

ARCHITECTURAL CONTROL TRANSFER AGREEMENT – Extension

This ARCHITECTURAL CONTROL TRANSFER AGREEMENT – EXTENSION is made this date May 30, 2010.

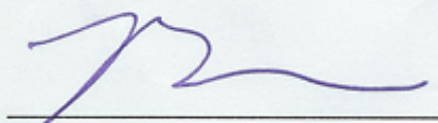
An ARCHITECTURAL TRANSFER AGREEMENT (the "Agreement") was entered into on December 8, 2008 between the OELLA HOMEOWNERS ASSOCIATION, Inc, a Maryland corporation, having an address of P.O. Box 802, Ellicott City, Maryland 21043 ("Oella") and CHARLES L. WAGANDT, an individual resident of the State of Maryland, having an address of 803 Oella Avenue, Ellicott City, Maryland 21043 (the "Developer").

This Agreement described certain deadlines to be met as conditions for the successful completion of the ARCHITECTURAL TRANSFER AGREEMENT by developing clear and careful Oella HOA Architectural Guidelines (the "Guidelines") that are to be satisfactory to both Oella and Developer. Oella and Developer have worked diligently with the established Guidelines Committee ("the Committee") to complete the final guidelines by the date agreed upon in the Agreement. However, the Committee has determined it is prudent and necessary to retain an outside consultant to complete the project in a professional manner. That task is underway, but completion will come later than the final date as described in the Agreement. The Agreement was subsequently extended until June 1, 2010.

Oella and the Developer hereby agree to extend the date for final completion to December 31, 2010 at which time the Committee intends to submit the final guidelines for approval by Oella and the Developer, such approvals not being unreasonably withheld by either party. In the event that such approvals are withheld and/or an agreement cannot be reached between the two parties with respect to the architectural guidelines for Oella, Oella and the Developer agree to submit the matter to binding arbitration in accordance with the arbitration rules of the American Arbitration Association. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with Baltimore County law. The costs of arbitration will be paid one half by each party. Every effort will be made to finalize the Guidelines and satisfy the Agreement earlier than this date.

All other conditions of the December 8, 2008 Agreement remains intact.

WITNESS:



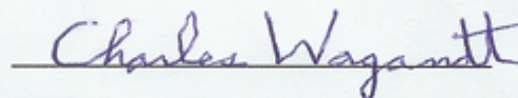
OELLA

OELLA HOMEOWNERS ASSOCIATION, INC.



By: Raina Rath, Esq., President

DEVELOPER:



Charles L. Wagandt