

Sales Associate: Bobbi Prescott, License# 603372
Broker of Record: Sandy Olson, License# 527089

Team Office: 6 W Main Street, Middletown, MD 21769
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

Disclosure Package:

**5905 Char Leigh Circle
Frederick, Maryland 21703**



Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Easement-Joint Driveway
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Solar Panel Addendum
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- 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, on the property website and in the MLS -



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall not be uploaded to the Multiple Listing Service)

Seller(s): Harrison Bicknell DIANE BICKNELL

Listing Broker: RE/MAX Results

Property Address: 5905 Char-Leigh Circle, Frederick, MD 21703

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.
2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ or 2.5 % of the purchase price.
3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ or % of the purchase price.
4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.
5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.
6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.
7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature **Date**

Buyer Signature **Date**

Buyer Signature **Date**

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature **Date**

RE/MAX Results

Listing Broker (Company Name)

DocuSigned by:
John Grant 4/6/2026

C58F6E71287646E

Listing Broker/Authorized Representative Signature **Date**

Signed by:
Harrison Bicknell 4/8/2026

Seller Signature **Date**

Signed by:
DIANE BICKNELL 4/8/2026

Seller Signature **Date**



Frederick County, Maryland

Property Report: 5905 CHAR LEIGH CIR
FREDERICK MD 21703

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



General Information

Municipality: None
 Tax Account: 1123440695
 Tax Map/Parcel: 0085/0173
 Plat: [0018/0158](#)
 Census Tract: 752302
 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: [01-001](#)
 Legislative District: [04](#)
 Congressional District: [6](#)
 Council District: [1](#)

Services Information

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

School Districts

High: Tuscarora High
 Middle: Ballenger Creek Middle
 Elementary/Primary: Carroll Manor Elementary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
 Fire Station Number: 31
 Fire Station: Westview/ United Fire Station
 Registered Sex Offenders Within 1/4 Mile: 0
 Reported Crimes Within 1/4 Mile (2017) * : 0
 Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

Library: [C. Burr Artz](#)
 Park: Elmer Derr Road Parcel E, Public Use Site
 Farmer's Market: [Jefferson Farmers Market](#)
 Golf Course: Frederick 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-1-134 / Carrollton Manor Rural Historic District
- F-1-180 / Schaeffer-Zimmerman House
- F-1-200 / George W. Myers Farmstead

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.

OWNERS CERTIFICATION & DEDICATION

We, M.K. Associates, Inc. owners of the property shown and described hereon, consent to and 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, walkways, and other easements, to public use, unless otherwise noted on this plat. We certify that there are no suits, actions of law, leases, liens, mortgages, trusts, 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 3-108, 1974 Edition and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

Marilyn S. Minker
MARLYN S. MINKER, SECRETARY

Jules S. Minker
JULES S. MINKER, PRESIDENT

The owners have sworn to and subscribed before me 30 day of March, 1978
 State of Florida County of Palm Beach
[Signature]
NOTARY PUBLIC

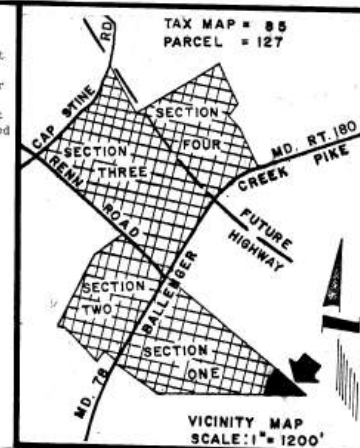
SURVEYORS CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the land conveyed to M.K. Associates, Inc. by Jules S. Minker and Marilyn S. Minker, his wife by deed dated May 26, 1977 and recorded in the Land Records of Frederick County, in Liber 1019 of Folio 335 and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 Edition, and as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

11-3-77
 DATE

[Signature]
 ELWOOD L. RENN
 R.P.L.D. MD. #3383

OWNER
 M & K ASSOCIATES, INC.
 & MEYER G. KUSHNER
 204 PAULA LYNN DRIVE
 SILVER SPRING, MD. 20904



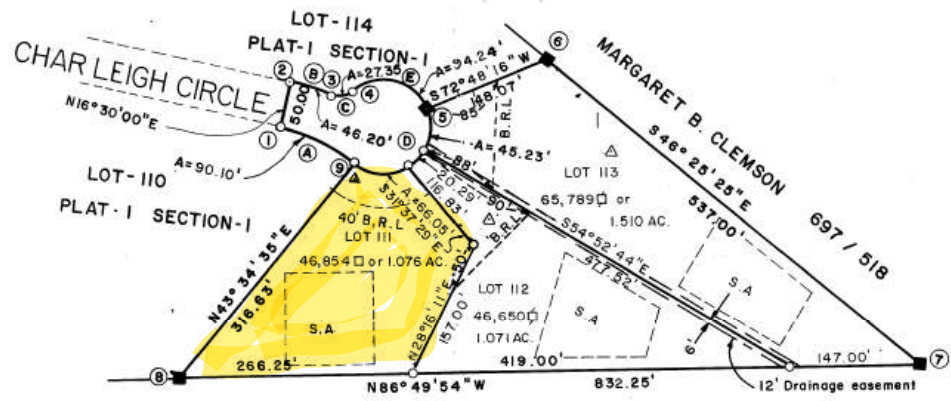
MORTGAGEES ASSENT
 WE, FRANK G. REMSBERG & C. MARIE REMSBERG, TRUSTEES,
 HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

[Signature]
FRANK G. REMSBERG, TRUSTEE

[Signature]
C. MARIE REMSBERG, TRUSTEE

COORDINATES		
NO.	NORTH	EAST
1.	3320.0670	4310.0119
2.	3368.0083	4324.2120
3.	3350.7270	4366.9836
4.	3352.4711	4392.9345
5.	3326.3903	4469.5138
6.	3370.1654	4610.9671
7.	3000.0000	5000.0000
8.	3045.9982	4169.0200
9.	3275.3859	4387.2827

LET.	RADIUS	CURVE DATA		TAN	CHORD	DIST.
		ARC	Δ			
A.	190.648	90.095	27°04'35"	45.905	S59°57'42"E	89.259
B.	240.648	46.201	11°00'00"	23.172	S68°00'00"E	46.130
C.	25.00	27.353	62°41'23"	15.227	N86°09'18"E	26.009
D.	50.00	225.816	258°45'58"			
E.	50.00	94.243	107°59'39"	68.812	S71°11'34"E	80.899



CLARENCE M. BOHN, ETUX 898 / 651

TOTAL AREA OF LOTS----- **3.657 AC.**
 TOTAL DEDICATED AREA----- **0.218 AC.**
 TOTAL AREA OF SUBDIVISION----- **3.875 AC.**
 TOTAL NUMBER OF LOTS----- **3**

GUARANTEE OF IMPROVEMENTS
 APPROVED
E-6-16-78 G.S.H.

FREDERICK COUNTY PLANNING COMMISSION

APPROVED: [Signature]
 DATE 9/1/78 SECRETARY OF CHAIRMAN

FREDERICK COUNTY HEALTH DEPARTMENT

[Signature]
 DATE 9/1/78 APPROVING AUTHORITY

- NOTES:
1. There must be gravity flow of sewerage to the entire septic area.
 2. No buildings, roads or wells are allowed in the 10,000 square foot septic reserve area.
 3. A six foot drainage and utility easement is now reserved along both sides of all lot lines.
 4. The Frederick County Health Department reserves the right to require that water wells be drilled on a lot and Well Completion Certificate submitted to the County Health Department which notes a water yield suitable for domestic purposes, prior to approval of sewerage disposal and building permits.

SYMBOLS

PROPOSED WELL

CONC. MON.

IRON PIPE

SEPTIC AREA

MIN. BUILDING RESTRICTION LINE

FRONT AS SHOWN

REAR 30 FT.

SIDE 10 FT.

BOTH SIDES 20 FT.

DATE REVISIONS

4/78 CHECK LIST

7/78 HEALTH DEPT.

