

AGREEMENT FOR COMMON COST SHARING

This Agreement for Common Cost Sharing ("Agreement") is entered into between the **COUNCIL OF UNIT OWNERS OF ENGLISH COUNTRY MANOR CONDOMINIUM**, an unincorporated association ("ECM") and the **COUNCIL OF UNIT OWNERS OF ENGLISH COUNTRY MANOR II CONDOMINIUM**, an unincorporated association ("ECM II") on this 13th day of FEBRUARY, 2015.

WHEREAS, ECM is an unincorporated condominium association, created pursuant to Declaration of Covenants dated August 7, 1990 and recorded among the Land Records of Harford County in Liber 1650, folio 79, et seq., and By Laws recorded among the Land Records of Harford County in Liber 1650, folio 104, et seq., and as they may each thereafter have been amended; and

WHEREAS, ECM II is an unincorporated condominium association, created pursuant to Declaration of Covenants dated October 21, 1993 and recorded among the Land Records of Harford County in Liber 2025, folio 1049, et seq., and By Laws recorded among the Land Records of Harford County in Liber 2025, folio 1082, et seq., and as they may each thereafter have been amended; and

WHEREAS, the parties hereto, and all unit owners in each ECM and ECM II are subject to a certain Declaration dated November 25, 1992 and recorded among the Land Records of Harford County in Liber 2025, folio 1035, et seq., (the "Declaration"), made by and between ECM and Harford Land Development Limited Partnership; and

WHEREAS, ECM II is the successor in interest to the "Parcel 2 Owner" identified in the Declaration; and

WHEREAS, the Declaration grants ECM II an easement and right to use the Recreational Amenities in common with ECM, and it requires ECM to maintain and repair the Recreational Amenities and to pay the costs thereof ("Expenses"), subject to reimbursement from ECM II for the shared portions thereof ("Shared Expenses");

WHEREAS, the "Recreational Amenities" made subject to the Declaration are defined therein as being those areas located within ECM being limited to (i) the swimming pool; (ii) the first floor of the Manor House, being the building now known as 600 Squire Lane formerly #1 English Manor Lane (and which expressly includes the Terrace Room, the Activity Room and the Gymnasium therein); and (iii) portions of the ECM common elements identified on Exhibit B of the Declaration (which the parties hereto find Exhibit B to the Declaration to be without any such identification or limitation, and is vague and not ascertainable); and

WHEREAS, the Declaration grants to ECM an easement and right to use the Clock Tower Park, and requires ECM II to maintain and repair and to pay the costs thereof, subject to reimbursement from ECM; and

WHEREAS, other lands and areas of ECM II are shared with and used by ECM, and for which costs and expenses of repair and maintenance the parties agree to allocate and share; and

WHEREAS, ECM and ECM II have determined that the formulae in the Declaration for allocating the Expenses among them are vague, ambiguous or inaccurate, and do not accurately reflect the realities of usage, access, custom and practice, and they have each agreed to clarify and set forth herein the formulae and allocations among them of the Shared Expenses and of other reimbursable expenses.

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NOW, THEREFORE, the Board of Directors of ECM and the Board of Directors of ECM II, in furtherance of the covenants set forth in the Declaration, do hereby mutually covenant and agree as follows:

1. The recitals hereinabove are incorporated herein as material and substantive terms and provisions of this Agreement.
2. This Agreement shall be effective and binding only for those Expenses and Shared Expenses that have been incurred but not yet reimbursed as of the date hereof, and for those Expenses and Shared Expenses to be incurred hereafter.
3. This Agreement shall not apply to any prior Expense or Shared Expense that has already been incurred and reimbursed, and the parties expressly waive and release any claims for refunds, overpayments, or credits relating thereto.

PART I

IDENTIFICATION AND ALLOCATION OF SHARED EXPENSES OF ECM

4. The parties have determined and hereby covenant and agree that ECM and ECM II share the use of only Twenty Percent (20%) of the ECM common areas, and as such, only 20% of all ECM Expenses shall be shared and subject to further allocation among them (the "Shared Expenses"), unless otherwise hereinafter differently provided.
5. The parties have determined and hereby agree that ECM constitutes Forty-Four Percent (44%) and ECM II constitutes Fifty-Six Percent (56%) of the entire combined unit owners in both condominiums.

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6. ECM will pay the Expenses, and ECM II will reimburse ECM an amount that is equal to 56% of 20% of the Expenses ("ECM II Share"), unless otherwise hereinafter differently provided.

7. Insurance Premiums. ECM maintains a policy of insurance that includes coverages for property and casualty insurance on the Recreational Amenities, liability insurance and fidelity bond, and pays a combined premium. ECM II shall reimburse ECM an amount that is equal to 56% of 20% of the premium for this policy.

8. Electric service billed to ECM for both 200 Thames Way and 202 Thames Way includes electricity for the small pond, guardhouse and lights on English Country Lane, and other common areas. ECM II shall reimburse ECM an amount that is equal to the sum of (A) the invoice for 200 Thames Way, less (B) the invoice for 202 Thames Way, multiplied by (C) 56%.

9. Electric service billed by BGE to ECM for the Manor House (k/a 600 Squire La*Bldg1 as referenced on the BGE invoice) shall be paid by ECM. The parties have determined that ECM II has the use in common of only 76% of the areas serviced by this electric bill (which bill includes electric service for hallways of ECM unit owners only). ECM II will reimburse ECM an amount that is equal to 56% of 76% of each such BGE invoice.

10. Cleaning Services for the Manor House. ECM provides cleaning and janitorial services for all of the common areas of the Manor House, including the common areas. ECM II will reimburse ECM an amount that is equal to 56% of charges for cleaning services and plant care in the shared common areas only, PROVIDED such charges are billed separately, or conspicuously segregated from all other charges for cleaning other areas of the Manor House.

11. Cable Television. ECM provides basic cable television service to the TV Room in the Manor House. ECM II will reimburse ECM an amount that is equal to 56% of such basic cable television charges.

12. Gate/Pond/Manor House/Pool Grounds. (A) For the cost of twice-yearly purchase and planting of exterior seasonal flowers only in the front of the Manor House, Entrance Island and Pool, ECM II will reimburse ECM an amount equal to 56% of these charges, including maintenance of the entrance fountain, PROVIDED the invoices indicate the area where such flowers are planted.

(B) For Landscaping/Mowing including fertilizing, shrubs and lawn work performed by ECM entirely throughout ECM shared common areas, ECM II will reimburse ECM an amount equal to 56% of 20% of these charges, PROVIDED that all invoices submitted to ECM II for reimbursement shall provide details and description of the services performed or materials provided, and a description of the location thereof. However, for exterior landscaping work performed by ECM only on the Manor House grounds, ECM II will reimburse ECM an amount equal to 56% of these charges, PROVIDED that all invoices submitted to ECM II for reimbursement shall provide details and description of the services performed or materials provided, and a description of the location thereof.

13. Swimming Pool maintenance, supplies and services will be reimbursed by ECM II an amount equal to 56% of these charges.

14. Water and Sewer bills for consumption in the community for ECM and ECM II, will be reimbursed by ECM II an amount equal to 56% of the charges.

15. Security System and Phone service. ECM provides a security system, equipment, and monitoring services, presently provided by contract with Town Security. The security system is serviced by a single dedicated telephone line with Verizon. Charges for the security

system, repairs, replacements and monitoring services, and for the dedicated telephone line, will be reimbursed by ECM II an amount equal to 56% of 20% of the charges.

16. Fire Safety & Sprinklers. (A) Expenses for Fire Extinguisher inspections, services, recharges and replacements only for those existing fire extinguishers located in the shared common areas of the Manor House will be reimbursed by ECM II an amount equal to 56% of 4 % of the charges.

(B) Invoices for fire sprinkler services (presently Hauf Fire Protection) will be reimbursed by ECM II an amount equal to 56% of 48% of the charges.

17. Exterminator services performed in the shared common areas only of the Manor House shall be reimbursed by ECM II an amount equal to 56% of the charges.

