

the applicant for the Planning Commissioner's approval may waive this requirement and consent for an extension of such period. The ground of disapproval of any plat shall be stated upon the records of the Planning Commission. Every plat approved by the Planning Commission shall by virtue of such approval, be deemed to be an amendment of or an addition to or a detail of the county plan and a part thereof. Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat. The Planning Commission may, from time to time, recommend to said County Commissioners amendments to the Zoning Ordinance or map or additions thereto to conform to the Commission's recommendations for the zoning regulations of the territory comprised within approved subdivisions. The Commission shall have the power to agree with applicant upon use, height, area or bulk requirements or restrictions governing buildings and premises within the subdivision, provided such requirements or restrictions do not authorize the violation of the then effective zoning ordinance of Howard County. Such requirements or restrictions shall be stated upon the plat prior to the approval and recording thereof and shall have the same force of law and be enforceable in the same manner and with the same sanctions and penalties and subject to the same power of amendment or repeal as though set out as a part of the zoning ordinance or map of Howard County.

230L. *Whoever, being the owner or agent of the owner of any land located within a subdivision, transfers or sells or agrees to sell or negotiate to sell any land by reference to, or exhibition of, or by other use, of a plat of a subdivision, before such plat has been approved by the Planning Commission and recorded, or filed, in the office of the Clerk of the Circuit Court for Howard County, shall forfeit and pay a penalty of One Hundred Dollars (\$100.00) for each lot or parcel so transferred, or sold, or agreed, or negotiated to be sold; and the description of such lot or parcel by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalties or from the remedies herein provided. The Board of County Commissioners of Howard County may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction or may recover the said penalty by civil action in any court of competent jurisdiction.*

230M. *A county clerk who files or records a plat of a subdivision without the approval of the Planning Commission as required by law shall be deemed guilty of a misdemeanor and*