

TURKEY POINT PROPERTY OWNERS ASSOCIATION, INC.
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Second Amendment

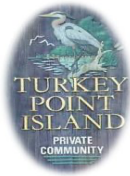
WHEREAS, Waterfront Estates, Inc, in Deed dated April 7, 1941, recorded in the land records of Anne Arundel County Maryland in Book 39667, Pages 334-340, set forth and enumerated twenty-one (21) "Restrictions on Big Island, Turkey Point"; and,

WHEREAS, Waterfront Estates, Inc, in Deed dated December 21, 1979, recorded in the land records of Anne Arundel County in Book 3277, pages 74-78, granted to Turkey Point Property Owners Association, Inc, title to certain property in common, and governance of the privately owned properties, then recorded on "Plat of Turkey Point" among the Plat Records of Anne Arundel County in Plat Book 17, Folio 47; and further granted to Turkey Point Property Owners Association, Inc, all rights, privileges, and advantages contained in said "Restrictions on Big Island, Turkey Point"; and,

WHEREAS, the said "Restrictions on Big Island, Turkey Point", was amended and restated in the First Amendment as "Turkey Point Property Owners Association, Inc Declaration of Covenants, Conditions and Restrictions", certified on _____ by Turkey Point Property Owners Association, Inc; and,

WHEREAS, Article X of said First Amendment and Restatement contained three (3) sections pertaining to Rental Policy;

The Board of Directors and the Owner Members of Turkey Point Property Owners Association, Inc now agree to further amend said "Turkey Point Property Owners Association, Inc Declaration of Covenants, Conditions and Restrictions" by adding two (2) additional sections to Article X of the Declaration pertaining to Rental Policy, which are contained on the following page 2.



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SECOND AMENDMENT

The Declaration is amended to add the following two (2) sections to Article X, Rental Policy:

Section 4. Short-Term Rental Restriction: Rental or Lease agreements between an Owner and a renter or lessee will be for a rental or lease term greater than 120 days, unless specifically granted an exception as stipulated in Section 5 of this Article.

Section 5. Exception: An exception to these term limits is allowed to accommodate United States Naval Academy families during the commissioning period.

CERTIFICATON

We the undersigned, officers of the Board of Directors, Turkey Point Property Owners Association, Inc, on this _____ day of _____, 2024, certify this Second Amendment was duly approved by the affirmative vote of _____ % of eligible Voting Members in compliance with the voting rules set forth in the Maryland Home Owners Association Act, §11B-116.

PRESIDENT, TPPOA

SECRETARY, TPPOA