This DECLARATION OF AGREEMENT, Made this _____ day of _____, 20___, by ________________, hereafter referred to as “Grantor” and between ________________, hereafter referred to as “Grantee”.

WHEREAS, the Grantor, Owner of that parcel of land known as ___________________ located in the ______ Election District of St. Mary’s County, Maryland and described on a plat and recorded among the Land Records of St. Mary’s County, Maryland in Liber ______, Folio ______, and being a part of the land conveyed to Owner by deed dated ________________ and recorded among the Land Records of St. Mary’s County, Maryland, at Liber ______, Folio ______, and

WHEREAS, the Grantee, Owner of that parcel of land known as ________________ located in the ______ Election District of St. Mary’s County, Maryland and described on a plat recorded among the Land Records of St. Mary’s County, Maryland in Liber ______, Folio ______, and being the land conveyed to Owner by deed dated ________________ and recorded among the Land Records of St. Mary’s County, Maryland, at Liber ______, Folio ______, and

WHEREAS, the St. Mary’s County Comprehensive Zoning Ordinance #10-02 requires that an agreement be recorded among the St. Mary’s County Land Records whenever a shoreline structure crosses over the lateral line established between the Grantor’s and Grantee’s properties in accordance with Section 71.9 of the St. Mary’s County Comprehensive Zoning Ordinance #10-02; and

WHEREAS, it is the intention of the Grantor to consent to a crossing over of the lateral line for the benefit of Grantee to allow Grantee to build a shoreline structure ______ feet across the lateral line; and

WHEREAS, it is the intention of the Grantor that this Agreement shall run with the land identified herein in perpetuity and to be binding on all the owners and occupants of the aforesaid land, their heirs, successors and assigns.

NOW, THEREFORE, the Grantor does hereby declare that the above-described land shall henceforth be held, sold and conveyed subject to and together with an agreement for the benefit of the Grantee to have a shoreline structure that will cross the lateral line by _______ feet.

IN WITNESS WHEREOF, the Grantor and Grantee has caused these presents to be executed as of the day and year first above written.

_______________________________________ (SEAL)    _________________________________ (SEAL)
Grantor                                    Grantor

_______________________________________ (SEAL)    _________________________________ (SEAL)
Grantor                                    Grantor
STATE OF MARYLAND, St. Mary’s County, to wit:

I HEREBY CERTIFY that on this _______ day of _____________, 20__, before the undersigned, a Notary Public of the state and county aforesaid, personally appeared ____________________, and ____________________, Grantors, and they acknowledged the foregoing Agreement to be their voluntary act.

WITNESS my hand and notarial seal.

__________________________________
NOTARY PUBLIC
My Commission expires:

____________________________________(SEAL) _________________________________(SEAL)
Grantee Grantee

____________________________________(SEAL) _________________________________(SEAL)
Grantee Grantee

STATE OF MARYLAND, St. Mary’s County, to wit:

I HEREBY CERTIFY that on this _________ day of _____________, 20__, before the undersigned, a Notary Public of the state and county aforesaid, personally appeared ____________________, and ____________________, Grantees, and they acknowledged the foregoing Agreement to be their voluntary act.

WITNESS my hand and notarial seal.

__________________________________
NOTARY PUBLIC
My Commission expires: