

(d) The entire recreation area is for the use of all future residents of the subdivision. However, at the subdivider's option, ~~twenty-five percent (25%)~~ of the land may be deeded to a pre-established homeowners association, AND DEED referenceS of the articles of incorporation of which shall be noted on the Final Plat prior to recording AND COPIES FILED WITH THE OFFICE OF PLANNING AND ZONING. This ~~land~~ PROVISION is ~~for the purpose of~~ TO ENABLE the subdivider ~~providing~~ TO PROVIDE private recreation facilities, such as swimming pools, tennis courts, etc., where membership might require a dues or a maintenance payment. ~~The balance of~~ IN THE EVENT THE ABOVE OPTION IS NOT EXERCISED, the land shall be deeded to the Planning and Zoning Officer of Anne Arundel County in trust for all future residents of the subdivision and their respective community association upon formation. In addition to a deed of trust for recreation lands an appropriate dedication of the land shall be shown on the Final Plat. Transfer of community ~~association~~ recreation land FROM THE COUNTY to the community ASSOCIATION shall be at no expense to the association.

(e) Recreation land required in subdivision shall be located so as to be reasonably accessible from all lots within the subdivision. Steep slopes, streams, lakes, water courses and floodplains may be considered up to forty percent (40%) of the recreational land requirement. In all instances, a minimum of sixty percent (60%) of the recreation land requirements shall be suitable for dry ground recreational use. Fifty percent (50%) of the dry ground recreational use shall not exceed three percent (3%) grade. The remaining dry ground recreation area should not exceed five percent (5%) grade. Exceptions to the preceding may be given in cases of exceptional topography, especially attendant to waterfront developments. Where the land has been adversely affected by the developer's operation, or his lack of control over the use of the land or where it is necessary to alter or change, to make it a suitable site, by clearing, grading, drainage or a combination thereof, a construction plan must be approved by the Department of Public Works, the Office of Planning and Zoning, the Soil Conservation Service DISTRICT, the Department of Recreation and Parks and/or the Board of Education. Such changes or improvements are to be as required on said plan to the standards of the above agencies and according to the Public Works Agreement.

(f) Where a proposed county park or other recreational area (other than those indicated and provided for above), a proposed school site, or other public use as shown on the General Development Plan is located in whole or in part within a proposed subdivision, such proposed public use or park, if not dedicated to public use, or conveyed to Anne Arundel County or the Board of Education, shall be reserved for a period of not more than ~~three (3)~~ TWO (2) years from the date of final approval of the Final Subdivision Plat. A RESERVATION SHALL ONLY BE REQUIRED WHEN A WRITTEN REQUEST IS MADE TO THE OFFICE OF PLANNING AND ZONING BY THE AGENCY CHARGED WITH THE RESPONSIBILITY FOR THE USE DESIGNATED. The reservation for acquisition by the County, the Board of Education, or other public agency by purchase or other means shall be at the raw land or undeveloped land value prior to subdivision plus expenses. Expenses for taxes and maintenance during the reservation period shall be reimbursed. The land shall remain in its natural state and undeveloped during the reservation period.

(g) The approval of the Office of Planning and Zoning of a Final Subdivision Plat shall not be deemed to constitute or imply acceptance by