8/78 CHECK LETTER

FINAL PLAT

LOTS 111, 112 AND 113

SECTION ONE PLAT FOUR

WEST FREDERICK HIGHLANDS

BUCKEYSTOWN ELECTION DISTRICT NO. 1

SITUATED ON BALLENGER CREEK PIKE

FREDERICK COUNTY, MARYLAND

SCALE: 1" = 100' NOV. 1977

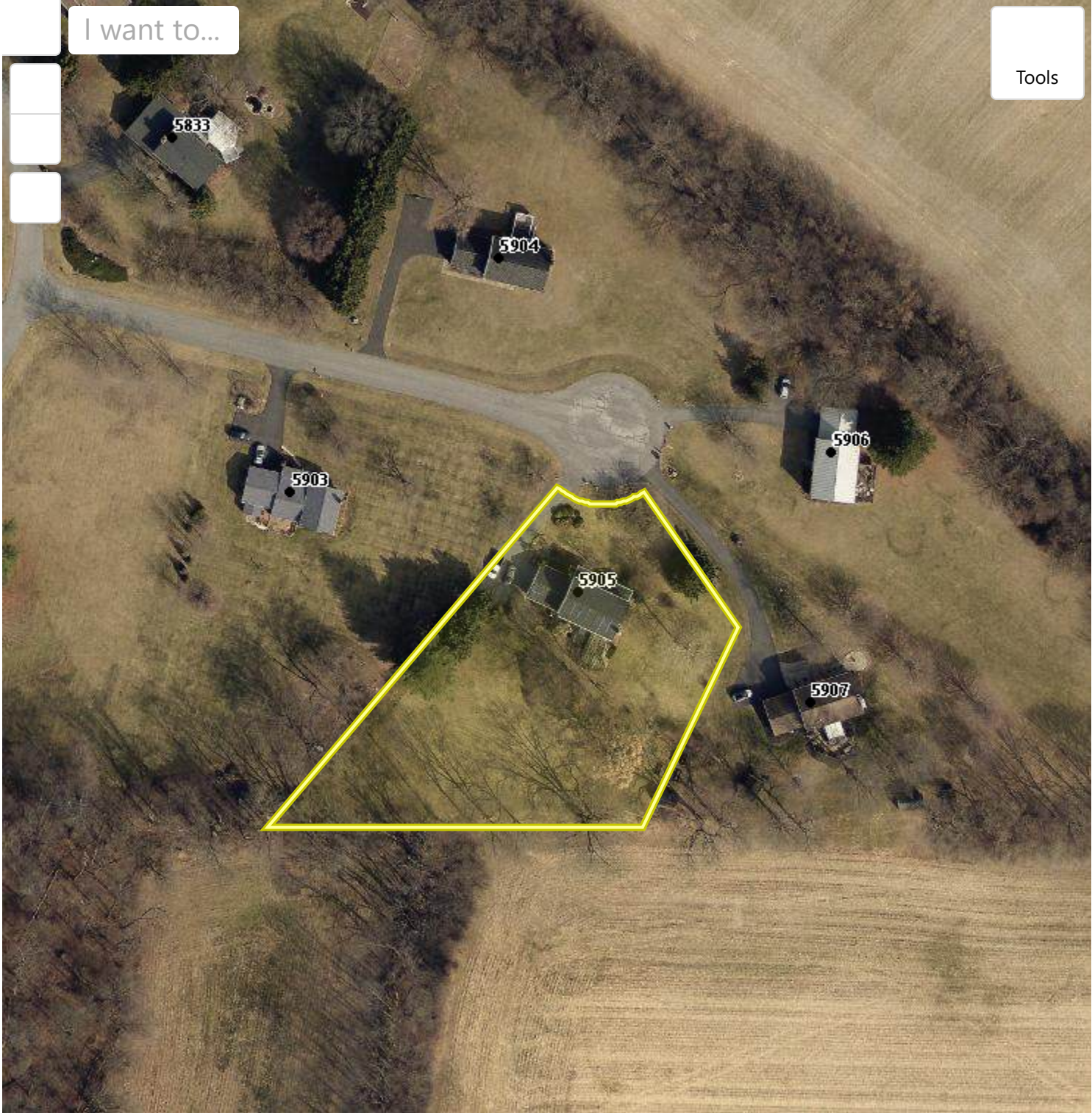


Frederick County,
Maryland

Search...

I want to...

Tools



 Street/A...

Aerial Imagery Street Map
Aerial Imagery

 0 50 100ft

Real Property Data Search ()
 Search Result for FREDERICK COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 23 Account Identifier - 440695

Owner Information

Owner Name: BICKNELL HARRISON **Use:** RESIDENTIAL
 BICKNELL DIANE **Principal Residence:** YES
Mailing Address: 5905 CHAR LEIGH CIRCLE **Deed Reference:** /16916/ 00089
 FREDERICK MD 21703

Location & Structure Information

Premises Address: 5905 CHAR-LEIGH CIR **Legal Description:** LT 111 SECT 1 PLAT 4
 FREDERICK 21703 1.07 AC CHAR LEIGH CIR
 CHAR LEIGH CIRCLE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0085	0023	0173	23010001.11	0000	1		111	2024	18 157	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1979	2,352 SF	600 SF	1.0700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	105,500	147,500		
Improvements	271,900	416,300		
Total:	377,400	563,800	501,667	563,800
Preferential Land:	0	0		

Transfer Information

Seller: LISZKA JOSEPH & ILENE **Date:** 06/24/2024 **Price:** \$707,000
Type: ARMS LENGTH IMPROVED **Deed1:** /16916/ 00089 **Deed2:**

Seller: **Date:** **Price:** \$0
Type: **Deed1:** /01099/ 00922 **Deed2:**

Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 09/07/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

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	23-440695	2026	FY	PRINCIPAL RESIDENCE	2788385	07/01/2025

BICKNELL HARRISON
 BICKNELL DIANE
 5905 CHAR LEIGH CIRCLE
 FREDERICK, MD 21703

Property Location
 5905 CHAR-LEIGH CIR

Property Description
 LT 111 SECT 1 PLAT 4
 1.07 AC CHAR LEIGH CIR
 CHAR LEIGH CIRCLE

Liber 16916 Folio 89

Charges	Assessment/Units	Rate	Amount
STATE TAXES	501,667	.112000	561.87
COUNTY TAXES	501,667	1.110000	5,568.50
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
HMSTD STATE TAX CR	-18,181	.112000	-20.36
HMSTD COUNTY TAX CR	-40,157	1.110000	-445.74
TOTAL			5,812.28
TOTAL DUE			5,812.28

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.
23-440695	2026	FY	2788385

Return this coupon with your payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	84.96	2,917.09
JAN	113.29	2,945.42
FEB	141.61	2,973.74

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

BICKNELL HARRISON
 BICKNELL DIANE
 5905 CHAR LEIGH CIRCLE
 FREDERICK, MD 21703

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820263027883859000028065290000000000

FREDERICK COUNTY MARYLAND

Parcel ID	Year	Bill Type	Bill No.
23-440695	2026	FY	2788385

Choose payment option below
Return this coupon with your payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-51.22	5,761.06
AUG	-25.62	5,786.66
SEP	0.00	5,812.28
OCT	58.12	5,870.40
NOV	116.26	5,928.54
DEC	174.36	5,986.64
JAN	232.50	6,044.78
FEB	290.62	6,102.90

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-25.61	2,954.54
AUG	-12.81	2,967.34
SEP	0.00	2,980.15
OCT	29.80	3,009.95
NOV	59.61	3,039.76

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

BICKNELL HARRISON
 BICKNELL DIANE
 5905 CHAR LEIGH CIRCLE
 FREDERICK, MD 21703

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630278838590000295454300000000000

COMPLETION CERTIFICATE EXCRETA DISPOSAL PLANT

FREDERICK COUNTY HEALTH DEPARTMENT

Date 7 / 11 / 79

Construction (Reconstruction) of the Excreta Disposal Plant,

Permit No. 78-4294

5905

Located West side Char-Leigh Circle, West Frederick Highlands, Lot 111

sect 1

on property owned by Ryan Homes, Inc., 198 Thomas Johnson Dr., Frederick, MD

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.

23440695

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

PJO/ppm

PER Paul J. Offutt

78- 4294

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.

APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT

Department of Permits and Inspections

Winchester Hall, Frederick, Maryland 21701

(301) 663-8300

FINAL INSPECTIONS APPROVED P.J. OFFUTT 7-10-19



Kaye

Date Applied

10/30/78

Map Grid 13-C-84

L.U. Code R1 A

Applicant: Ryan Homes, Inc. Fred, MD 21701 694-7220

Directions as to location in detail (road or street): W. side of Char Leigh Circle

Liber 982 Folio 404 Map 49 Parcel 104 Election District 26

Lot Number 111 Block West Fred. Highlands Subdivision

Contractor: Same Address Phone

Property Owner: Same Liber Folio

TYPE OF IMPROVEMENT: Winchester TYPE OF USE: One Family, Two Family, Three or More Family, Swimming Pool, Garage, Carport, Other. Size: 62 ft x 24 ft

Intended Use of Land Structure Other Than New Dwellings. Size: ft x ft. OWNERSHIP: Privately owned. CONTRACT PRICE \$ 41,000

Principle Use: Front 50 Ft, Right Side 25 Ft, Left Side 80 Ft, Rear 135 Ft. Accessory: Front, Right Side, Left Side, Rear

Lot Dimensions: Area: 1.076 Acres, Width (Front) 183, Depth (L. Side) 157, (Rear) 266, (R. Side) 317

Sewage System: Individual (checked), Community, Existing, Prop, WALTER KING

Water Supply: Individual (checked), Community, Existing, Prop

If individual home, number of: Bedrooms 2 1/2, Baths 2, Basement: Yes No, Bath in Basement, Partial

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

Number of Off-Street Parking Spaces: Enclosed 2, Unenclosed, Driveway to be staked: 2 - 3 weeks

Appliances: Garbage Disposal: Yes (checked) No, Automatic Washer: Yes (checked) No, Dishwasher: Yes (checked) 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 8, Roof: Asph, Other. Roof Construction: Truss, Other. 2. Fill this out for all other buildings. Masonary, 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

EXTERIOR DIMENSIONS: Basement Floor Area, Building Floor Area 2,000 sq. ft., Total Area, No. of Stories 2

Fees: Zoning \$ 10.00 Sed. Cont. \$ 2.00 Building \$ 129.76

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: [Signature] (Connection with Operation)

MAILING ADDRESS:

