

IN THE CIRCUIT COURT FOR ANNE ARUNDEL COUNTY, MARYLAND

AARON YAGER, et al

Plaintiffs

V.

MANHATTAN BEACH CIVIC ASSOC.

Defendant

CONSENT JUDGMENT AND ORDER

WHEREAS, Plaintiffs/Counter-Defendants Stephanie Richards and Aaron Yager (“Plaintiffs”) own real property in the community of Manhattan Beach known as 766 Cypress Road, Severna Park, Maryland, which is adjacent to an unimproved paper road known as Gordon Avenue;

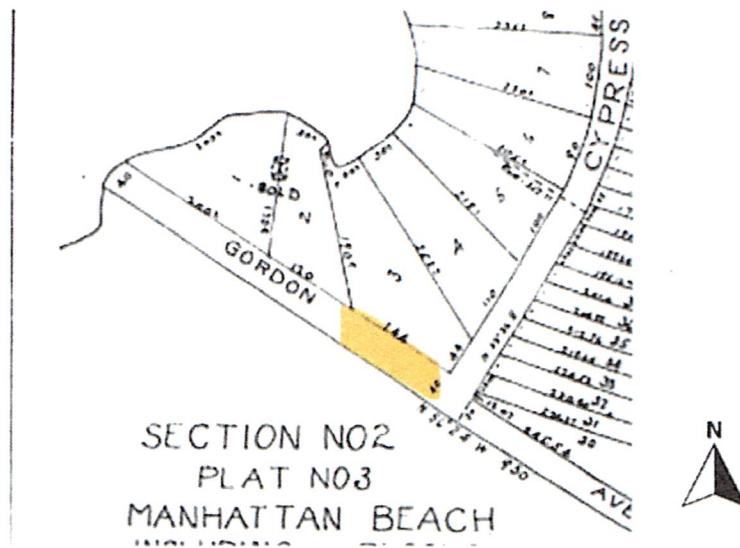
WHEREAS, Defendant/Counter-Plaintiff Manhattan Beach Civic Association, Inc. (“MBCA”) also owns real property in the community of Manhattan Beach and is the non-profit corporation that administers the Special Community Benefit District within the Manhattan Beach community;

WHEREAS, on or about September 5, 2024, Plaintiffs filed a Complaint against MBCA, (Plaintiffs and MBCA collectively the “Parties”), in the above-captioned matter;

WHEREAS, on or about November 13, 2024, MBCA filed a Counter Complaint against the Plaintiffs in the above-captioned matter (the allegations in the Complaint and Counter Complaint constitute the “Dispute”);

WHEREAS, Gordon Avenue is an unimproved paper road existing within the Manhattan Beach community and, where relevant to the Dispute, extends westward from Cypress Road to the waters of Cypress Creek;

WHEREAS, the use and ownership of Gordon Avenue in the area adjacent to the Plaintiffs' property is the subject of this lawsuit ("the Disputed Area" depicted in yellow below) in that MBCA and Plaintiffs each claim to hold title to Gordon Avenue and the Parties dispute the existence and scope of easements over Gordon Avenue;



WHEREAS, the Plaintiffs and their predecessors in title have installed and maintained a gravel driveway on the southern half of Gordon Avenue;

WHEREAS, the Parties having resolved all issues in the Dispute between them have prepared an agreement on all issues before the court in the above captioned case, said agreement having been set forth in this Consent Order;

NOW, THEREFORE, this Court finding that the within Consent Order complies with Rule 2-612 and adjudicates all the claims presented by the Parties in the above-captioned action,

it is this 10th day of December, 2025, by the Circuit Court for Anne Arundel County, hereby:

ORDERED, that subject to the rights of others, the Plaintiffs are the holders of fee simple title to the Disputed Area of Gordon Avenue pursuant to §2-114 of the Real Property Article of the Maryland Code;

ORDERED, that each of the Parties, as well as their successors and assigns, along with the other lot owners and residents of Manhattan Beach, have an implied easement by plat to access and traverse the entirety of Gordon Avenue, including but not limited to the Disputed Area;

ORDERED, that the Parties and lot owners in the community of Manhattan Beach also have the right to enter upon Gordon Avenue at reasonable times to maintain, improve, or repair Gordon Avenue to serve the intended purpose of the easement;

ORDERED, that the existing gravel driveway can remain in its current location and can be maintained by either Party;

ORDERED, that the encroachments and plantings existing prior to May 1, 2023 on the Disputed Area of Gordon Avenue may remain by permission, so long as a ten (10) foot clear pedestrian access path is provided through the existing shrubbery;

ORDERED, that the Plaintiffs may park their vehicles on the northern half of the Disputed Area of Gordon Avenue, so long as Gordon Avenue is not obstructed for pedestrian access;

ORDERED, that neither of the Parties can place cameras in or on Gordon Avenue;

ORDERED, that the existing cameras, rope, signs, fence, woodpiles, and encroachments installed by the Plaintiffs must be removed by Plaintiffs within thirty (30) days of this order, except that the wooden arbor can remain so long as the Plaintiffs reside at 766 Cypress Avenue

ORDERED, that any existing obstructions impeding access to the Disputed Area of Gordon Avenue must be removed by Plaintiffs within thirty (30) days of this order;

ORDERED, that Plaintiffs shall not be restricted from undertaking improvements to the landscaping on Gordon Avenue so long as such improvements and activities in no way obstruct pedestrian access to Gordon Avenue and do not block access or unreasonably interfere with the MBCA and lot owners' use and enjoyment of Gordon Avenue or the rights of MBCA and lot owners to maintain, repair and improve Gordon Avenue to serve the intended purpose of the easement described herein; and it is further,

ORDERED, that each of the Parties agree not to obstruct any portion of Gordon Avenue;

ORDERED that pursuant to § 14-617 of the Real Property Article of the Maryland Code, this Declaratory Judgment and Order shall be recorded in the Land Records of Anne Arundel County, and the clerk shall index the judgment in accordance with § 3-302 of the Real Property Article;.

ORDERED, that this Consent Judgment and Order shall be binding on the Parties, their successors, successors-in-title, heirs and assigns; and it is further

ORDERED, that this Court shall retain jurisdiction over this matter to enforce the terms and conditions of the Agreement; and it is further

ORDERED, that for any action brought to enforce the terms of this Consent Order, the prevailing party is entitled to recover its attorneys' fees; and it is further

ORDERED, that any claims for relief not specifically addressed herein are **DENIED**.

WE SO MOVE, and agree to abide by the terms of this Consent Order:



Sally V. Baldwin, Esq.

Dated:

Counsel for the Defendant/Counter-Plaintiff MBCA



MBCA

Dated: 12/9/2025

By: Jeff Dustin, President

WE SO MOVE, and agree to abide by the terms of this Consent Order:



Michael Von Sas, Esq.

Dated: 12/9/25

Counsel for the Plaintiffs/Counter-Defendants Stephanie Richards and Aaron Yager

/s/ Stephanie Richards (by counsel, with consent)

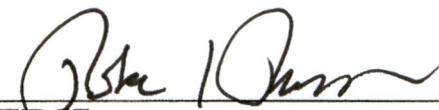
Dated: 12/9/25

Stephanie Richards

/s/ Aaron Yager (by counsel, with consent)

Dated: 12/9/25

Aaron Yager



JUDGE,
Circuit Court for Anne Arundel County