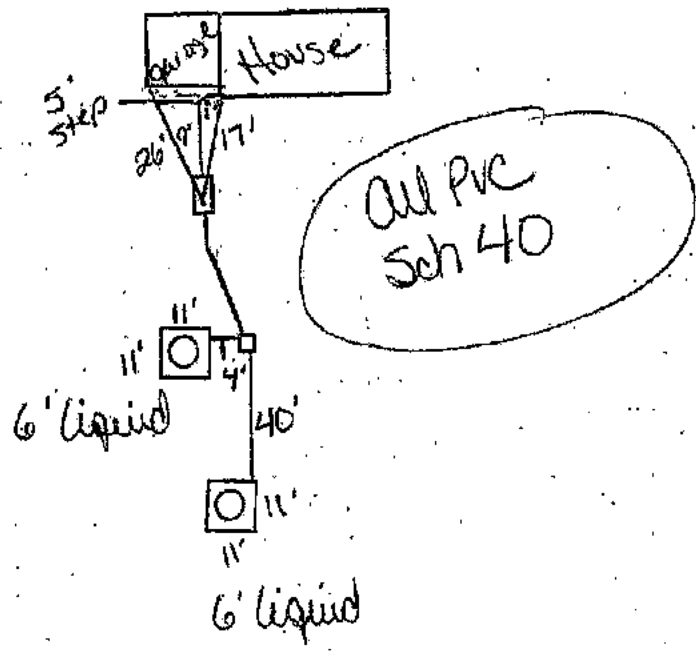
Effective Depth _____ sq. ft. of Seepage Area _____


Distance from Bottom of Pit to Water Table _____ ft

Distance of Closest Part of Sewage Disposal System to Nearest Water Supply _____ ft

Sewage disposal system to be installed by K.R. (Name and address)

North Hill Court



<p>READ CAREFULLY</p> <p>CERTIFICATE OF OCCUPANCY FROM BUILDING INSPECTOR IS REQUIRED BEFORE THIS BUILDING MAY BE OCCUPIED. NOTE: SEPARATE ELECTRIC & PLUMBING PERMITS ARE REQUIRED IF THESE ARE TO BE INSTALLED.</p>		<p><i>Hubble & Effutt Approved 3-9-87</i></p> <p>APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT</p> <p>Department of Permits and Inspections Winchester Hall, Frederick, Maryland 21701</p> <p><i>Hubble</i></p> <p><i>Final approved for closure 8-12-87</i></p> 		<p>PERMIT NUMBER</p> <p>87-00353</p> <p>Date Applied 2-17-87</p> <p>Map Grid 55 - 14 L.U. Code R1 A</p>
<p>Applicant THE HARRIS, Dennis</p>		<p>Address 4396 Amethyst Court Hiddletown, Maryland 21769</p>		
<p>Lot Number 3</p>		<p>Block 3</p>		
<p>Subdivision Cowell Sub</p>		<p>Directions as to location in detail (road or street) North Hill Court</p>		
<p>Libor 55</p>	<p>Folio 167</p>	<p>Map 55</p>	<p>Parcel 167</p>	
<p>Election District 3</p>		<p>Phone 663-1424</p>		
<p>Contractor Hobby Construction</p>		<p>Address 419 North Market Street Frederick, Maryland 21701</p>		
<p>Property Owner same as applicant</p>		<p>Libor</p>	<p>Folio</p>	
<p>TYPE OF IMPROVEMENT</p> <p><input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Demolition <input type="checkbox"/> Mobile Home Placement <input checked="" type="checkbox"/> Chimney <input type="checkbox"/> Other</p>		<p>TYPE OF USE</p> <p><input checked="" type="checkbox"/> One Family <input type="checkbox"/> Two Family <input type="checkbox"/> Three or More Family <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Garage 2 car 24x23 <input type="checkbox"/> Carport <input type="checkbox"/> Deck <input type="checkbox"/> Other</p>		
<p>Intended Use of Land Structure Other Than New Dwellings single family dwelling with basement; 2 car garage attached to right side 24x23; porch to front 5x10; chimney for a fire- place</p>		<p>Size: 24 ft. x 23 ft.</p>		
<p>OWNERSHIP <input checked="" type="checkbox"/> Privately owned <input type="checkbox"/> Publicly Owned CONTRACT PRICE \$ 143,000.00 IF NONE, MATERIAL & LABOR COST \$ _____</p>		<p>Size: 39 ft. x 63 ft.</p>		
<p>Principle Use: Yards Front 190 Ft. Right Side 60 Ft. Left Side 45 Ft. Rear 290 Ft.</p>		<p>Accessory: Yards Front _____ Ft. Right Side _____ Ft. Left Side _____ Ft. Rear _____ Ft.</p>		
<p>Lot Dimensions: Area: 3.163 acre Width (Front) _____ (Rear) _____ Depth (L. Side) _____ (R. Side) _____</p>		<p>Water Supply: <input checked="" type="checkbox"/> Individual <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Community</p>		
<p>Sewage System: <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Community <i>Prop: 11th St, Joe</i></p>		<p>If commercial, number of persons to use sanitary facilities: N/A</p>		
<p>If individual home, number of: Bedrooms 3 Baths 2 1/2 Basement: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>		<p>Basement: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Bath <input type="checkbox"/> <input checked="" type="checkbox"/> Rough-in Only <input type="checkbox"/> <input checked="" type="checkbox"/> Laundry <input type="checkbox"/> <input checked="" type="checkbox"/></p>		
<p>Number of Off-Street Parking Spaces: Enclosed _____ Unenclosed _____ Driveway to be staked: STAKED</p>		<p>working time: _____ hours</p>		
<p>Appliances: Garbage Disposal: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Automatic Washer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dishwasher: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>		<p>Basement Floor Area 1606 sq. ft. Building Floor Area 2100 sq. ft. Total Area 3806 sq. ft. No. of Stories _____</p>		
<p>TYPE OF CONSTRUCTION 1. Fill this out for residential buildings only Foundation: <input checked="" type="checkbox"/> Block <input type="checkbox"/> Concrete Exterior Walls: <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Other Floors: <input type="checkbox"/> H.W. <input checked="" type="checkbox"/> Carp. Walls: <input checked="" type="checkbox"/> D.W. No. Rooms 7 Roof: <input checked="" type="checkbox"/> Asph. <input type="checkbox"/> Other Roof Construction: <input checked="" type="checkbox"/> Truss <input checked="" type="checkbox"/> Other</p>		<p>Fees: Zoning \$ 10.00 Sed. Cont. \$ 5.00 Building \$ 151.54</p>		
<p>2. Fill this out for all other buildings <input type="checkbox"/> Masonry <input type="checkbox"/> Structure Steel <input type="checkbox"/> Wood Frame <input type="checkbox"/> Reinf. Concrete</p>		<p>The applicant hereby certifies and agrees as follows: (1) that he is authorized to make this application; (2) that the information is correct; (3) that he will comply with all regulations of Frederick County which are applicable hereto; (4) that he will perform no work on the above property not specifically described in this application. Any change without approval of the agencies concerned shall constitute sufficient grounds for the disapproval of a permit.</p>		
<p>TYPE OF HEATING FUEL <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Oil <input type="checkbox"/> Coal</p>		<p>SIGNED <i>[Signature]</i> (Connection with Operation)</p>		
<p>TYPE OF HEATING SYSTEM <input checked="" type="checkbox"/> Hot Air <input type="checkbox"/> Electrical baseboard <input type="checkbox"/> Hot Water <input type="checkbox"/> Electrical radiant</p>		<p>MAILING ADDRESS _____</p>		
<p>CENTRAL AIR CONDITIONING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		<p>ZIP CODE _____ PHONE _____</p>		
<p>Other improvements: Electric <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Bath <input checked="" type="checkbox"/> other _____</p>				