ZIP CODE PHONE

Percolation Test 3 MINS @ 9' Depth to Porous Soil _____ ft
 Minutes

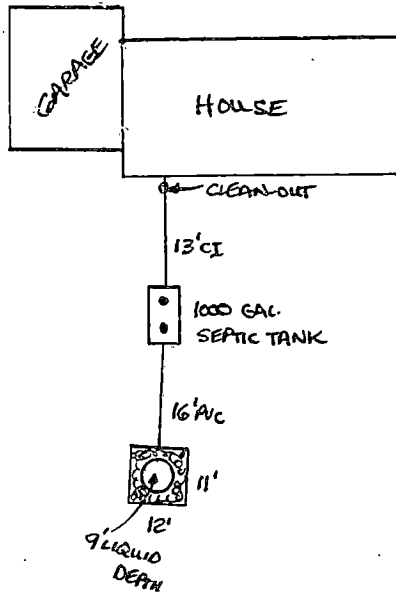
Septic Tank Capacity 1000 gal. Type Tank PRECAST CONCRETE
 Size of Tank _____ x _____ x _____
 Length Width Depth

Tile Field: Total Length of Tile _____ f
 Trenches: _____
 Number Length Width

Seepage Pit: 9' 11' x 11' 2
 Depth Size Number

Effective Depth _____ sq. ft. of Seepage Area _____
 Distance from Bottom of Pit to Water Table NOT DETERMINED f
 Distance of Closest Part of Sewage Disposal System to Nearest Water Supply 75' f

Sewage disposal system to be installed by WALTER KING
 (Name and address)



RECEIVED

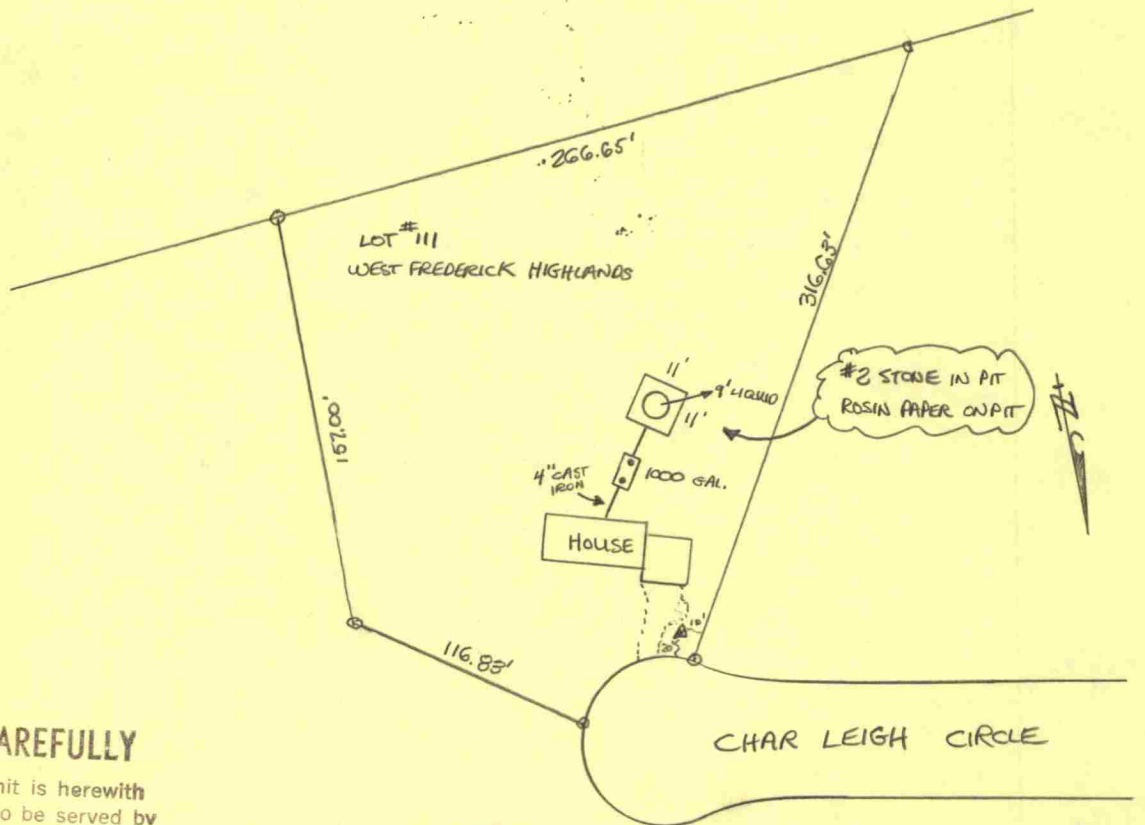
31 1070

FREDERICK COUNTY
HEALTH DEPT.

NOT DRAWN TO SCALE

- ① NO BASEMENT BATHROOM FACILITIES!
- ② NO PART OF SEPTIC SYSTEM TO BE MORE THAN 2' BELOW ORIGINAL GRADE.
- ③ INSTALL SYSTEM AS HIGH AS POSSIBLE IN SEPTIC AREA
(NOTE: SEPTIC AREA BEGINS APPROXIMATELY 30' FROM HOUSE)
- ④ SEPTIC TANK MUST BE 75' FROM ALL WELLS.
- ⑤ SEEPAGE PIT MUST BE 100' FROM ALL WELLS.

R.J. OFFUTT
1-18-79



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
7/31/79

FREDERICK COUNTY HEALTH DEPARTMENT

Permit No. 78-2614

Frederick County Approval Certificate For Well Installation

Owner of Property Ryan Homes, Inc. Driller _____

Street or R.F.D. 198 Thomas Johnson Drive Street or R.F.D. _____

Post Office Frederick, MD 21701 Post Office _____

Location of property West side of Char Leigh Circle

If Subdivision: Name West Frederick Highlands Block or Section I Lot No. 111

Well to furnish water to: House x Commercial establishment _____ Other _____

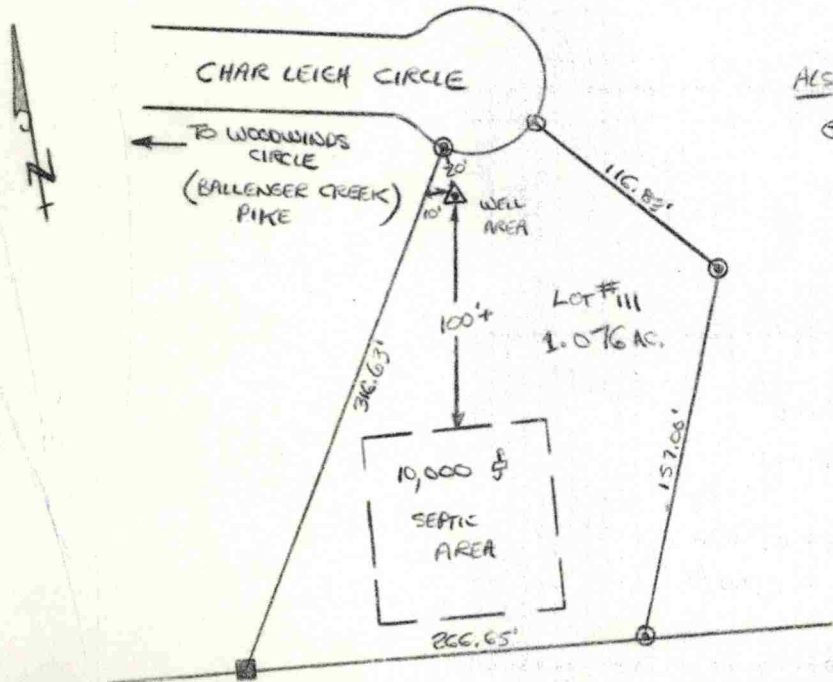
Lot Size: Width (front) _____ Depth (l. side) _____ Area of lot _____ sq.ft.
(rear) _____ (r. side) _____ 1.076 acres

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 fifteen (15) 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.

Date 11-8-78
Signature of Applicant [Signature]
Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT AND MADE A PART OF THIS APPLICATION

