

SECTION VI

ADDITIONS TO PROPERTY SUBJECT TO THESE COVENANTS

A. Developer contemplates that, subject to the terms set forth in this Section, certain additional tracts of land may be made subject to these Covenants (including the assessment scheme contained therein) as said tracts or parcels are subdivided into building lots by means of the recordation of approved subdivision plats among the Land Records of Carroll County (the entire property being presently planned to be divided into approximately 219 building lots); these additional lands being under Option or Contract between Developer and Stewart F. Hurline, Jr. and Warren J. Hook, said additional tracts of land being more particularly described (along with the lands presently subject to these Covenants) on a Plat entitled "Preliminary Plan of Edgewood Two" prepared by Kidde Consultants, Inc. (now known as Carroll Land Services, Inc.) dated March 1988, last revised June 1988, a copy of which is on file at the Department of Development Review, County Office Building, 225 N. Center Street, Westminster, Maryland. It is contemplated that certain additional common areas will be included in these additional lands and will be designated as "commons" in the event Developer elects to make additions to the Property under this Section.

B. Developer does not hereby bind himself, or his heirs or assigns, to make the contemplated additions or to adhere to any particular plan of development in his use of said Additional Land.

Developer expressly reserves the right to decline to impose these Covenants on all or a part of said Additional Land and/or to modify in any respect the subdivision plan for said Additional Land (so long as said modification is approved by the Carroll County Planning Commission). In the event that Developer elects to make all or a portion of said Additional Lands subject to these Covenants, Developer shall do so by recording among the Land Records of Carroll County a Supplementary Declaration particularly describing the additional land to be subjected to these Covenants and specifically referring to these Covenants by Liber and Folio number.

C. Such Supplementary Declaration may contain such complementary new restrictions or such modifications of the covenants and restrictions set forth in the within Covenants, as may be appropriate to reflect the different character or different circumstances applicable to the additional land, so long as such new covenants and restrictions are not inconsistent with the general scheme of this Declaration and do not, in any event, purport to revoke, modify or add to these Covenants as applied to the lands upon which they are now imposed.