18. Maintenance of the Gymnasium in the Manor House, including equipment repair and replacement, will be reimbursed by ECM II an amount equal to 56% of the charges.

19. HVAC systems in the Manor House. There are ten (10) condenser units that service the Manor House HVAC, of which only six (6) have been agreed and identified as providing heating and air conditioning to the shared common areas of the Manor House. For service and repair invoices, parts and labor for these six (6) identified units, ECM II will reimburse ECM an amount equal to 56% . In the event that all ten (10) units are under a single maintenance contract, the cost of the contract will be reimbursed by ECM II an amount equal to 56% of 76% of the contract invoice.

20. Roads and Sidewalks. ECM II will reimburse ECM an amount equal to 56% for expenses incurred by ECM for repair and maintenance of roadways, parking areas, curbs, gutters and adjacent parallel sidewalks in the areas identified in Orange on the Exhibit A attached hereto and incorporated herein.

20-A. ECM annually budgets for Capital Improvement Shared and ECM II will reimburse ECM for 56% of the budgeted amount. ECM and ECM II will meet annually before August 31st to discuss the budget and capital improvement for the upcoming fiscal year.

PART II

IDENTIFICATION AND ALLOCATION OF SHARED EXPENSES OF ECM II

21. Clock Tower Park and Reflecting Pool. The Clock Tower Park and Reflecting Pool are property and obligation of ECM II, and constitute 12% of the land area of ECMII (collectively the "Park").

22. For all costs and expenses of grounds maintenance in and on the Park, ECM shall reimburse ECM II an amount that is equal to 44% of 12% of the charges.

23. Electric service for the Park is billed by BGE to ECM II for 294 Canterbury Road and 292 Canterbury Road. ECM shall reimburse ECM II an amount that is equal to the sum of (A) the invoice for 294 Canterbury Road, less (B) the invoice for 292 Canterbury Road, (C) multiplied by 44%.

24. ECM II maintains a policy of insurance that includes coverages for property and casualty insurance on the Park. ECM will reimburse ECM II an amount that is equal to 44% of 2% of the insurance premium.

25. For repair and maintenance of the Park and the improvements thereon, for property taxes on the Park, and for landscaping in and on the Park, ECM will reimburse ECM II an amount equal to 44% of the charges.

26. ECM II annually budgets an amount for capital reserves for the Park, and ECM will reimburse ECM II an amount equal to the 44% of the amount so budgeted by ECM II. ECM and ECM II will meet annually before August 31st to discuss the budget and capital reserve for the Park for the upcoming year.

27. ECM will reimburse ECM II an amount equal to 44% for expenses incurred by ECM II for each of the following:

- A. maintenance and repair of the dog walk area;
- B. maintenance and repair of the storm water basin;
- C. maintenance and repair of the car wash area;
- D. maintenance and repair of the Clock Tower Park;
- E. any maintenance and repair of the those portions of the roadways, parking areas, curbs, gutters and adjacent parallel sidewalks identified in Red on the Exhibit A attached hereto and incorporated herein.

PART III - SNOW REMOVAL

28. The parties have determined and agreed that snow and ice removal costs shall be paid either exclusively by one of them without reimbursement, or shared and cross-reimbursed by each of them to the other, for different portions of roadways, parking areas and sidewalks in accordance with the color-coded diagram and area calculations which are attached hereto as Exhibit A and Exhibit B, as follows:

(A) For those areas identified in Blue, ECM shall bear 100% of the obligation and costs without reimbursement from ECM II.

(B) For those areas identified in Yellow, ECM II shall bear 100% of the obligation and costs without reimbursement from ECM.

(C) For those areas identified in Orange, ECM shall bear the obligation and costs, and shall be reimbursed by ECM II an amount equal to 56% of 61% of the invoices.

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(D) For those areas identified in Red, ECM II shall bear the obligation and costs, and shall be reimbursed by ECM an amount equal to 44% of 14% of the invoices.