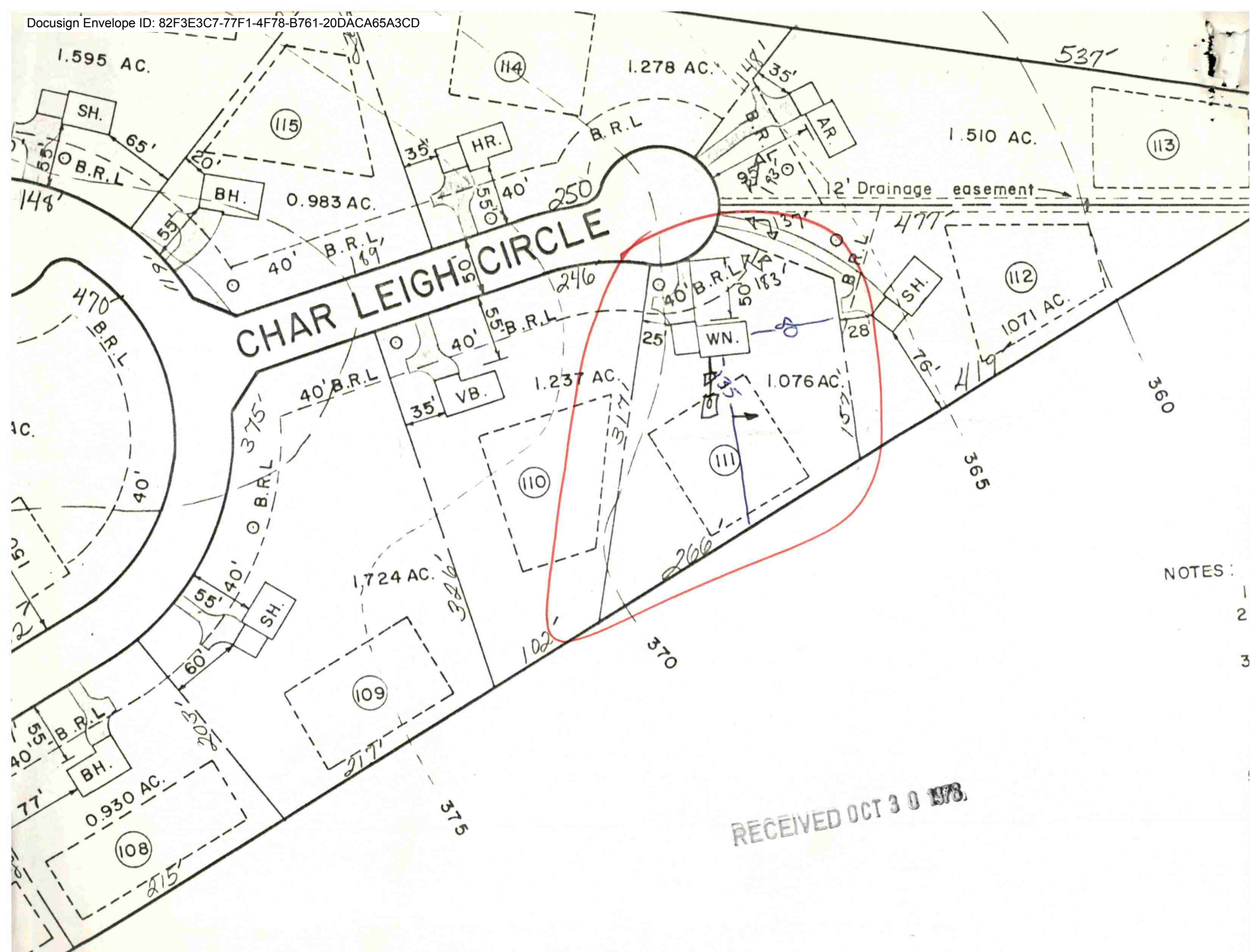
NOTE - WELL TO BE LOCATED 100' FROM SEPTIC SYSTEM SEEFFAGE AREAS OF ALL ADJOINING PROPERTIES
ALSO - DRAWINGS NOT TO SCALE
⊗ - WELL LOCATED ACCORDING TO RECORD PLAT.



VOID
AFTER THIS DATE
5/31/79

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

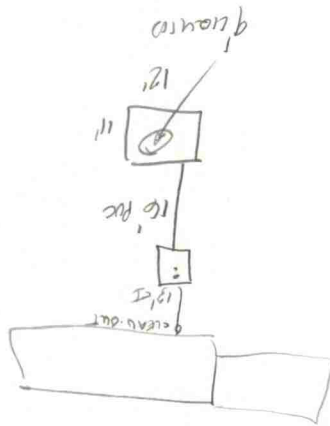
The property described above has been inspected and the well site approved as shown.
Date of approval 11-21-78 Sanitarian [Signature]



NOTES:
 1
 2
 3

RECEIVED OCT 30 1978

RECEIVED
OCT 31 2011
FREDERICK COUNTY
HEALTH DEPT.



STATE OF MARYLAND

WATER RESOURCES ADMINISTRATION
TAWES STATE OFFICE BLDG., ANNAPOLIS, MARYLAND 21401
APPLICATION FOR PERMIT TO DRILL WELL

WRA PERMIT NUMBER

FILL IN THIS FORM COMPLETELY

1, 2, 3 (SEQ. NO.) 6
(THIS NUMBER IS TO BE PUNCHED
IN COLS. 3-6 ON ALL CARDS)

DATE RECEIVED
(WRA USE ONLY)

OWNER: RYAN Home Inc.
COL 15 LAST NAME FIRST NAME COL. 34

STREET OR RFD: 198 THOMAS JOHNSON DR.
COL 36 COL. 55

POST OFFICE: FREDERICK MD 21701
COL 57 COL. 76

B 1 CONTINUED DRILLER INFORMATION

1 2 3 (SEQ. NO.) 6

DATE: 12/4/78 LICENSE NUMBER: 293
77 80

FIRST NAME: Roy F. Harley Sr. DRILLER LAST NAME

SIGNATURE: Roy F. Harley Sr.

B 3 LOCATION OF WELL

1 2 3 (SEQ. NO.) 6

COUNTY: FREDERICK CO. (DO NOT ABBREVIATE COUNTY NAME) 21

SUBDIVISION: WEST FREDERICK HIGHLANDS 23 42

SECTION: 1 LOT: # 111
44 46 48 50

NEAREST TOWN: FREDERICK 52 71

MILES FROM TOWN (ENTER 0 IF IN TOWN): 4 73 76 77 78

B 2 WELL INFORMATION

1 2 3 (SEQ. NO.) 6

MAXIMUM PUMPING RATE (GALLONS PER MINUTE): 3 8 12

AVERAGE DAILY QUANTITY NEEDED (GALLONS PER DAY): 800 14 20

B 4 DIRECTION FROM TOWN
(CIRCLE APPROPRIATE BOX)

1 2 3 (SEQ. NO.) 6

N NORTH E EAST NE NORTHEAST SE SOUTHEAST

S SOUTH W WEST NW NORTHWEST SW SOUTHWEST

NEAR WHAT ROAD: BALLENBERG CREEK PIKE 8 8 9 8 9

ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX): N S E W 11 30

DISTANCE FROM ROAD (ENTER DISTANCE AND CIRCLE APPROPRIATE BOX): 300 32 32 32 32 37 38 39

USE FOR WATER (CIRCLE APPROPRIATE BOX)

D HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY)

F FARMING, AGRICULTURE, IRRIGATION

I INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOVERNMENT.

M MUNICIPAL WATER SUPPLY

P PRIVATE WATER COMPANY

T TEST

MUST HAVE STATE HEALTH DEPT. APPROVAL

DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS, ROADS AND STREAMS WITH NORTH IN THE DIRECTION OF THE ARROW, AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION OR STREAM CROSSING SHOWN ON THE SKETCH. ALSO SHOW, BY MEANS OF AN "X", THE WELL LOCATION IN THE BOX BELOW AND THE BOX NUMBER FROM THE WELL LOCATION MAP.

APPROXIMATE DEPTH OF WELL: 200 FEET
24 28

APPROXIMATE DIAMETER OF WELL: 6 (NEAREST INCH)

METHOD OF DRILLING USED (CIRCLE APPROPRIATE METHOD)

BORED (OR AUGERED) JETTED DRIVEN

30-37 AIR-ROTARY AIR-PERCUSSION ROTARY (HYDRAULIC ROTARY)

CABLE REVERSE-ROTARY DRIVE-POINT

OTHER (DESCRIBE):

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

N THIS WELL WILL NOT REPLACE AN EXISTING WELL

Y THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED

S THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY

D THIS WELL WILL DEEPEM AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

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

APPROPRIATION PERMIT NUMBER: 54 ENGINEER REVIEW DISTRICT NO.: 63

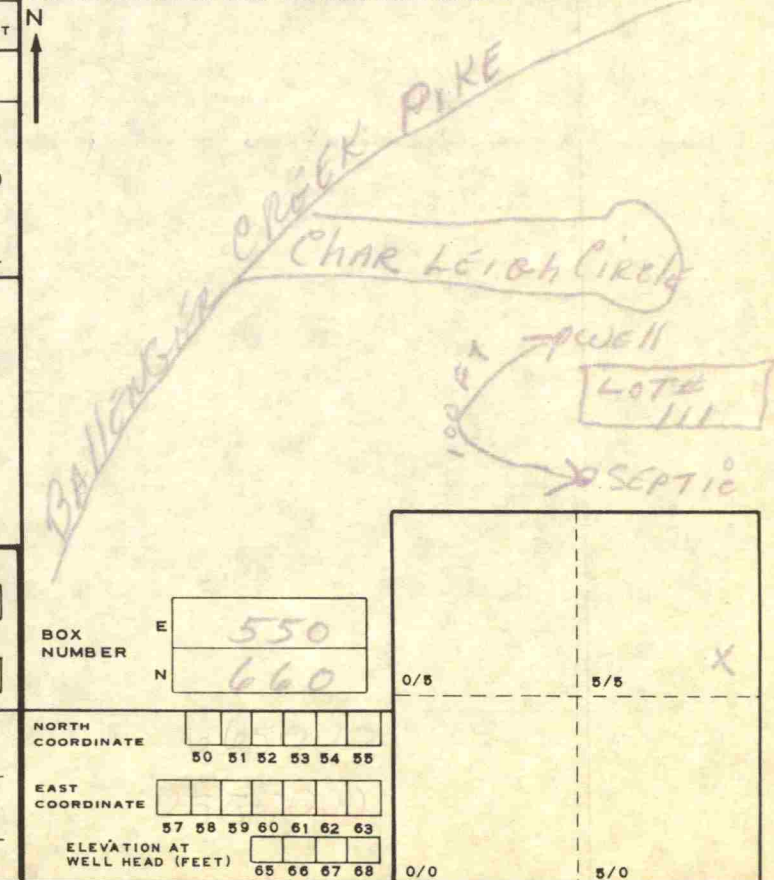
FORCE: WRITE INITIALS IN BOX: CONDITIONS:

B 4 HEALTH DEPARTMENT APPROVAL

1 2 3 (SEQ. NO.) 6

41 STATE HEALTH (CIRCLE BOX) COUNTY NAME: COUNTY NO.:

MO. DAY YR. DATE: APPROVED BY:



B 5 SPECIAL CONDITIONS 8-63 (WRA USE ONLY)

1 2 3 (SEQ. NO.) 6

offprint

THE FREDERICK COUNTY DEPARTMENT OF HEALTH
12 East Church Street
Winchester Hall
Frederick, Maryland
21701

NOTE — To be completed by well driller. Copy to be sent to the Frederick County Health Department within fifteen (15) days after completion of drilling.