COMPLETION CERTIFICATE EXCRETA DISPOSAL PLANT

FREDERICK COUNTY HEALTH DEPARTMENT

Date August / 17 / 1987

Approved for closure 8-12-87

Construction (Reconstruction) of the Excreta Disposal Plant,

Permit No. 87-00353

Located North Hill Court COWELL SUBDIVISION Lot 3

on property owned by Dennis Theoharris - C/O Hemby Construction - 419 North

Market Street Fred. Md. 21701

is hereby approved and permission granted to fill in the open trenches or the excavation for any underground portion of the plant and to render the plant fit for usage.

MARTHA T. SCHIPPER, M.D.
DEPUTY STATE HEALTH OFFICER

CDH/srd

PER Colby D. Hubble, Sanitarian

87-00353

Date Applied

2-17-87

Map Grid 55 - 14
L.U. Code R1 A

APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT

Department of Permits and Inspections

Winchester Hall, Frederick, Maryland 21701



CERTIFICATE OF OCCUPANCY FROM BUILDING INSPECTOR IS REQUIRED BEFORE THIS BUILDING MAY BE OCCUPIED. NOTE: SEPARATE ELECTRIC & PLUMBING PERMITS ARE REQUIRED IF THESE ARE TO BE INSTALLED.

Hubble

Final approved for closure 8-12-87

Applicant **THEOHARRIS, Dennis** Address **4396 Amethyst Court** Phone _____
Hiddletown, Maryland 21769

Directions as to location in detail (road or street)
North hill Court

Liber Folio Map Parcel Election District
55 167 3

Lot Number Block Subdivision
3 Cowell Sub

Contractor **Healy Construction** Address **419 North Market Street** Phone **663-1424**
Frederick, Maryland 21701

Property Owner **same as applicant** Liber Folio

TYPE OF IMPROVEMENT
 New
 Addition
 Alteration
 Repair
 Demolition
 Mobile Home Placement
 Chimney
 Other

TYPE OF USE
 One Family
 Two Family
 Three or More Family
 Swimming Pool
 Garage **2 car 24x23**
 Carport
 Deck
 Other

Size: **39 ft. x 69 ft.**

Intended Use of Land Structure Other Than New Dwellings
**single family dwelling with basement;
2 car garage attached to right side 24x23;
porch to front 5x10; chimney for a fire-
place**
Size: **24 ft. x 23 ft.**

OWNERSHIP
 Privately owned Publicly Owned
CONTRACT PRICE \$ **143,000.00**
IF NONE, MATERIAL & LABOR COST \$ _____

Principle Use: Yards
Front **190** Ft.
Right Side **60** Ft.
Left Side **45** Ft.
Rear **290** Ft.

Accessory: Yards
Front _____ Ft.
Right Side _____ Ft.
Left Side _____ Ft.
Rear _____ Ft.

Lot Dimensions:
Area: **3.163 acre**
Width (Front) _____ (Rear) _____
Depth (L. Side) _____ (R. Side) _____

Sewage System:
 Individual **Prop: ~~Clime, Joe~~** Existing
 Community *ptr*

Water Supply:
 Individual Existing
 Community

If individual home, number of:
Bedrooms **3**
Baths **2 1/2**
Basement: Yes **XX** No

Basement: Yes No
Bath
Rough-in Only
Laundry

If commercial, number of persons to use sanitary facilities: **N/A**
working time: _____ hours

Number of Off-Street Parking Spaces:
Enclosed _____ Unenclosed _____ Driveway to be staked: **STAKED**

Appliances:
Garbage Disposal: Yes No
Automatic Washer: Yes No
Dishwasher: Yes No

TYPE OF CONSTRUCTION
1. Fill this out for residential buildings only
Foundation: Block Concrete
Exterior Walls: Frame Brick Other
Floors: H.W. Carp. Walls: D.W.
No. Rooms **7** Roof: Asph. Other
Roof Construction: Truss Other

EXTERIOR DIMENSIONS
Basement Floor Area **1605** sq. ft. Building Floor Area **2168** sq. ft.
Total Area **gar. 23x24** sq. ft. No. of Stories _____

2. Fill this out for all other buildings
 Masonry Structure Steel
 Wood Frame Reinf. Concrete

TYPE OF HEATING FUEL
 Gas Electricity
 Oil Coal

TYPE OF HEATING SYSTEM
 Hot Air Electrical baseboard
 Hot Water Electrical radiant

CENTRAL AIR CONDITIONING?
 Yes No

Other improvements: Electric Plumbing
Fireplace Bath other _____

Fees: Zoning \$ **10.00** Sed. Cont. \$ **5.00** Building \$ **151.54**

The applicant hereby certifies and agrees as follows: (1) that he is authorized to make this application; (2) that the information is correct; (3) that he will comply with all regulations of Frederick County which are applicable hereto; (4) that he will perform no work on the above property not specifically described in this application.