The parties further agree that all contractors engaged by either of them for snow removal services will be provided with a color copy of the diagram Exhibit A, and that the contractors shall agree to either issue 4 different invoices, one invoice for each of the different areas, or to conspicuously segregate its services and charges for each area within a single invoice.

PART IV - GENERAL MATTERS

29. For the allocation of any other Shared Expense not hereinabove expressly provided, the parties agree to continue with their past agreement for allocation and reimbursement, which shall be binding on them as if expressly provided herein, or as provided in the Declaration.

30. All invoices or other documentation for reimbursable Expenses or Shared Expenses shall be submitted monthly, and paid within 30 days. Shared expense templates are attached as Exhibit C for ECM to ECM II, and Exhibit D for ECM II to ECM.

31. The failure of either party to insist, in any one or more instances, upon a strict performance of any of the covenants or agreements contained in this Agreement shall not be construed as a waiver or a relinquishment for the future of such covenant or agreement, and the same shall continue and remain in full force and effect. No waiver by a party of any breach by the other party of any covenant, condition or agreement herein construed shall operate as a waiver of such covenant, condition or agreement itself, or of any subsequent breach thereof.

32. This Agreement is intended to clarify and implement some of the provisions of the Declaration, and this Agreement shall be enforceable to the same extent and in the same manner as provided in the Declaration.

33. Any Expense, Shared Expense, allocation or reimbursement thereof not clarified, mentioned or provided for herein shall be determined as provided in the Declaration.

PART V - MISCELLANEOUS

34. This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective unit owners, and their respective heirs, personal representatives, successors and assigns.

35. This Agreement shall be construed according to the laws of the State of Maryland.

36. This writing is intended by the parties as a final expression of their agreement and is a complete and exclusive statement of its terms, and all negotiations, considerations and representations between the parties are incorporated herein. No course of prior dealings between the parties or their agents shall be relevant or admissible to supplement, explain, or vary any of the terms of this Agreement. Acceptance of, or acquiescence to, a course of performance rendered under this Agreement or any prior agreement the parties or their agents shall not be relevant or admissible to determine the meaning of any of the terms or covenants of this Agreement. Other than as specifically set forth in this Agreement, no representations, understandings, or agreements have been made or relied upon in the making of this Agreement.

37. This Agreement can be modified only by a writing signed by the parties hereto.

38. To the extent that such waiver is permitted by law, the parties hereby waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other in connection with this Agreement.

Handwritten signatures of two parties, likely representing the agreement.

39. This Agreement will be deemed to have been drafted jointly by the parties and in the event of any ambiguity in this Agreement, the same will not be construed against any party hereto.

40. This Agreement is intended to be an Instrument Under Seal.


WITNESS the hands and seals of the parties hereto by their duly authorized directors and officers, on the date above written.

ATTEST:


**COUNCIL OF UNIT OWNERS OF
ENGLISH COUNTRY MANOR CONDOMINIUM
BY ITS BOARD OF DIRECTORS:**




Allison Robinson, Secretary
an



Ronald R. Robinson, Jr., President



Brian Narizzano, Vice President



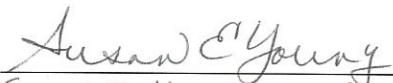
Edith Goldsmith, Treasurer



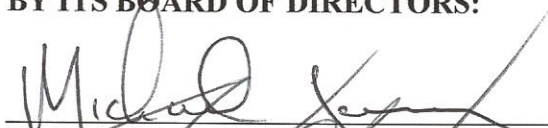
Catherine Ruck

ATTEST:

**COUNCIL OF UNIT OWNERS OF
ENGLISH COUNTRY MANOR II CONDOMINIUM
BY ITS BOARD OF DIRECTORS:**



SUSAN E. YOUNG Secretary



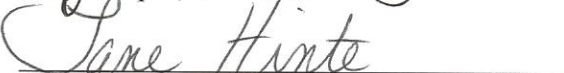
Michael Young, President



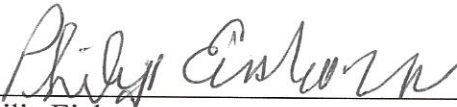
Denny Stam, Vice President




Judy Haupin, Treasurer



Jane Hinte


Philip Einhorn


Patricia Rebbert


Christopher Newcomb

Jbl/ ECM II / Cost Sharing / Agreement for Common Cost Sharing 1-2-2015

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WITNESS the hands and seals of the parties hereto by their duly authorized directors and officers, on the date above written.