HEALTH DEPARTMENT COMPLETION CERTIFICATE FOR PRIVATE WELLS

Owner of property RYAN HOMES Driller HARVEY WELL DRILLING INC Date _____
Address 198 THOMAS JOHNSON Address 704 PATRICK ST
Exact location of property where well was drilled WEST FREDERICK HIGHLANDS WEST SIDE OF CHARLIE'S CIRCLE
If Subdivision: Name WEST FRED HIGHL Block No. E Section 24 Lot No. 24
Permit No. FR-73-6725 (This is the number issued by the Department of Geology.) *See I III*

CONSTRUCTION AND PERFORMANCE CHARACTERISTICS OF WELL.

- (1) Diameter of largest bit 9".
- (2) Ground water encountered at 175-250 ft.
- (3) At what depth was first vein of water encountered 175 ft. Cased off: Yes _____ No
- (4) Total depth of well 285 ft. Standing water level in well below ground surface when not pumping 100 ft.
- (5) Casing: Diameter of casing 6 5/8" Length of metal casing 21 ft
Are casing joints water tight? Yes No _____ How were these joints sealed?
by Welding
by Threaded Sleeve _____
Finished casing terminates 1 ft. above ground level 20 ft. below ground level.
- (6) Well cement grouted: Yes No _____ To what depth 21 ft.
(if answer to No. 6 is NO an acceptable explanation in detail is necessary _____)

- (7) Yield of well: 6 gal. per min. No. of hours pump operated at this rate during test 4 hours 0 minutes.
- (8) Log of materials encountered during drilling limestone

I hereby certify that the above information concerning this well is true and correct.

Harvey Well Drilling Inc
Well Driller
Dept. of Geology, Mines and Water Resources
License No. 293

1 2 3 (SEQ. NO.) 6
(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

STATE OF MARYLAND
WATER RESOURCES ADMINISTRATION
TAWES STATE OFFICE BLDG., ANNAPOLIS, MD. 21401
WELL COMPLETION REPORT

THIS REPORT MUST BE SUBMITTED IN 30 DAYS AFTER WELL COMPLET
FILL IN THIS FORM COMPLETELY
COUNTY NUMBER

DATE RECEIVED (WRA USE ONLY) 8-13
DATE WELL COMPLETED 15 20
DEPTH OF WELL 22 (TO NEAREST FOOT) 26
PERMIT NO. FROM "PERMIT TO DRILL WELL" 28 29 30 31 32 33 34 35 36 37
DRILLERS IDENTIFICATION NO.

OWNER LAST NAME FIRST NAME
STREET OR RFD POST OFFICE

WELL LOG
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING
DESCRIPTION (USE ADDITIONAL SHEETS IF NECESSARY)
FEET FROM TO
CHECK IF WATER BEARING

GROUTING RECORD
WELL HAS BEEN GROUTED (CIRCLE APPROPRIATE BOX) YES Y NO N
TYPE OF GROUTING MATERIAL (CIRCLE BOX) CEMENT CM BENTONITE CLAY BC
NO. OF BAGS NO. OF POUNDS
GALLONS OF WATER
DEPTH OF GROUT SEAL (TO NEAREST FOOT) FROM 48 FT. TO 54 FT.

CASING RECORD
INSERT APPROPRIATE CODE BELOW
STEEL ST CONCRETE CO
PLASTIC PL OTHER OT
MAIN CASING TYPE NOMINAL DIAMETER TOP (MAIN) CASING (NEAREST INCH) TOTAL DEPTH OF MAIN CASING (NEAREST FOOT)

OTHER CASING (IF USED)
DIAMETER (INCH) DEPTH (FEET) FROM TO
SCREEN TYPE OR OPEN HOLE
STEEL ST BRASS OR BRONZE BR OPEN HOLE HO
PLASTIC PL OTHER OT

SCREEN RECORD
INSERT APPROPRIATE CODE BELOW
STEEL ST BRASS OR BRONZE BR OPEN HOLE HO
PLASTIC PL OTHER OT
C 2 (SEQ. NO.)
DEPTH (NEAREST WHOLE FOOT) FROM TO

EACH SCREEN
DIAMETER OF SCREEN (NEAREST INCH) FROM 56 TO 60
GRAVEL PACK
IF WELL DRILLED WAS A FLOWING WELL CIRCLE BOX 68 F
WRA USE ONLY (NOT TO BE FILLED IN BY DRILLER) (E.R.O.S.)
TELESCOPE CASING T 70 LOG INDICATOR W 72 OTHER DATA AVAILABLE W Q 74 75 76

PUMPING TEST
C 3 (SEQ. NO.)
HOURS PUMPED (TO NEAREST HOUR) 8 9
PUMPING RATE (GALLONS PER MINUTE TO NEAREST GALLON) 11 15
METHOD USED TO MEASURE PUMPING RATE ROTARY
WATER LEVEL: (DISTANCE FROM LAND SURFACE) BEFORE PUMPING 17 (NEAREST FOOT) 20
WHEN PUMPING 22 (NEAREST FOOT) 25
TYPE OF PUMPED USED (CIRCLE APPROPRIATE BOX) A AIR 27 P PISTON 27 T TURBINE 27 C CENTRIFUGAL 27 R ROTARY 27 O OTHER (DESCRIBE BELOW) 27 J JET 27 S SUBMERSIBLE 27

PUMP INSTALLED
TYPE OF PUMP (WRITE APPROPRIATE LETTER IN BOX - SEE ABOVE: A, C, J, P, R, S, T, O) 29
DRILLER WILL INSTALL PUMP (CIRCLE APPROPRIATE BOX) YES Y NO N
CAPACITY: GALLONS PER MINUTE (TO NEAREST GALLON) 31 35
PUMP HORSE POWER 37 41
PUMP COLUMN LENGTH (NEAREST FOOT) 43 47
CASING HEIGHT (CIRCLE APPROPRIATE BOX AND ENTER CASING HEIGHT) + ABOVE } LAND SURFACE } - BELOW } (NEAREST FOOT) 49 50 51

LOCATION OF WELL ON LOT
SHOW PERMANENT STRUCTURE SUCH AS BUILDINGS, SEPTIC TANKS, AND/OR OTHER LAND MARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL).

CIRCLE APPROPRIATE BOXES
A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
E ELECTRIC LOG OBTAINED
P TEST WELL CONVERTED TO PRODUCTION WELL
I HEREBY CERTIFY THAT I HAVE COMPLIED WITH ALL CONDITIONS STATED ON THE ABOVE-CAPTIONED "PERMIT TO DRILL WELL", AND THAT INFORMATION CONTAINED IN THIS REPORT IS TRUE, ACCURATE, AND COMPLETE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
DRILLERS NAME
SIGNATURE

4/27/81

PERMIT NUMBER
81-8372

CERTIFICATE OF OCCUPANCY FROM BUILDING INSPECTOR IS REQUIRED BEFORE THIS BUILDING MAY BE OCCUPIED. NO SEPARATE ELECTRIC & PLUMBING PERMITS ARE REQUIRED IF THESE ARE TO BE INSTALLED.

APPLICATION FOR ZONING CERTIFICATE/BUILDING PERMIT
Department of Permits and Inspections
Winchester Hall, Frederick, Maryland 21701



Date Applied
4-23-81
Map Grid
L.U. Code R1

Applicant Address 5905 Charleigh Cr. Phone
Liozka, Joseph J. Fred., Md. 21701 662-6509

Directions as to location in detail (road or street)
Charleigh Circle at Cul de sac

Liber Folio Map Parcel Election District
85 127 1

Lot Number Sec 1 Block Subdivision
111 W. Frederick Highlands

Contractor Address Phone
Same

Property Owner Liber Folio
Same

TYPE OF IMPROVEMENT TYPE OF USE
 New
 Addition
 Alteration
 Repair
 Demolition
 Mobile Home Placement
 Other
 One Family
 Two Family
 Three or More Family
 Swimming Pool
 Garage
 Carport
 Other deck

Intended Use of Land Structure Other Than New Dwellings
adding deck to rear of existing dwelling
Octagon in shape
Size: 8 ft. x 23 ft. x 16
OWNERSHIP
 Privately owned Publicly Owned
CONTRACT PRICE \$ 900.00
IF NONE, MATERIAL & LABOR COST \$

Principle Use: Yards Accessory: Yards
Front _____ Ft. Front n/c Ft.
Right Side _____ Ft. Right Side 65 Ft.
Left Side _____ Ft. Left Side 90 Ft.
Rear _____ Ft. Rear 120 Ft.

Lot Dimensions:
Area:
Width (Front) 116.83 (Rear) 266.25
Depth (L. Side) 157.00 (R. Side) 316.00

Sewage System:
 Individual Existing
 Community

Water Supply:
 Individual Existing
 Community

If individual home, number of:
Bedrooms Bath in Basement Yes No
Baths n/a Partial Yes No
Basement: Yes No

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: exists

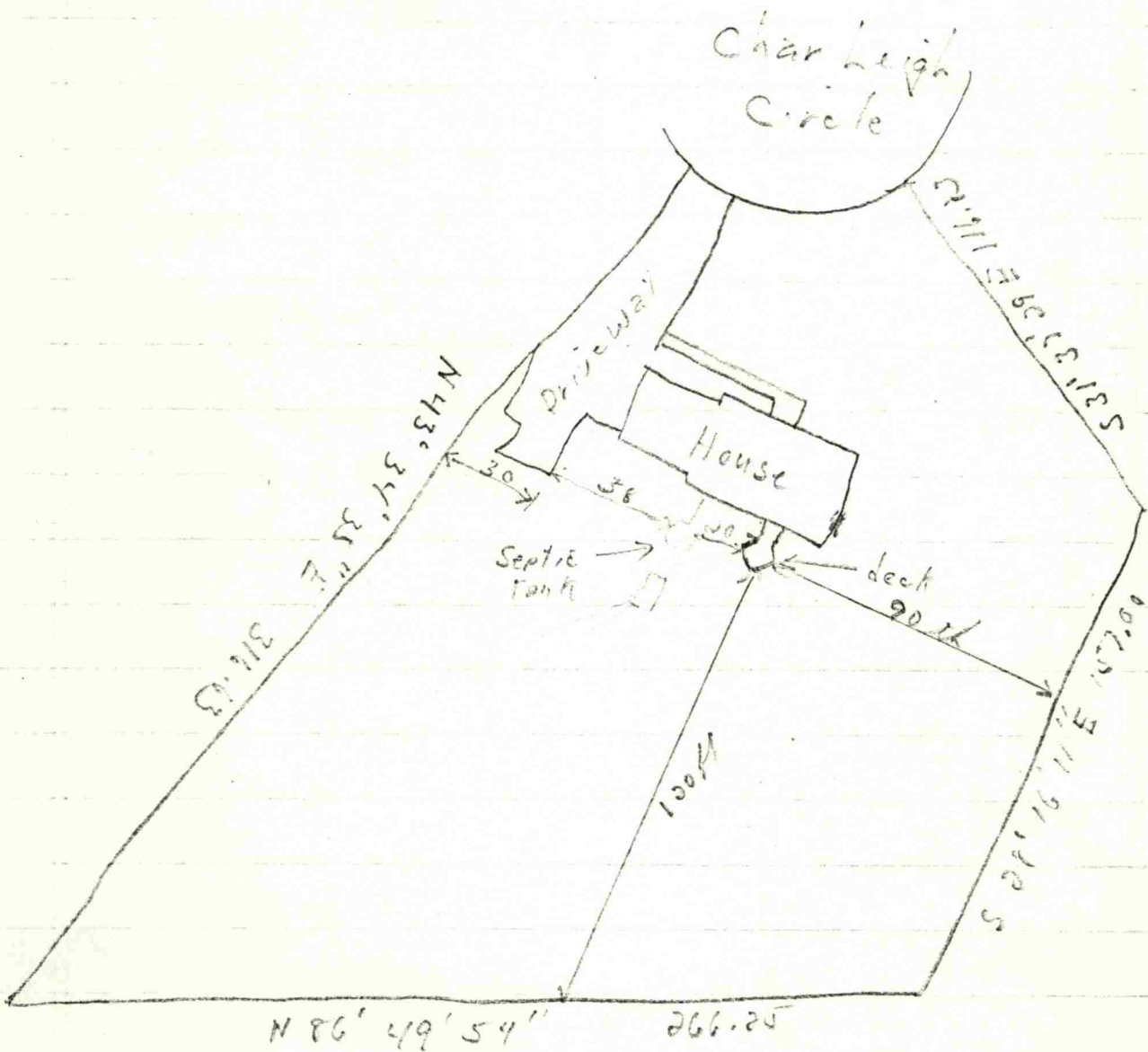
Appliances:
Garbage Disposal: Yes No
Automatic Washer: Yes No
Dishwasher: Yes No n/a

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 _____ Roof: Asph. Other
Roof Construction: Truss Other
2. Fill this out for all other buildings
 Masonry Structure Steel
 Wood Frame Reinf. Concrete
TYPE OF HEATING FUEL
 Gas Electricity
 Oil n/a 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

EXTERIOR DIMENSIONS
Basement Floor Area _____ sq. ft. Building Floor Area 240 sq. ft.
Total Area _____ sq. ft. No. of Stories 2
Fees: Zoning \$ 10.00 Sed. Cont. \$ Building \$ 10.00
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 Heu S. Liozka (Connection with Operation)
MAILING ADDRESS _____
ZIP CODE _____ PHONE _____

RECEIVED APR 27 1981

Joseph LISZKA
5965 Char Leigh Circle
Frederick Md 21701



Lot 111
Sect one Plat Four
West Frederick Highland

Matrell

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

BM
Environmental Health

Permit Number B9200320

Application Date 02/13/92

Applicant
LISZKA, JOSEPH
5905 CHAR LEIGH CIRCLE
FREDERICK, MD 21701
662-6509

*Approved
2-18-92*

Contractor
BUSH CREEK CONTRACTORS INC. MHIC #11806
4723 REELS MILL ROAD
FREDERICK, MD 21701
831-4255

Property Owner LISZKA, JOSEPH J JR & ILENE S Number 23440695
Location 5905 CHAR LEIGH CIRCLE Town FREDERICK, MD 21701
Zone district R Land Use Tax Map 00085 Parcel 0173
Election district 23 Grid 0023 Subdivision WEST FREDERICK HIGHLANDS
Subd-Code Section 1 Block Lot 111 Liber 1099 Folio 0922
Directions 5905 CHAR LEIGH CIRCLE

File Codes J Units Type of Improvement OTHER

Principle Use 0 Use Frnt Rght Left Rear Size/Intended Use of Land
Accessory 1 ADDING FULL BATH IN EX
Accessory 2 ROOM

Ownership PRIVATE Construction costs \$9,000 Mail permit to APPLICANT

Lot size ACRE 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 1.0 Basement? Bath in basement? Laundry in bas?

Commercial--> Number of persons using sanitary facilities
Hours

Enclosed parking Unenclosed Driveway staked? Property staked?

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

Finished square footage Unfinished Number of stories 0

NO CHANGE IN BDRMS TOTAL TO REMAIN 4
TOTAL BATHRMS WILL BE 3

\$20.00 Total finshed area building fe \$25.00 County Zoning Fee 1

\$45.00 Total Fees

*David Matrell
2-18-92*

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER 18943

223
SUBMITTED BY: dt

APPLICATION TYPE : RESIDENTIAL BLDG USES PERMIT
APPLICATION DATE: 02/18/2005

APPROVED

APPLICANT(S)

-JOSEPH J LISZKA JR.
-ILENE S LISZKA
-ED KEFAUVER
CONSTRUCTIVE BLDRS INC

CONTRACTOR/CONTACT

- CONSTRUCTIVE BUILDERS INC.
Lic #: 40846
Exp. Date: 9/26/2005
8501 ROSEBUD CT
MIDDLETOWN, MD 21769-
Day Phone: (301)473-8787 x

MAR 02 2005

PROPERTY INFORMATION

TAX ID NUMBER: 23440695

TOWN NAME: FREDERICK

STREET ADDRESS: 5905 CHAR LEIGH CIR

UNIT/SUITE NUMBER :

SUBDIVISION: *West Frederick Highlands*

LOT NUMBER : 111 *See 1*

TAX MAP: 0085 *Parcel 173*

INCORPORATED TOWN : N

PARCEL: 23440695

SEWER TYPE: SEPTIC

WATER TYPE : WELL

PROPERTY OWNER: JOSEPH J LISZKA JR.

