

**THE
HOWARD RESEARCH
AND DEVELOPMENT
CORPORATION**

Howard Hughes.

Zoning Case 1119M

Applicant/Protestant

January 22, 2020

Alan M Schwartz, Esq.
10450 Shaker Drive, Suite 109
Columbia, MD 21046

Exhibit # 11 Date 1/29/20

RE: Hickory Ridge Village Center (HRVC) - Amendment or Modification of Residential Restriction

Dear Mr. Schwartz:

This responds to your letter to me and others dated January 8, 2020. Any capitalized words used herein are defined in the applicable HRVC Covenants.

Your letter states that you represent several private property owners in the Clemens Crossing Neighborhood and asserts beneficiary status under Covenants recorded against property comprising the Hickory Ridge Village Center (HRVC). Please provide me with the address(es) of your client(s) so that we may further evaluate certain statements in your letter.

As specifically set forth in the Preliminary Statement and Section 3.01(b), the HRVC Covenants were recorded expressly for the benefit of the Owners of the specifically identified Parcels subjected to the Covenants that, collectively, comprise the HRVC. The HRVC Covenants were *not* recorded against lots in the Clemens Crossing Neighborhood. Moreover, contrary to your assertion, Section 15.05 expressly states that the HRVC Covenants do *not* create a common scheme of development outside the boundaries of the HRVC. They do not contain a third-party beneficiary provision and were not intended to benefit the Clemens Crossing Neighborhood or any property outside the boundaries of the HRVC. As specifically stated in Section 3.01(b), any right of enforcement is vested *solely* in the Declarant and Owners of the Parcels subject to the HRVC Covenants.

HRD reserves all its rights and remedies as Declarant under the HRVC Covenants and will take appropriate action to protect and enforce same.

Sincerely,



Arianne Monroe
Senior Assistant General Counsel

CC: Greg Fitchitt

Howard Hughes.

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