Any change without approval of the agencies concerned shall constitute sufficient grounds for the disapproval of a permit.

SIGNED *Ben Healy* (Connection with Operation)
MAILING ADDRESS _____
ZIP CODE _____ PHONE _____

Percolation Test 10 minutes at 7' Minutes Depth to Porous Soil _____ ft

Septic Tank Capacity 1000 gal. Type Tank _____

Size of Tank _____ Length _____ Width _____ Depth _____

Tile Field: Total Length of Tile _____

Trenches: _____ Length _____ Width _____

Seepage Pit: 6' liquid Depth _____ 11' x 11' Size _____ 2 Number _____

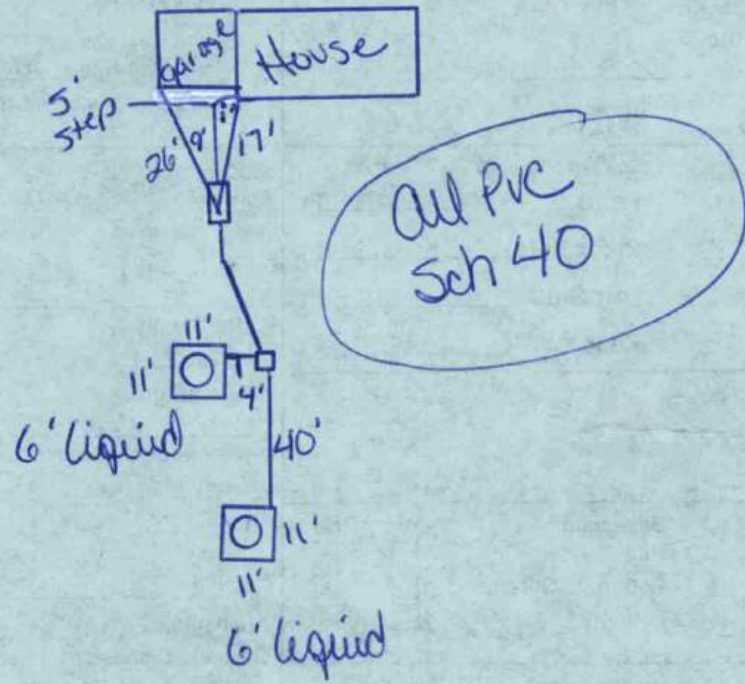
Effective Depth _____ sq. ft. of Seepage Area _____

Distance from Bottom of Pit to Water Table _____ ft.

Distance of Closest Part of Sewage Disposal System to Nearest Water Supply _____ ft.

Sewage disposal system to be installed by K:R (Name and address)

North Hill Court



RECEIVED
 FEB 18 1987
 FREDERICK COUNTY
 HEALTH DEPARTMENT

NOTICE - READ CAREFULLY

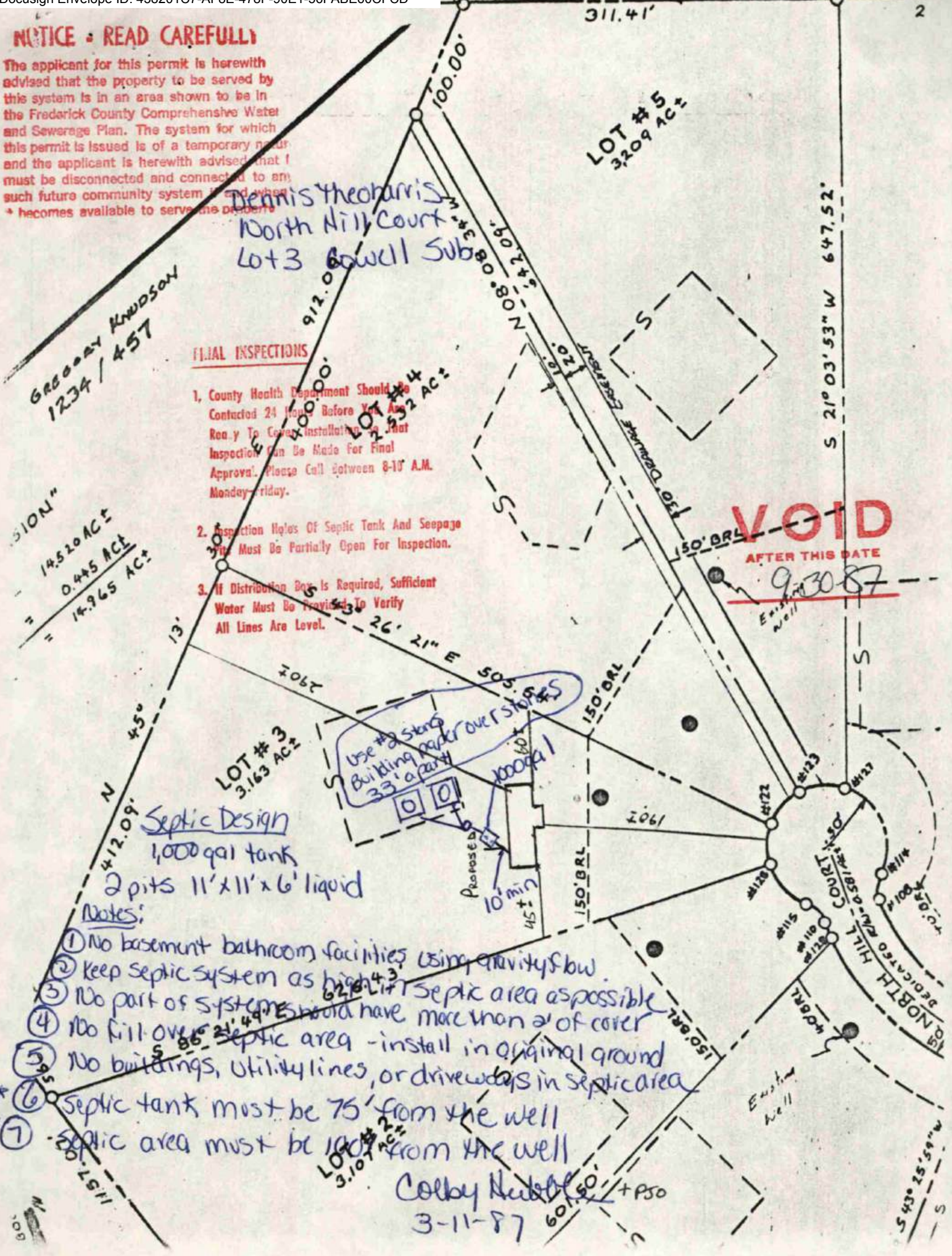
The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must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