RELATED PERMIT NUMBERS:

ILENE S LISZKA

AP NAME LISZKA, JOSEPH

PROJECT/PHASE NAME

TYPE OF WORK ADDITION

DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION COMPLETE

BUILDING USE

DECLARED VALUE \$ 17,500

DESCRIPTION OF WORK 2 LEVEL DECK W/STEPS

LOCATION

BUILDING AREA 0	Septic Details:	Grading/Driveway Info:
SETBACKS	New Septic? N	Lot Size in Sq. Ft. 0
FRONT 0	Septic Repair? N	Lot Dimensions
REAR 97	Constructed Area Staked?	Dist. Area in Sq Ft 0
RIGHT 75	Sand Mound?	Cut/Fill in CY 0
LEFT 65	Conventional?	Is Driveway New? N

Reame Beal 3-1-05

NBDU

*Do not infringe
in reserve area*

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER **18943**

Residential Uses

Permit Details:

Construction Type COMPLETE Minor Permit N
 Additional Plumbing? Y/N N Additional Electrical? N
 Associated Bldg Permit? Y/N

Addition/Alteration Details:

Type of Addition DECK W/STEPS TO GRADE
 Sq. Ft. of Addition 560
 Type of Alteration
 Sq. Ft. of Alteration 0
 When complete, total # of bedrooms 0
 If garage, # of cars 0

<u>New Room</u>	<u>Existing Room</u>
-----------------	----------------------

Accessory Use Details:

Accessory Use
 Sq. Ft. of Accessory Footprint 0.00
 If Hot Tub, Is it on a Wood Deck?
 If Fence, Specify Type
 Fence Location
 Fence Height 0 ft. 0 in.
 If Slab only - What is future intended use?

Plans:

Construction 2
 Plot 11

Basement Information:

Materials:

Mechanical:

Egrees Type
 Bath
 Laundry

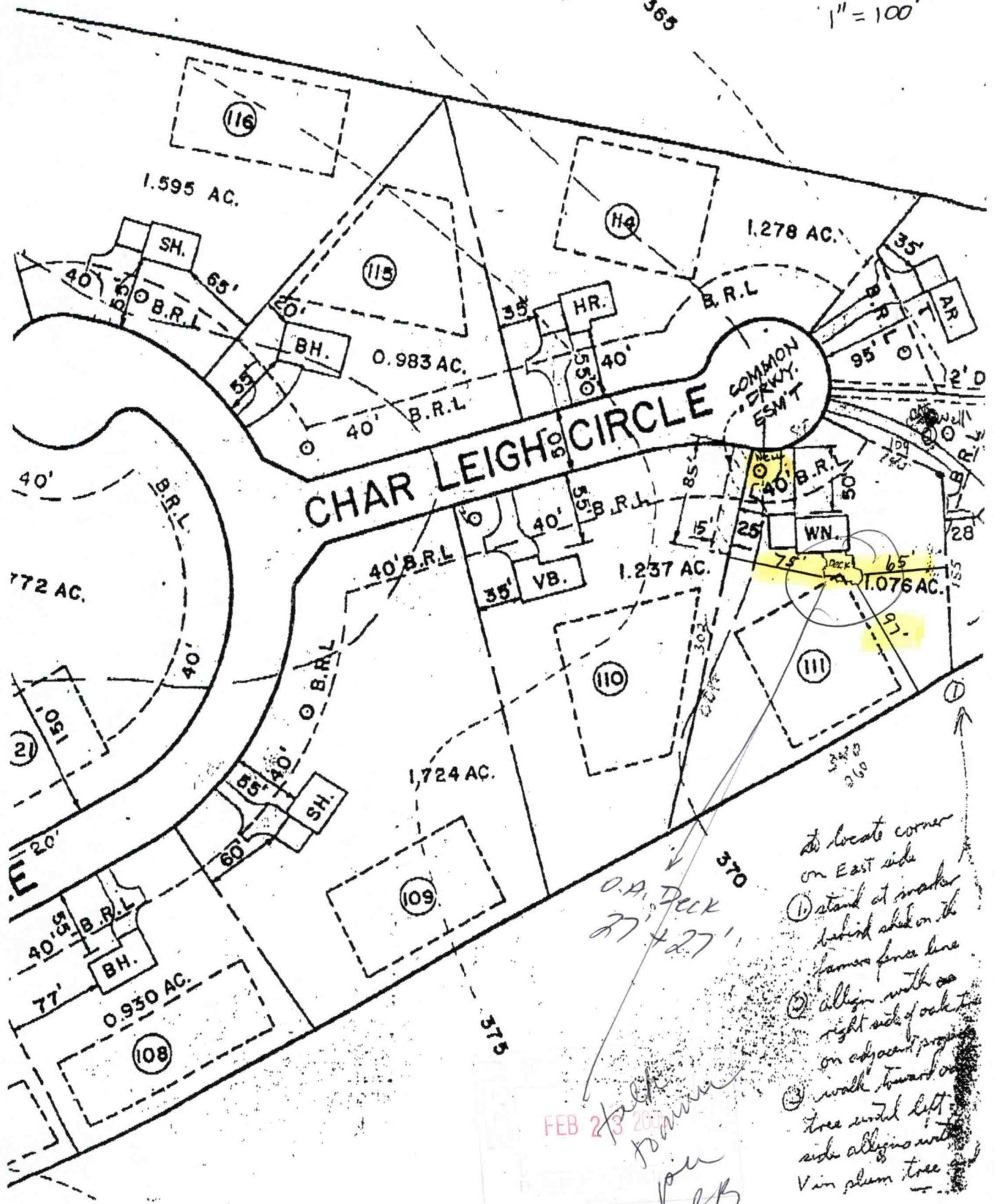
 # of Units 0
 Bldg/Row 0
 # of Bedrooms 0
 # of Baths (half) 0

Foundation Wall
 Exterior Wall Const.
 Exterior Wall Cov.
 Roof Type
 Roof Composition
 Interior Wall
 Floor Covering

Heating Fuel
 Heating System
 Central Air Chimney
 Fireplace

 If gas, New Propane Tank?

1" = 100'



to locate corner
 on East side
 ① stand at marker
 behind shed on the
 frames fence line
 ② align with on
 right side of oak tree
 on adjacent property
 ③ walk toward oak
 tree until left
 side aligns with
 Van plum tree

FEB 23 2011

Handwritten notes: "Handwritten notes including 'PB' and other illegible scribbles."

Handwritten notes: "Handwritten notes including 'PB' and other illegible scribbles."

do not refuse in rooms
 # 5. 18943
 center of house

Frederick County Circuit Court	
IMP FD SURE	\$40.00
RECORDING FEE	\$20.00
TOTAL	\$60.00
SKD EM	
Sep 05, 2025	02:57 pm

Tax ID's: 23-440555 & 23-440695

Treasurer of Frederick Co., MD
Recordation Tax Pd: \$0.00
09/05/2025 JM

MODIFICATION OF DECLARATION OF JOINT DRIVEWAY EASEMENT

THIS MODIFICATION OF DECLARATION OF JOINT DRIVEWAY EASEMENT (hereinafter "Agreement") made this 11th day of September, 2025 by Ann R. Valin and Timothy J. Valin ("Valins") and Harrison Bicknell and Diane Bicknell ("Bicknells") (hereinafter "Declarants").

WITNESSETH:

WHEREAS, the Valins are the record owners of 5903 Char Leigh Circle, Frederick, MD 21703 which has a Tax ID No. of 23-44055 and is more particularly described in that Deed recorded in Liber 2615, folio 247 of the Land Records of Frederick County Maryland, and the Bicknells are the record owners of 5905 Char Leigh Circle, Frederick, MD which has a Tax ID No. of 23-440695 and is more particularly described in that Deed recorded in Liber 16916, folio 89 of the aforesaid Land Records; and

WHEREAS, there is currently a Declaration recorded for access and maintenance of an area located on the Valin lot that is recorded in Liber 1099, folio 918 of the Land Records of Frederick County, Maryland; and

WHEREAS, the parties hereto wish to amend the current Declaration;

NOW, THEREFORE, for No and Zero Dollars, but for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree and declare as follows:

1. Each of the matters set forth in the "Whereas" clauses above are hereby incorporated into the body of this Agreement as if same were fully reprinted herein.
2. The area shown on the aforementioned declaration is located on the Valin lot, however, the area is only used for the driveway for the Bicknell lot even though the declaration currently calls for both lots to split maintenance.
3. The Declarants wish to amend the declaration to state that the maintenance of the portion of the driveway located in the easement area indicated on the declaration is solely the responsibility of the Bicknell lot as that is the lot that actually uses that driveway.
4. All other provisions in the declaration shall remain the same.

IN WITNESS WHEREOF, the Declarants have executed and this Agreement or caused it to be executed on their behalf by their duly authorized representatives, the day and year first above written.

WITNESS:

LOT OWNERS:

By: Ann R. Valin (SEAL)
Ann R. Valin

By: Timothy J. Valin (SEAL)
Timothy J. Valin

By: Harrison Bicknell (SEAL)
Harrison Bicknell

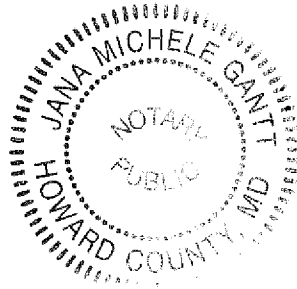
By: Diane Bicknell (SEAL)
Diane Bicknell

STATE OF Maryland)

CITY/COUNTY OF Frederick), TO WIT:

I HEREBY CERTIFY, that on the 4th day of September, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Ann R. Valin and Timothy J. Valin**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

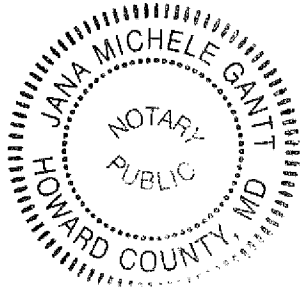


[Signature]
NOTARY PUBLIC
My Commission Expires: 8/20/2029

STATE OF Maryland
CITY/COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on the 25th day of August, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Harrison Bicknell and Diane Bicknell**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
NOTARY PUBLIC
My Commission Expires: 8/20/2026

FREDERICK COUNTY CIRCUIT COURT (Land Records) SKD 17502 p.0419 MSA_CE_61_17349. Date available 9/8/2025. Printed 4/3/2026.



