


SPRING CHASE COMMUNITY ASSOCIATION, INC.
Third Amendment to the Declaration of Covenants, Conditions
and Restrictions for Spring Chase Community Association, Inc.

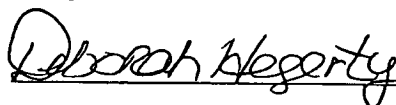
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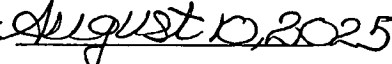
 Spring Chase Community Association, Inc.
PO Box 5225
Salisbury, Maryland 21802

Certificate of Preparation:

I hereby certify that this instrument was prepared by:
Deborah Hegerty, Treasury Manager
under the supervision of the Spring Chase Board of Directors
PO Box 5225
Salisbury, Maryland 21802

Signature:



Date: 

Property Reference / Legal Description:

Spring Chase Subdivision, as recorded among the Land Records of
Wicomico County, Maryland,
on February 26, 1987, in Liber 1094, Folio 861.

Document Title:

Third Amendment to the Declaration of Covenants, Conditions and
Restrictions
for Spring Chase Community Association, Inc.

THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRING CHASE COMMUNITY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Spring Chase Community Association, Inc. (the Association) was recorded in the Land Records of Wicomico County, Maryland on February 26, 1987 at Liber 1094, Folio 861, et seq; (hereinafter the “Declaration”); and,

WHEREAS, the First Amended Declaration of Covenants, Conditions and Restrictions for Spring Chase Association, Inc. (“First Amended Declaration”) was recorded in the Land Records of Wicomico County, Maryland on December 7, 1998 at Liber 1645, Folio 483, and,

WHEREAS, pursuant to the authority contained in the Declaration of Covenants, Conditions and Restrictions for Spring Chase Community Association, Inc. (“Declaration”), as originally recorded and as amended by the First Amended Declaration and the Second Amended Declaration, the undersigned, being at least sixty percent (60%) of the Owners in good standing entitled to vote, do hereby adopt this Third Amendment to the Declaration, as follows:

Article IX, Section 1: A new provision is hereby added to Article IX, Section 1 of the First Amended Declaration to establish updated terms regarding grace periods, late charges, demand letters, and collections in accordance with applicable Maryland law; and

WHEREAS, pursuant to § 11B-116(c) of the Maryland Real Property Article (Homeowners Association Act), the Declaration may be amended by the affirmative vote of lot owners in good standing holding at least sixty percent (60%) of the total votes in the Association; and

1. Article IX, Section 1: The following provisions are hereby added to Article IX, Section 1 of the First Amended Declaration of Covenants, Conditions, and Restrictions for Spring Chase Community Association, Inc., consistent with the authority granted under the Maryland Real Property Article, Title 11B.

Section 1a – Grace Period, Late charges, Demand for Payment & Collections – Maryland Real Property Article – Title 11B (Homeowners Association Act)
Relevant Sections: § 11B-112.1

All payments of any assessment or installment shall be due and payable on the first day (1st) of the year or quarter in which such payment is required. In the event any Owner fails to remit payment of any assessment, or installment thereof, **by the fifteenth (15th) day following the date such payment is due**, the account shall be deemed delinquent. A late charge may be assessed only after the expiration of the mandatory **15-day grace period**, and in an amount not to exceed the maximum permitted by applicable Maryland law in effect at the time the charge is imposed. Notice of the late charge will be issued to the Owner on or after the **sixteenth (16th) day following the original due date**, and will be delivered by first-class mail, electronic transmission (with prior written consent), or any other method permitted under the Association's governing documents and applicable law.

In addition to the late charge, interest on the unpaid balance may accrue from the original due date, at a rate not to exceed the statutory maximum, and shall remain a continuing obligation of the Owner until paid in full.

If full payment of the delinquent assessment, together with all applicable charges, is not received within **thirty (30) days of the original due date**, the Association shall issue a written demand letter in accordance with the Maryland Real Property Article. This letter shall be sent by certified mail, return receipt requested, to the Owner's address of record, and shall state that the **full outstanding balance of the Owner's account is immediately due and payable**, including all delinquent assessments, accrued interest, late charges, and any other amounts permitted under the Association's governing documents. Notice sent by certified or registered mail shall be deemed delivered and received on the date of mailing, regardless of whether the addressee accepts or claims the mail. Refusal to accept delivery or failure to collect certified mail shall not invalidate such notice, and the notice shall be considered effective as if actually received.

Should the Owner fail to remit full payment of all amounts then due within **thirty (30) days after the date of the certified demand letter**, the account may be referred, without further notice, to legal counsel or a professional collection agency for enforcement. Such enforcement may include, but is not limited to, the filing of a lien, legal proceedings, or any other remedy permitted by the Association's governing documents and Maryland law.

The Owner shall be liable for all costs of collection, including, without limitation, reasonable attorneys' fees, court costs, collection agency fees, accrued interest, and any administrative charges permitted by law.

Section 1b – Collection of Assessments– Maryland Real Property Article – Title 11B (Homeowners Association Act) Relevant Sections: § 11B-117

Regular assessments shall be due and payable in such manner and on such dates as may be established from time to time by resolution of the Board of Directors. **In the event an Owner fails to remit timely payment of assessments for two (2) consecutive payment periods (whether annual, quarterly, or otherwise, as determined by the Board), or if any payment made by check is returned for non-sufficient funds (“NSF”), a returned check fee in the amount of twenty-five dollars (\$25.00) shall be assessed to the Owner's account.** Upon written notice to the Owner, the Board of Directors may revoke the Owner's privilege to remit assessments in installments. Prior to such revocation, the Owner shall receive written notice of the proposed action and shall be afforded an opportunity to respond or request a hearing in accordance with the Association's then-current collection policy. In the event that revocation of installment payment privileges is imposed, the Board may require that all future assessments be paid in full, in a single lump sum, on or before the date specified by the Board, and may further require that all future payments be made by certified bank check or money order.