Dennis Theobarris
North Hill Court
Lot 3
Cowell Sub

FINAL INSPECTIONS

1. County Health Department Should Be Contacted 24 Hours Before Work Begins. Ready To Commence Installation. Final Inspection Can Be Made For Final Approval. Please Call Between 8-10 A.M. Monday-Friday.
2. Inspection Holes Of Septic Tank And Seepage Pits Must Be Partially Open For Inspection.
3. If Distribution Box Is Required, Sufficient Water Must Be Provided To Verify All Lines Are Level.

VOID
AFTER THIS DATE
9-30-87

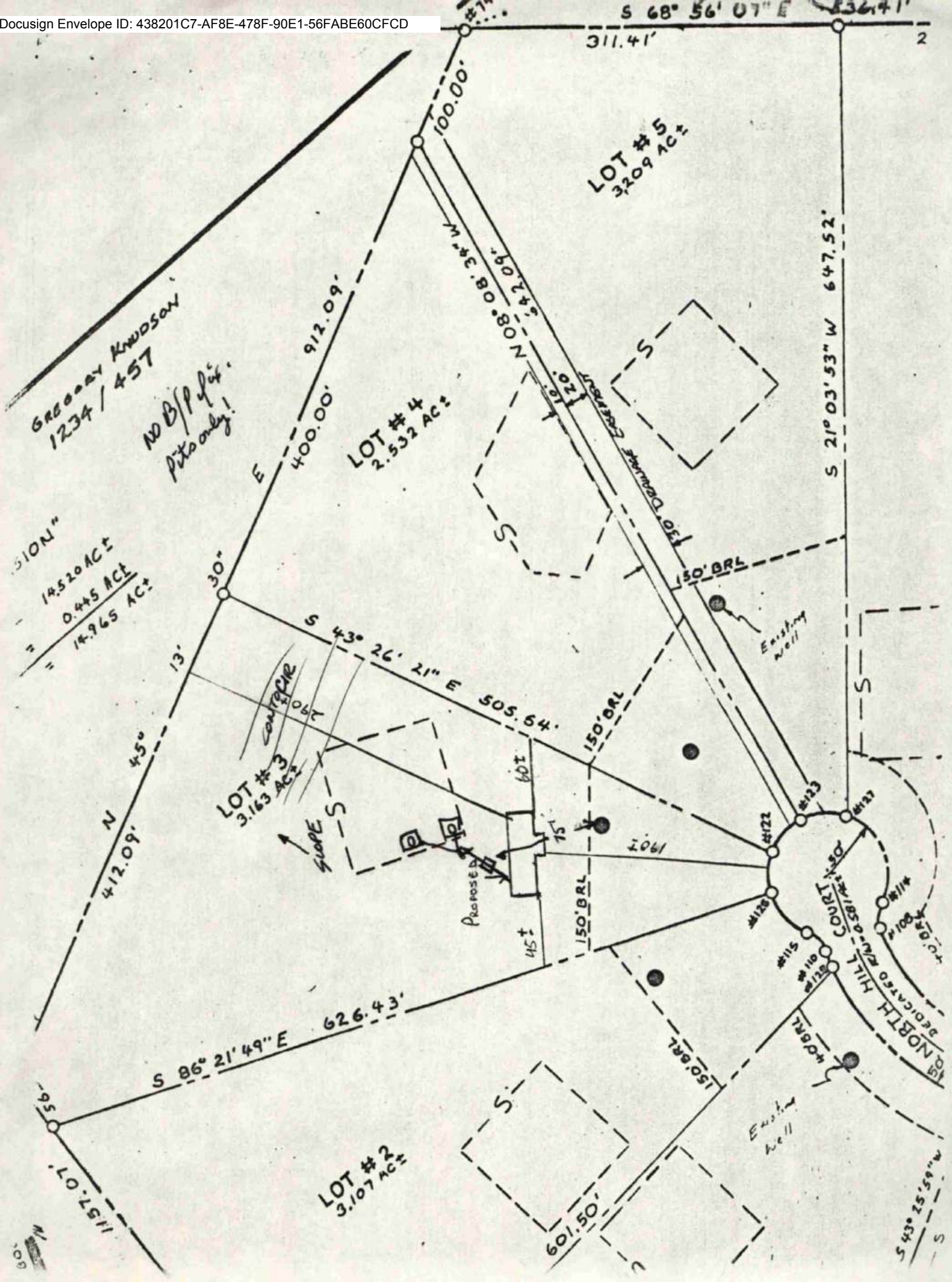


Septic Design
1,000 gal tank
2 pits 11' x 11' x 6' liquid

Notes:

- 1 No basement bathroom facilities using gravity flow.
- 2 Keep septic system as high as possible.
- 3 No part of system should have more than 2' of cover.
- 4 No fill over septic area - install in original ground.
- 5 No buildings, utility lines, or driveways in septic area.
- 6 Septic tank must be 75' from the well.
- 7 Septic area must be 100' from the well.

Colby Nudd
3-11-87



GREENWAY KNOWSON
1234 / 457
NO B/P of pits
PITS ONLY!