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 4/8/2026 ■ ADDENDUM to Contract of Sale dated
between Buyer and Seller Harrison Bicknell DIANE BICKNELL
for Property known as 5905 Char-Leigh Circle, Frederick, MD 21703

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) # 4, 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) # 1, Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s) # 1, w/ Ice Maker(s) # 1, Satellite Dish, Screens, Shades/Blinds, Storage Shed(s) # 1, 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): swingset

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): sunrun solar panels - lease is transferrable to new owner

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: Potomac Edison

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

Buyer Signature Date Seller Signature Date Harrison Bicknell 4/8/2026

Buyer Signature Date Seller Signature Date DIANE BICKNELL 4/8/2026

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 5905 Char-Leigh Circle, Frederick, MD 21703

Legal Description: LT 111 SECT 1 PLAT 4 1.07 AC CHAR-LEIGH CIR CHAR-LEIGH CIRCLE

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? _____

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 [X] Heat Pump Age 2 [] Other _____
Air Conditioning [] Oil [] Natural Gas [X] Electric [X] Heat Pump Age 2 [] Other _____
Hot Water [] Oil [] Natural Gas [X] Electric Capacity 80 ga Age 5 [] 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: _____ Age _____

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: _____

Initial AB Initial DB

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 6/24/25 Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

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

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown

Comments: prior owners declared 'yes'. we have not made improvements requiring permits.

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) Signed by:
Harrison Bicknell
4E1CABE9598645D... Date 4/8/2026

Seller(s) Signed by:
DIANE BICKNELL
E871B40C8CEA4EF... Date 4/8/2026

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? Yes No If yes, specify:

Seller _____ Date _____

Seller _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 5905 Char-Leigh Circle, Frederick, MD 21703
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 claims and conditions.

The current insurance company is: Erie

Signed by: Harrison Bicknell 4/8/2026
Seller's Signature/Date

Buyer's Signature/Date

Signed by: DIANE BICKNELL 4/8/2026
Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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GENERAL ADDENDUM

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

on Lot 111, Block _____, Subdivision _____,

5905 Char-Leigh Circle, Frederick, MD 21703,

located in FREDERICK County, Maryland between

(Purchasers) _____

and (Sellers) Harrison Bicknell DIANE BICKNELL

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

Multiple horizontal lines for additional text or signatures.

Signed by: Harrison Bicknell
Seller 1CABE9598645D...

Signed by: DIANE BICKNELL
Seller 1E871B40C8CEA4EF...

Purchaser

Purchaser

4/8/2026

Date

Date



SOLAR PANEL ADDENDUM

ADDENDUM _____ dated _____ to Contract of Sale
between Buyer _____
and Seller Harrison Bicknell, Diane Bicknell
for Property known as 5905 Char Leigh Circle, Frederick, MD 21703.

The following provisions are included in and supersede any conflicting language in the Contract.

1. **ACKNOWLEDGMENT OF SOLAR SYSTEM ON THE PROPERTY.** A solar photovoltaic ("PV") panel system ("Solar System") has been installed on the Property. The Solar System includes, but is not limited to, all Solar System components, solar panels, inverters, charge controllers, batteries, battery charge controller, backup generator, solar array disconnect, power meter, power converter and cables, if applicable, that are presently in place on the Property.
2. **FINANCIAL STATUS OF THE SOLAR SYSTEM.** The Solar System is currently: **(Check One):**
 - A. Owned by Seller free and clear (not subject to an existing lease, power purchase agreement or loan) and shall be included in the sale of the Property and conveyed to Buyer at Closing; **OR**
 - B. Subject to an existing lease agreement ("Solar System Lease"), power purchase agreement ("PPA") or financed by an unpaid loan ("Solar System Financing").
3. **BUYER AND SELLER AGREEMENT. (TO BE COMPLETED ONLY IF SECTION 2(B) IS CHECKED)**
Buyer and Seller agree that **(Check One):**
 - A. Seller shall pay off the Solar System Financing or buy-out/pre-pay the remainder of the Solar System Lease or PPA and shall include the Solar System as part of the sale of the Property and convey the Solar System to Buyer at Closing. The provisions of this Section 3(A) shall survive Closing; **OR**
 - B. Within 10 days from the Date of Contract Acceptance, Seller shall: (i) deliver to Buyer the most recent version of the Solar System Lease, PPA, or Solar System Financing; (ii) deliver to Buyer all other Solar System documents in Seller's possession; (iii) provide to Buyer the name and phone number of the solar company or loan servicer (the "Solar System Documents"); and (iv) notify the solar company or loan servicer of the sale and the name of Buyer. Seller shall work in good faith to assist Buyer in obtaining approval from the solar company or loan servicer to assume the applicable Solar System Lease, PPA or Solar System Financing. Buyer shall assume the Solar System Lease, PPA or Solar System Financing at Settlement and Seller shall be released from all future liability under the applicable Solar System Lease, PPA or Solar System Financing. The provisions of this Section 3(B) shall survive Settlement.
4. **BUYER REVIEW PERIOD AND DUE DILIGENCE.** In the event Buyer is dissatisfied with the terms of the Solar System Documents, Buyer, upon written notice to Seller given within 5 Days from receipt of the Solar System Documents, shall have the unconditional right to terminate the Contract. If Buyer elects to terminate the Contract, the Contract shall become null and void, and Deposit(s) shall be disbursed in accordance with the Deposit paragraph of the Contract. If Buyer fails to submit written notice of termination within the time period specified, Buyer shall have no right thereafter to terminate the Contract based on Buyer's dissatisfaction with the terms of the Solar System Documents and the Contract shall remain in full force and effect. Buyer is advised that if the cost, insurability, operation, or value of the Solar System is a material matter to Buyer, it must be



investigated within the allotted timeframe set forth above. This may include, but is not limited to: age, maintenance, solar company or loan servicer fees, end of lease terms, output and production guarantees, utility bills, grid tie-in, payment increases, warranties, homeowner's insurance coverage, and taxes.

5. **ACKNOWLEDGEMENT.** Seller and Buyer recognize, acknowledge, and agree that Brokers are not qualified to advise on solar panel systems, including, but not limited to, cost, insurability, operation, value, or transferability. Seller and Buyer are instructed to consult with independent legal counsel and other qualified licensed professionals to assist in their due diligence efforts. **Seller and Buyer expressly release and hold harmless Broker(s) from liability for any defects, conditions or transferability problems pertaining to the Solar System.**

6. **OTHER.** _____

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

	<small>Signed by:</small> <i>Harrison Bicknell</i>	4/8/2026
_____ Buyer Signature	_____ Seller Signature	_____ Date
	<small>Signed by:</small> <i>HARRISON BICKNELL</i>	
	<small>Signed by:</small> <i>DIANE BICKNELL</i>	
_____ Buyer Signature	_____ Seller Signature	_____ Date
	Diane Bicknell	



NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale between Buyer and Seller Harrison Bicknell DIANE BICKNELL for Property known as 5905 Char-Leigh Circle, Frederick, MD 21703.

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.

		Signed by: <i>Harrison Bicknell</i>	4/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		Signed by: <i>DIANE BICKNELL</i>	4/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by: <i>Bobbi Prescott</i>	4/6/2026
Agent's Signature	Date	Agent's Signature	Date
		Bobbi Prescott	



FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyer) and Harrison Bicknell DIANE BICKNELL (Seller) for the property located in the County of Frederick, State of Maryland, described as _____ 5905 Char-Leigh Circle, Frederick, MD 21703 (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.

Signed by:			
<i>Harrison Bicknell</i>	4/8/2026	_____	_____
<small>SELLER</small>	Date	Buyer	Date
Signed by:			
<i>DIANE BICKNELL</i>	4/8/2026	_____	_____
<small>SELLER</small>	Date	Buyer	Date



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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 ^{Signed by:} Harrison Bicknell Date 4/8/2026
4E1CABE9598645D...

Buyer _____ Date _____ Seller ^{Signed by:} DIANE BICKNELL Date 4/8/2026
E871B40C8CEA4EF...

Property Address 5905 Char-Leigh Circle, Frederick, MD 21703





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: 5905 Char-Leigh Circle, Frederick, MD 21703

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

Signed by:		Signed by:	
<u>Harrison Bicknell</u>	<u>4/8/2026</u>	<u>DIANE BICKNELL</u>	<u>4/8/2026</u>
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
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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
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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.

Signed by: Harrison Bicknell DATE: 4/8/2026
4E1CABE9598645D...

Signed by: DIANE BICKNELL DATE: 4/8/2026
E871B40C8CEA4EF...



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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Maryland

To (Client's Name(s)): Harrison Bicknell DIANE BICKNELL



Property Address: 5905 Char-Leigh Circle, Frederick, MD 21703
Street City State Zip

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.

Signed by:

Harrison Bicknell

4/8/2026

Signature

Date

Signed by:

DIANE BICKNELL

4/8/2026

Signature

Date

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Maryland



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Street City State Zip

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_____/_____
Signature Date

_____/_____
Signature Date