

**NOTICE OF PROPERTY SALE**  
**BY THE CIVIC ASSOCIATION OF THE PALISADES, INC.**

To the Members of the Civic Association of the Palisades,

In accordance with our continuous efforts to secure and enhance the Association's financial footing, and pursuant to a recent Amendment to the Declaration of Use, we are formally announcing the offering of a previously restricted waterfront lot for sale.

Historically, the Association has retained ownership of an unutilized parcel of land situated between 961 and 989 Diggs Rd., zoned RD2 for single-family residential use. Limitations on the exploitation of this asset were dictated by specific use terms, as co-determined by the Association and Belle Grove.

Following a community-endorsed initiative earlier this fiscal year, our representatives collaborated with a real estate law firm to draft and finalize an Amendment, subsequently ratified by Belle Grove. This ratified Amendment effectively rescinds prior restrictions, thereby authorizing the Association to divest the subject property. This process aligns with our community's bylaws, particularly Article VI sections pertaining to the acquisition and disposition of real property, which necessitate approval by the general membership.

Furthermore, in compliance with Section 11B-106.2 of the Maryland Real Property Code, we hereby notify all members of the impending sale of the waterfront lot located on Diggs Road, Lot 6, Block 211. A sign will be conspicuously posted on the property detailing the sale, as required by law, and this written notice is being distributed to each lot owner as additional confirmation of the intended sale. We are providing this notice well in advance of the required 30-day notification period to ensure full transparency and to afford all members the opportunity to raise any questions or concerns regarding this matter.

The divestiture of this lot, now available to the general public, is strategic, purposed to amass capital crucial for the advancement of current and prospective infrastructural ventures. The fruition of this sale is projected to fortify the Association's financial resilience and guarantee long-term operational sustainability.

Acknowledging that not all members may be apprised of these developments through conventional communication channels, this notice serves as a direct conveyance of this pivotal update. We invite and welcome any inquiries or solicitations for further clarification.

I am personally available for discussion at (410) 353-7973 or via email at palisadesonthesevern@gmail.com.

Sincerely,

*Patrick Hall*

Patrick Hall  
President, Board of Governors  
The Civic Association of the Palisades, Inc.