ATTEST:

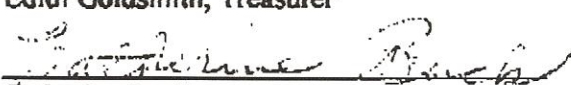
**COUNCIL OF UNIT OWNERS OF
ENGLISH COUNTRY MANOR CONDOMINIUM
BY ITS BOARD OF DIRECTORS:**


Allison Robinson, Secretary


Ronald R. Robinson, Jr., President

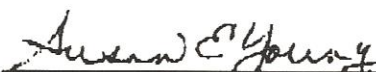

Brian Narizzano, Vice President


Edith Goldsmith, Treasurer


Catherine Ruck


ATTEST:

**COUNCIL OF UNIT OWNERS OF
ENGLISH COUNTRY MANOR II CONDOMINIUM
BY ITS BOARD OF DIRECTORS:**


SUSAN E. YOUNG Secretary


Michael Young, President


Denny Starn, Vice President


Judy Haupin, Treasurer


Jane Hinte



Exhibit B
ATTN: Jim Conway

English Country Manor

Area Measurements:	Length (feet)	Width (feet)	Area (Square Feet)	Total Areas (Square Feet)	Percent
Orange Highlighted Areas:					
Entry Way	544	37	20,128		
Circle	325	24	7,800		
Squire Lane	132	21	2,772		
Canterbury Rd	313	57	17,841		
Churchill Rd	248	57	14,136		
		Total		62,677	22.6%
Yellow Highlighted Areas:					
Chaucer Garages	146	57	8,322		
Chaucer Rd	170	57	9,690		
Parking Lot 1	133	60	7,980		
Parking Lot 2	125	57	7,125		
Parking Lot 3	152	60	9,120		
Connection	85	41	3,485		
Canterbury (Outer)	641	60	38,460		
Canterbury (Inner)	562	56	31,472		
Exit Road	173	22	3,806		
Churchill Entry	127	55	6,985		
Churchill Parking 1	172	39	6,708		
Churchill Parking 2	172	57	9,804		
Churchill Parking 3	158	60	9,480		
Churchill Parking 4	130	39	5,070		
		Total		157,507	56.8%
				150,522	
Blue Highlighted Areas:					
Entrance	46	42	1,932		
Squire Lane 1	223	45	10,035		
Squire Lane 2	130	41	5,330		
Thames 1	179	57	10,203		
Thames 2	99	57	5,643		
Thames 3	95	41	3,895		
Yorkshire	68	57	3,876		
		Total		40,914	14.8%
Red Highlighted Areas					
Canterbury	217	60	13,020		
Churchill	160	20	3,200		
		Total		16,220	5.8%
				23,255	
		Grand Total		277,318	100.0%

May

ENGLISH COUNTRY MANOR					
ECM II Template Cost Share 2015					
Ledger #	Description	Invoice Am	Factor	Factor	Cost Share
6120	Insurance		20.% X	56.00%	
7110	Pool Contract/Mgt			56.00%	
7120	Pool Supplies			56.00%	
7130	Pool Repairs			56.00%	
7150	Gym Supplies/Repairs			56.00%	
	Maintenance			56.00%	
8100	BGE MH		76% X	56.00%	
8140	BGE 200 Thames				
	202 Thames			56.00%	
8150	Comcast			56.00%	
8160	Alarm Phone Verizon		20% X	56.00%	
8160	Town Security Monitor		20% X	56.00%	
8170	Water	Streamlined		56.00%	
8180	Sewer	Streamlined		56.00%	
8505	Repair/Maint., MH			56.00%	
8510	HVAC Repair/Maint MH		76% X	56.00%	
8515	Supplies & Equip MH			56.00%	
Page 1 of 2					