WHEREAS, pursuant to § 11B-116 of the Maryland Real Property Article (Homeowners Association Act), the Declaration may be amended by the affirmative vote of at least sixty percent (60%) of lot owners in good standing; and by the affirmative vote of at least sixty percent (60%) of lot owners in good standing; and

The Association, through its Board of Directors, shall have the authority to enforce this Section by pursuing any and all remedies available at law or in equity, including but not limited to:

- The imposition of fines or monetary penalties in accordance with the Association's governing documents;
- The recovery of attorneys' fees, court costs, and other expenses incurred in the enforcement of this Section.

These remedies shall be cumulative and in addition to any other rights or remedies available under the Declaration, Bylaws, or applicable Maryland law.

IN WITNESS WHEREOF, this Amendment was duly adopted by the requisite vote of the Owners and is effective as of the date it is recorded among the Land Records of Wicomico County, Maryland.

Effective Date – This Amendment shall become effective upon its recordation among the Land Records of Wicomico County, Maryland.

Binding Effect – This Amendment shall be binding upon the Association and all present and future Lot Owners, their heirs, successors, and assigns.

Severability – If any provision of this Amendment is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Governing Law – This Amendment shall be governed and construed in accordance with the laws of the State of Maryland.

IN WITNESS WHEREOF, the undersigned, being all the duly elected officers and directors of Spring Chase Community Association, Inc., hereby execute this Third Amendment as of the date first written above and certify that it has been duly adopted in accordance with the Declaration and Maryland law.

SPRING CHASE COMMUNITY ASSOCIATION, INC.

JoEllyn Norman

JoEllyn Norman, Co-President/Vice President

Robert Hegerty

Robert Hegerty, Co-President/Vice President

**ACKNOWLEDGMENT
COUNTY OF WICOMICO**

STATE OF MARYLAND

I HEREBY CERTIFY that on this 17 day of November, 2025, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JoEllyn Norman and Robert Hegerty known to me (or satisfactorily proven) to be the individuals whose names are subscribed to the foregoing instrument, and who acknowledged that they executed the same in their respective capacities as members of the Board of Directors of Spring Chase Community Association, Inc., and that such execution is their voluntary act and deed.

I CERTIFY under penalty of perjury under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ginger Lynn Winther

Notary Public

Sept 20, 2028

My Commission Expires:

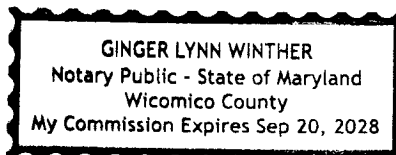
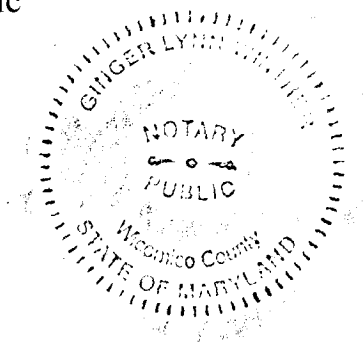


Exhibit “A”

**CERTIFICATION BY SPRING CHASE COMMUNITY ASSOCIATION,
INC.
PERTAINING TO THE ADOPTION OF THE THIRD AMENDED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SPRING CHASE COMMUNITY ASSOCIATION, INC.**

The SPRING CHASE COMMUNITY ASSOCIATION, INC. a Maryland non-stock corporation, (the “Association”) by and thru its Co-Presidents, does hereby make this CERTIFICATION, which is made and kept in the regular course of business of the Board, as a regular practice of the Board to make the Certification, and as a regularly maintained business record, to certify that an amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Spring Chase Community Association, Inc., which was recorded on the 7th day of December, 1998, in the Land Records of Wicomico County, -116, at Liber 1645, Folio 483, (hereinafter referred to as the “First Amended Declaration”), has been approved by at least sixty percent (60%) of the Residential Unit Owners in good standing pursuant to Section 11-B-116 of the Maryland Homeowners Association Act.

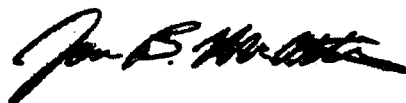
We, JoEllyn Norman and Robert Hegerty Co-Presidents of the Board of the Spring Chase Community Association, Inc., hereby certify that the First Amended Declaration has been amended pursuant to a vote of at least sixty percent (60%) of the Residential Unit owners in good standing for the Spring Chase Community Association, Inc. Pursuant to the authority and process established in 11B-116 of the Maryland Homeowners Association Act, the Declaration may be amended by an affirmative vote of at least sixty percent (60%) of the Residential Unit Owners in good standing of the Association. In accordance with the said authority and process, at a General Membership meeting of the Association duly noticed and held with a quorum present in person or by proxy on November 1, 2025 not less than sixty percent (60%) of the Residential Unit Owners in good standing voted to affirm and consent to amend the First Amended Declaration.

HOA Name : SPRING CHASE
COMMUNITY ASSOCIATION INC
Ref :
HOA Recording Fee Amount :
\$20.00
HOA Surcharge : \$40.00
Total Amount : \$60.00
Transaction Amount : \$60.00
11/17/2025 11:32:50 AM - 199
1117252203001008
WICO-ZZ-CLLR

DOCUMENT VALIDATION

James B McAllister, Clerk
Circuit Court for Wicomico County
101 North Division Street
PO Box 198
Salisbury, MD 21803-0198
(410) 543-6551

Received for Record **NOV 17 2025**
and Recorded in the Land Records of
Wicomico County, Maryland



Clerk