

EXPLANATORY STATEMENT: The Covenants, Restrictions, Charges and Liens of Harbor Hills, Sections 1 - 5, are created and set forth in the Declarations of Covenants, Restrictions, Charges and Liens of Harbor Hills hereinafter described. Copies of the actual recorded documents can be obtained from the Anne Arundel County Clerk's Office. Although recorded at different dates, the Definitions in Item 1 a) through i), and the Covenants, Restrictions, Charges and Liens, Items 1 through 31 set forth in the Declaration recorded for each Section are identical except for the specific references to the lots and common areas falling within each Section. The covenants, restrictions, charges and liens set forth in each Declaration read as set forth on the attached Replication of the Declaration for Harbor Hills, Section One.

Declaration of Covenants, Restrictions, Charges and Liens of "Harbor Hills" dated January 17, 1973, recorded in Liber 2555, Folio 100, among the land records of Anne Arundel County, Maryland. 100.579 acres, later subdivided into Lots 1 - 23, Lots 25 - 43, remaining portion of Lot 44 together with an easement for ingress & egress over a 30' right of way, Lots 45-53, 54R, 55R, Lot 193, a Community Planting strip (along Lots 1 & 55), Retention Pond Sites #1 through #4, the 1.5492 acre Recreation Area (known as the Constellation Beach) and 1.32 acres and 30' Right of Way that were added as Community Recreation Area (known as ball field) from a portion of Lot 44.

Declaration of Covenants, Restrictions, Charges and Liens of "Harbor Hills" Section 2, dated February 25, 1974, recorded in Liber 2658, Folio 358, among the land records of Anne Arundel County, Maryland. 54.418 acres, later subdivided into Lots 72 - 89, and Lots 97 - 108, and the .689 acre Merrimac Beach Recreation Area.

Declaration of Covenants, Restrictions, Charges and Liens of "Harbor Hills" Section 3, dated January 10, 1975, recorded in Liber 2729, Folio 888, among the land records of Anne Arundel County, Maryland. 70.427 acres, later subdivided into Lots 59 - 65, 66R, 67R, Lots 124 - 126, Part of Lot 127, Lots 128 - 141, and 2.535 acre Recreation Area (located off Ranger Court).

Declaration of Covenants, Restrictions, Charges and Liens of "Harbor Hills" Section 4, dated January 29, 1976, recorded in Liber 2825, Folio 138, among the land records of Anne Arundel County, Maryland. 37.532 acres and 33.100 acres, later subdivided into Lots 56-58, 109-123, Lots 177 - 192, and an additional part of Lot 127.

Declaration of Covenants, Restrictions, Charges and Liens of "Harbor Hills" Section 5, dated January 4, 1977, recorded in Liber 2922, Folio 666, among the and records of Anne Arundel County, Maryland. 113.027 acres, later subdivided into Lots 142 - 177, Community Planting Strip (along Lots 171 - 177) and the Community Ball Field Recreation Areas containing .600 acre and 13.766 acres.

The 9.64 acre Yacht Club Area was acquired by Harbor Hills Homeowners Association, Inc., by Deed from Harbor Hills Yacht Club, Inc., dated December 28, 1996 and recorded December 30, 1996 in Liber 7729, Folio 226 among the land records of Anne Arundel County, Maryland. Said 9.64 acres is shown as the property of George R. Carson (Liber 1339, Folio 506), running next to Lots 29-30, Lots 34, 34 and Lots 37-40 of Section 1, Harbor Hills, in Plat Book 48, pages 1 & 2. For further explanation, see Corporate Resolution dated December 30, 1996, Resolution of the Board of Directors, dated April 17, 2006 and Declaration of Use dated March 16, 2009.

For informational purposes only: 1) There are 10 Private Lots (commonly referred to as the "P" Lots) geographically located within Harbor Hills that are not dedicated Lots in the subdivision of Harbor Hills and are not subject to the Declarations of Covenants, Restrictions, Charges of Liens of Harbor Hills. 2) Lots 90R and 91R are dedicated lots in Section 2 of Harbor Hills, but are not included in the 54.418 acres made subject to the Covenants, Restrictions, Charges and Liens contained in the Declaration for Section 2, recorded in Liber 2658, Folio 358.