Ledger #	Description	Invoice Am	Factor	Factor	Cost Share			
8520	Sprinkler MH		48% x	56.00%				
8530	Gate/Pond/Grounds MH			56.00%				
8535	Mowing/Landscaping		20% X	56.00%				
8535	Seasonal Flowers			56.00%				
8540	Cleaning M H			56.00%				
8550	Snow Removal		61% x	.56.00%				
8560	Fire Safety	# of Extingu	x 4%	56.00%				
		2 in MH						
8570	Exterminator MH			56.00%				
9240	Reserve Ph: Streamlined			56.00%				
Total for the Month								
This template was updated 01/15/2015								
Page 2 of 2								

Cost Share: ECM II TO ECM I -						
Description		Invoice Amount	Factor %	Amount Due		
Reserves for Clock Tower			44			
Grounds Maintenance (Amount) X 12% =			44			
Electricity (294 CR - 292CR) =			44			
Insurance 2% of (Amount) =			44			
Clock Tower Maintenance			44			
Snow Removal - (Amount) x	14%		44			
Cost Sharing Agreement			44			
Clock Tower Taxes			44	-		
Clock Tower Landscape			44	-		
Bulk Trash			44			
Dog Walk Area			44	-		
Storm Water Basin			44	-		
Directory						
Manor House			44	-		
Ent. Fountain & Clock Tower						
Pond Pumps			44			
Road Repair/Maint			44			
Car Wash			44			
Master Resources			44			
			TOTAL			

Exhibit D-1

ECM I MANOR HOUSE AREA THAT IS HEATED/COOLED	LOCATION OF HEATING/COOLING UNITS AND THERMOSTATS UNIT NUMBER	LOCATION OF THERMOSTAT	LOCATION OF UNIT
1st Floor - Foyer Area	1	On the far Right Wall as you enter the Manor House Main Entrance Doors.	<u>Outside</u> unit is in Front of the Building, outside the Gym Windows. <u>Inside</u> Unit is in the Gym closet.
1st Floor - Gym Area	2	In the Gym Closet	<u>Outside</u> unit is in Front of the Building, outside the Gym Windows. <u>Inside</u> Unit is in the Gym closet.
1st Floor - Great Room	4	On column near Piano/Left of Fireplace	<u>Outside</u> Unit is on the pool area patio near the Pool Chemical Room. <u>Inside</u> unit is in the Pool Chemical room, which is outside the kitchen door.
1st Floor - TV Room	5	On the wall by the mailbox/bulletin boards	<u>Outside</u> Unit is on the pool area patio near the Pool Chemical Room. <u>Inside</u> unit is in the Pool Chemical room, which is outside the kitchen door.
1st Floor Hall - East Wing	9	East Wing Hallway	<u>Outside</u> Unit is on left side of pool patio when exiting the Great Room doors to pool area. <u>Inside</u> unit is located in the East Wing Hallway.
2nd Floor - Board Rooms	3	Behind the door in the Security Room	<u>Outside</u> Unit is in front of the Gym Windows. <u>Inside</u> Unit is in the Phase I Board Room Closet.
2nd Floor Hall - East Wing	6	East Wing Hallway	<u>Outside</u> Unit is on left side of pool patio when exiting the Great Room doors to pool area. <u>Inside</u> unit is located in 2nd Floor East Wing Hallway.
2nd Floor Hall - West Wing	7	West Wing Hallway	<u>Outside</u> Unit is near the Pool Chemical Room. <u>Inside</u> Unit is in the 2nd Floor West Hallway.
3rd Floor Hall - West Wing	8	3rd Floor near Exit Door.	<u>Outside</u> Unit is near the Pool Chemical Room. <u>Inside</u> Unit is in the ceiling above the Thermostat (by Exit Door).
3rd Floor Hall - East Wing	10	Middle of the Hallway	<u>Outside</u> Unit is on left side of pool patio when exiting the Great Room doors to pool area. <u>Inside</u> unit is located in the ceiling above the thermostat; middle of hallway.