SECTION
= 14.520 AC±
= 0.445 AC±
= 14.965 AC±

LOT #3
3.163 AC±
SLOPE
CONTIGUOUS

LOT #4
2.532 AC±

LOT #5
2.209 AC±

LOT #2
3.107 AC±

NORTH HILL COURT
FOR RECORD PLAN 0581/44-150

Existing Well

Existing Well

PROPOSED

150' BRL

150' BRL

150' BRL

150' BRL

40' BRL

601.50'

S 43° 25' 59" W

S 86° 21' 49" E 626.43'

S 43° 26' 21" E 505.64'

E 400.00'

N 08° 08' 34" W 422.09'

100.00'

311.41'

S 68° 56' 07" E 336.41'

S 21° 03' 53" W 647.52'

2

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner Dennis Theoharis Driller Cline & Duval

Street or R.F.D. 4396 Amethyst Court Middletown, Md. 21769

Location of Property North Hill Court

If Subdivision: (Name) Cowell Sub. Tax Map _____ Parcel _____
Block or Section _____ Lot 3

Area of Lot 3,163 ~~Square Feet~~ or Acres _____ Well To Furnish water to: Home Farm _____
Public or Private Water Co. _____ Industrial _____ 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 [Signature] Date 4-18-86
Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT North Grid 590 East Grid 643

NOTICE - READ CAREFULLY

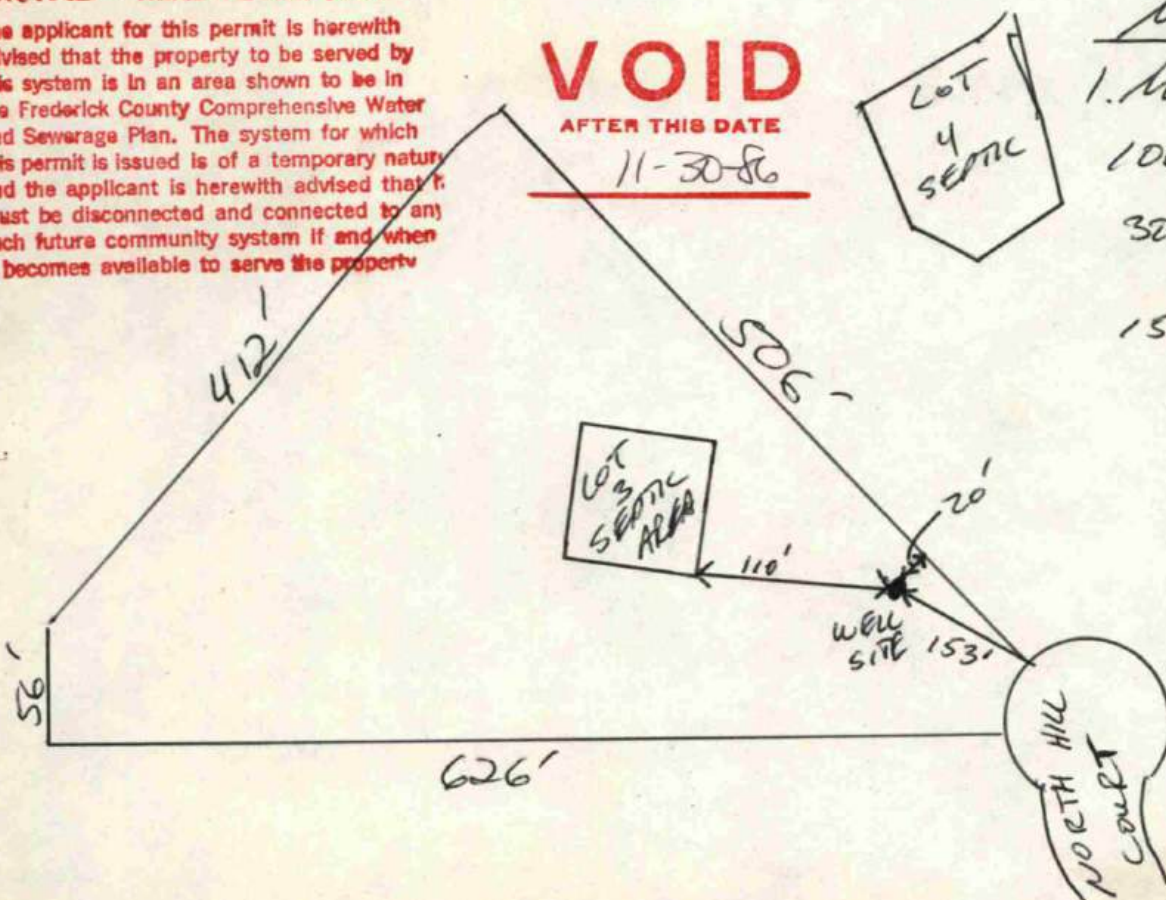
The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must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

VOID

AFTER THIS DATE

11-30-86

- Notes:
1. Minimum distances
100' to all septic areas
30' to building foundation
15' to property line



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

Date of Approval 16 MAR 86 Sanitarian [Signature]

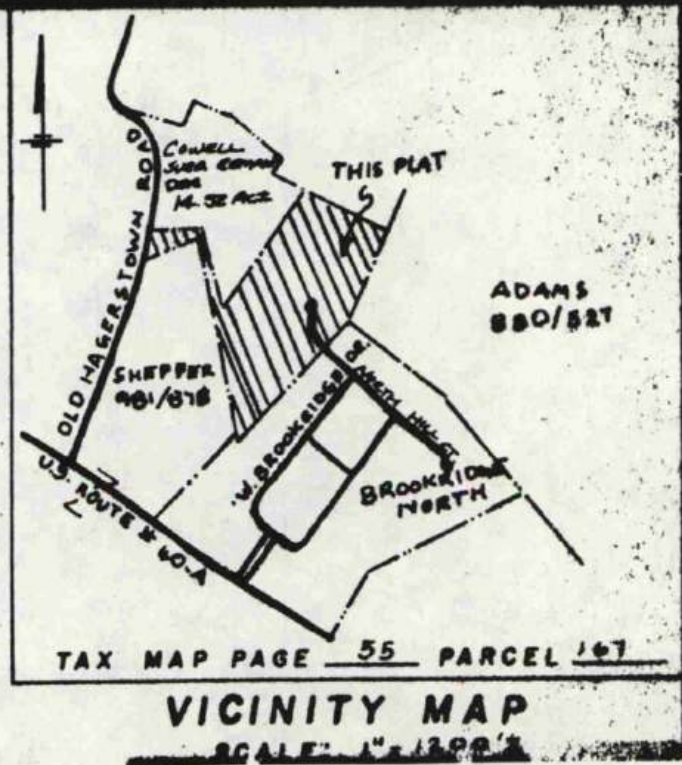


FREDERICK COUNTY MULTIPLE LISTING FORM



REFER TO GLOSSARY WHEN COMPLETING FORM

MLS	ST ADD	NORTH HILL ST		PRICE	LOT 3, 4, 5	BLK	SEC
CITY	MIDDLETOWN MD	SUBDIVISION	COWELL SUBDIVISION	E.D.	3		
TYPE	ROOMS	BEDROOMS	BATHS	CC	3.5	MAP COORD	19D12
CONST	STORM WIND	DRS		LIBER/FOLIO	988/674	STATUS	
YR BLT	INSULATED WIND	DRS		HOA DUES		CONTRACT	<input type="checkbox"/> F/C <input type="checkbox"/>
TYPE HEAT	PARKING			CITY/TOWN TAX		KICKOUT	<input type="checkbox"/>
CEIL INSUL	FENCE			COUNTY/ST TAX		CONTINUE TO SHOW	<input type="checkbox"/>
EXT WL INS	OTHER BLDGS			RANGE		AVAILABLE FINANCING	
OTHER INS	ZONING	R-1		REFRIG		OTS	<input type="checkbox"/> ASSUMP <input type="checkbox"/>
SO FT LVG	WATER/SEWER			DISHWASHER		BALANCE	
FLOORS	ELEM SCHOOL	MYERSVILLE		DISPOSAL		INT. RATE	
ROOF	HIGH SCHOOL	MIDDLETOWN		TV ANTENNA		REMAINING TERM	
ELEC SERV	PARCEL NO.	167		AIR COND		TYPE	
FIRE PLACE	TAX MAP PAGE	55		CARPET		PAYMENTS	
UFFI	HANDICAPPED			DRAPERIES		SPECIAL CONDITIONS	
ROOMS	SIZE	0	1	2	3	REMARKS	
LIVING						Lot #3 3.163 \$35000 MLS 36513	
DINING						LOT #4 2.532 \$33000 MLS 36514	
KITCHEN*						LOT #5 3.209 \$35000 MLS 36512	
FAMILY RM							
BATH							
BEDROOM						COVENANTS	
BEDROOM							
BEDROOM							
OCCUPANT		UNTIL		PHONE			
OWNERS MR. DENNIS M. & KAREN W. COWELL				PHONE 371-5612			
REALTOR PAUL G. MORGAN REALTY		CODE		PHONE 371-6431			
AGENT HARRY T. MILLER				PHONE 371-6125			



B 1 SEQUENCE NO. (OEP USE ONLY)
 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

STATE OF MARYLAND PERMIT TO DRILL WELL

please print or type

OEP PERMIT NUMBER

FA-81-3251
 fill in this form completely

OWNER INFORMATION

Date Received: 2-2-81

15 Last Name: [] Owner First Name: []
 36 Street or RFD: []
 57 Town: [] 70 State: 72 Zip: [] 76

B 3 LOCATION OF WELL

8 COUNTY: [] 21
 23 SUBDIVISION: [] 42
 SECTION: [] 44 46 LOT: [] 48 50
 52 NEAREST TOWN: [] 71
 MILES FROM TOWN (enter 0 if in town): [] 73 [] 76 [] 77 [] 78

DRILLER INFORMATION

Driller's Name: [] 77 License No. 80
 Firm Name: []
 Address: []
 Signature: [] Date: []

B 4 DIRECTION OF WELL FROM TOWN (CIRCLE BOX)

11 NEAR WHAT ROAD: [] 30
 ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX): [] NORTH [] WEST [] EAST [] SOUTH
 34 DISTANCE FROM ROAD: [] 37 ENTER FT or MI: [] 38 [] 39

B 2 WELL INFORMATION

APPROX. PUMPING RATE (GAL. PER MIN.): [] 8 [] 12
 AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY): [] 14 [] 20

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)

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL

COUNTY NAME: Frederick COUNTY NO. 86-368
 OEP SIGNATURE: [] STATE HEALTH INSERT S [] 41
 DATE ISSUED: [] 43 [] 48 CO SIGNATURE: [] EXP. DATE: []
 NORTH GRID: [] 50 [] 55 EAST GRID: [] 57 [] 63

APPROXIMATE DEPTH OF WELL: [] 24 [] 28 FEET

APPROXIMATE DIAMETER OF WELL: [] INCH NEAREST

METHOD OF DRILLING (circle one)

BORED (or Augered) JETTED Jetted & DRIVEN
 30 AIR-ROtary AIR-PERcussion ROTARY (Hydraulic Rotary)
 37 CABLE REverse-ROtary DRive-POINT
 other: []

SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X

SOURCES OF DRILLING WATER:

- well
-
-

WRITE THE BOX NUMBER FROM THE MAP HERE

E: [] 640
 N: [] 580

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

THIS WELL WILL NOT REPLACE AN EXISTING WELL
 THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
 39 THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY
 THIS WELL WILL DEEPEM AN EXISTING WELL
 PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE): [] 41 [] 52

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION

N

Sketch showing well location relative to roads and towns.

Not to be filled in by driller (OEP USE ONLY)

APPROP. PERMIT NUMBER: [] 54 GAP [] 63
 FORCE: [] 67 [] 68 WRITE INITIALS IN BOX: [] PERMIT No.: FA-81-3251 [] 70 [] 71 [] 72 [] 73 [] 74 [] 75 [] 76 [] 77 [] 78 [] 79

SPECIAL CONDITIONS

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

Paul

Well Tag No. FR-81-3256 Maryland Coordinate Location - North 590 East 640

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

OWNER THEOHARIS DENNIS ADDRESS 4396 AMETHYST CT. MIDDLETOWN MD
Last First
LOCATION OF PROPERTY NORTH HILL COURT

If Subdivision (Name) COWELL Lot 3 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 250 ft. Static Water Level 38 (When Not Pumping) Amount of Reservoir 318 Gallons (Depth of Water Column x 1.5/Gal/Ft.)

(2) All Depths At Which Water Was Encountered _____ / 105-215 Cased Off Flowing into Well

(3) Number of Dry Holes _____ Depths _____

(4) Amount of Casing Used 56 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 (6 Bags, Gallons)

Bit Size Through Overburden 9 Inches Other _____ Inches.

PERFORMANCE CHARACTERISTICS

(1) Yield of Well 6 Gallons Per Minute (Exact) Type of Test - (Rig) (Pump)

(2) Number of Hours Tested 1 Draw Down Water Level At The Time of Test 250

Any Additional Comments or Conditions Concerning The Well: _____

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

License Number 139

Robert Coline
Driller's Signature

Approved 10-28-89

Permit Number B8903232

Application Date 09/26/89

Applicant
THEOHARIS, DENNIS G.
3293 NORTH HILL COURT
MIDDLETOWN, MD 21769

Contractor
LEISURE DECKS
1598 ANDOVER LANE
FREDERICK, MD 21701
663-6069

Property Owner THEOHARIS, DENNIS G. & KRISTINA L. Number 03153576
Location 3293 NORTH HILL COURT Town MIDDLETOWN, MD 21769
Zone district R1 Land Use Tax Map 00055 Parcel 0167
Election district 03 Grid 0020 Subdivision COWELL SUBDIVISION
Subd-Code Section Block Lot 3 Liber 1341 Folio 0916
Directions 3293 NORTH HILL COURT

File Codes I Units Type of Improvement ADDITION

Principle Use P Frnt 93 Rght 31 Left 315 Rear 16X18 TO LEFT SIDE OF DWG.
Accessory 1
Accessory 2

Ownership PRIVATE Construction costs \$8,000 Mail permit to CONTRACTOR

Lot size 3.163 ACRES 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 0.0 Basement? Bath in basement? Laundry in bas?

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking 0 Unenclosed 0 Driveway staked? Property staked?

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

Finished square footage Unfinished 288 Number of stories 0

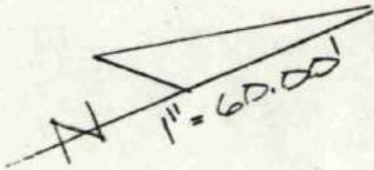
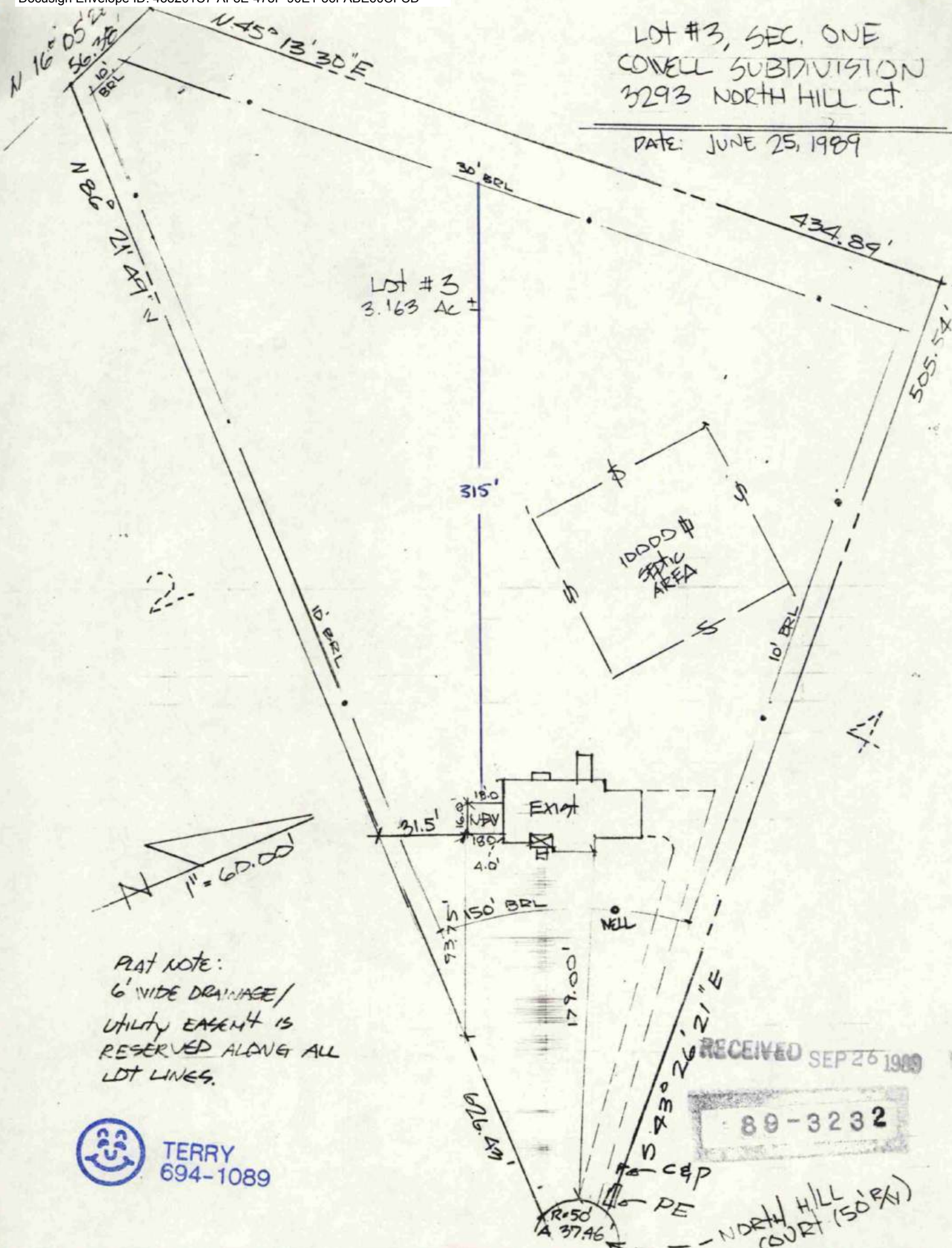
\$10.00 Total unfinished area building \$25.00 County Zoning Fee 1

\$35.00 Total Fees

Walter Haydel
10/2/89

LOT #3, SEC. ONE
CONELL SUBDIVISION
3293 NORTH HILL CT.

DATE: JUNE 25, 1989



PLAT NOTE:
6' WIDE DRAINAGE/
UTILITY EASEMENT IS
RESERVED ALONG ALL
LOT LINES.

 TERRY
694-1089

RECEIVED SEP 26 1989

89-3232

CEP
PE
R=50
A=37.46
NORTH HILL COURT (50' R/W)



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 2/10/2026 ■ ADDENDUM to Contract of Sale dated
between Buyer and Seller Jason Weisenthal
for Property known as 3293 N. HILL COURT, MIDDLETOWN, MD 21769

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, Ceiling Fan(s) # 5, Central Vacuum, Clothes Dryer, Clothes Washer, Cooktop, Dishwasher, Drapery/Curtain Rods, Draperies/Curtains, Electronic Air Filter, Exhaust Fan(s) #, Exist. W/W Carpet, Fireplace Screens/Doors, Fireplace Equipment, Freezer, Furnace Humidifier, Garage Opener(s) # 2, Garage remote(s) # 2, Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s) # 3, w/ Ice Maker(s) # 1, Satellite Dish, Screens, Shades/Blinds, Storage Shed(s) #, Storm Doors, Storm Windows, Stove or Range, TV Antenna, Trash Compactor, Wall Mount TV Brackets, Wall Oven(s) #, Water Filter, Water Softener, Window A/C Unit(s) #, Window Fan(s) #, Wood Stove

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

2. LEASED ITEM(S) INCLUDED:

- Fuel Tank(s), Solar Panels, Alarm System, 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, Sewage Disposal, Heating, Hot Water, Air Conditioning, Public, Well, Septic, Gas, Electric, Oil, Heat Pump, Other

Utility Service Providers: First Energy Corp

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

Buyer Signature Date Seller Signature Date 2/12/2026

Buyer Signature Date Seller Signature Date



HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 3293 N. HILL COURT, MIDDLETOWN, MD 21769
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

- 1. X I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. ___ I/We have filed ___ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. ___ I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

Multiple horizontal lines for describing claim details.

The current insurance company is: State Farm

DocuSigned by: Jason Weisenthal 2/12/2026
Seller's Signature/Date

Buyer's Signature/Date

Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 3293 N. HILL COURT, MIDDLETOWN, MD 21769

Legal Description: LOT 3- 3.163 ACRES NORTH HILL COURT COWELL SUBDIVISION

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? 5 years

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

Water Supply [] Public [X] Well [] Other
Sewage Disposal [] Public [X] Septic System approved for 4 (# of bedrooms) Other Type
Garbage Disposal [X] Yes [] No
Dishwasher [X] Yes [] No
Heating [] Oil [] Natural Gas [X] Electric [] Heat Pump Age 2021 [] Other
Air Conditioning [] Oil [] Natural Gas [X] Electric [] Heat Pump Age 2021 [] Other
Hot Water [] Oil [] Natural Gas [X] Electric Capacity 40 Age 2026 [] 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: 50 year shingles Age 0

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: Electric panel is less than a year old. Major upgrade

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: kitchen sink has 5 filters, reverse osmosis

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: Brand new gutters, along with brand new roof- 2026

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: we have an annual pest control contract in place

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: _____

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: _____

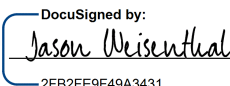
19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

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 3/11/2026

Seller(s) _____ Date _____

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 _____



FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyer) and **Jason Weisenthal** (Seller) for the property located in the County of Frederick, State of Maryland, described as **3293 N. Hill Court, Middletown, MD 21769** (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 questions 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.

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 groundwater 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 500kV 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 that 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/>

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:** The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at <https://www.fcps.org/> or call 240-586-8454.

DocuSigned by:
Jason Weisenthal 2/12/2026
25010949A3431...
Seller Date
Jason Weisenthal

Buyer Date

Seller Date

Buyer Date



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GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____

on Lot 3, Block _____, Subdivision COWELL SUBDIVISION,

3293 N. HILL COURT, MIDDLETOWN, MD 21769,

located in FREDERICK County, Maryland between

(Purchasers) _____

and (Sellers) Jason Weisenthal

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:

Jason Weisenthal

Seller FB2FE9F49A3431...

Purchaser

Seller

2/12/2026

Date

Purchaser

Date

FORM #1320

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 Jason weisenthal and Seller _____ for Property known as 3293 N. HILL COURT, MIDDLETOWN, MD 21769.

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.

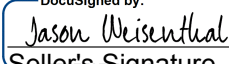
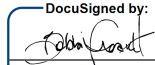
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <small>DocuSigned by:</small>  Jason Weisenthal </div> <div style="text-align: right;"> 2/12/2026 </div> </div>	Date
Buyer's Signature	Date	Seller's Signature	Date
Agent's Signature	Date	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <small>DocuSigned by:</small>  Bobbi Prescott </div> <div style="text-align: right;"> 2/10/2026 </div> </div>	Date

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:
Jason Weisenthal
2FB2FE9F49A3431... Date 2/12/2026

Buyer _____ Date _____ Seller _____ Date _____

Property Address 3293 N. HILL COURT, MIDDLETOWN, MD 21769





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.

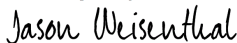
Consent for Dual Agency

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: 3293 N. HILL COURT, MIDDLETOWN, MD 21769

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

DocuSigned by:
 _____ 2/12/2026 _____
 Signature Date Signature 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:
Jason Weisenthal

2FB2FE9F49A3431...

DATE: 2/12/2026

DATE: _____



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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Maryland

To (Client's Name(s)): Jason Weisenthal



Property Address: 3293 N. HILL COURT, MIDDLETOWN, MD 21769

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

This is to give you notice that RE/MAX Results and Agent have business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following title and closing settlement service providers: Community Title Network, LLC, as an independently owned settlement company. Because of these relationships, this referral may provide RE/MAX Results and/or Agent 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 provider 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.**

TITLE INSURANCE CHARGES

Title Insurance Fees provided by Community Title Network, 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: \$600- \$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 and Agent are 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:

Jason Weisenthal

2/12/2026

Signature

Date

Signature

Date

