Upon recording, return to:
Derek F. Dean
Simons & Dean
147 Wappoo Creek Drive, Suite 604
Charleston, SC 29412

STATE OF SOUTH CAROLINA) DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SWYGERT'S LANDING PHASE 2B

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (the "Declaration") made on the date hereinafter set forth by CAM Management, LLC (together with its successors and assigns, "Developer"), having a mailing address of 108 West Timonium Road, Suite 300, Timonium, MD 21093.

WITNESSETH:

WHEREAS, Developer has caused to be created a Neighborhood District subdivision known as Swygert's Landing (hereinafter referred to as the "Subdivision") pursuant to the plat entitled "PLAT OFABANDONMENT OF LOTS 1 THROUGH 8 TO CREATE TMS #312-00- 00-50 (201.12 ac.) AND THE FINAL SUBDIVISION TO CREATE PHASE I (30.10 ac.) LOTS 1 THROUGH 56 AND TMS #312-00-00-50 (171.02 ac.) RESIDUAL (Owned by: CAM Management, LLC)," prepared by Thomas & Hutton Engineering Co., dated June 1, 2007 and recorded at the RMC Office for Charleston County in Plat Book EK at pages 954-958 on August 23, 2007; and

WHEREAS, the "Declaration of Covenants, Conditions and Restrictions for Swygert's Landing" (hereinafter referred to as the "Covenants and Restrictions"), dated September 16, 2010 was recorded in the Charleston County RMC Office in Book 0144, page 369; and

WHEREAS, Article I, Section 11 of the Covenants and Resrictions provides for the further inclusion of "such other property as may hereafter be made part of these Declarations"; and

WHEREAS, Developer wishes to subject the property known as Swygert's Landing Subdivision Phase 2B as more fully described on the plat entitled "FINAL SUBDIVISION PLAT OF PHASE 2B SWYGERT'S LANDING" containing a total of 36 single family residential lots prepared by Thomas & Hutton, dated December 16, 2013, and recorded in the Charleston County RMC Office on December 31, 2013 in Book L13, page 0448, to the terms and conditions contained in the existing Covenants and Restrictions recorded in the Charleston County RMC

Office in Book 0144, page 369; and

NOW, THEREFORE, the Developer hereby declares that all of the Property described on Exhibit A shall be held, mortgaged, transferred, sold, conveyed, leased, occupied and used subordinate and subject to the terms set forth in the Declaration of Covenants, Conditions and Restrictions dated September 16, 2010 and recorded in the Charleston County RMC Office in Book 0144, page 369.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9 th day of October _____, 2014 .

SIGNED, SEALED AND DELIVERED CAM MANAGEMENT, LLC

Lander By: M Marc Munafo

By: M Marc Munafo

By: Kevin McDonagh

STATE OF MARYLAND) ACKNOWLEDGMENT

COUNTY OF BALTIMORE)

The foregoing instrument was acknowledged before me this 9th day of October 2014, by M. Marc Munafo and Kevin McDonagh, as members of CAM Management LLC.

Notary Public for Maryland, Susan T. Silpatible County Public for Maryland Cou

Exhibit A Property Description SWYGERT'S LANDING PHASE 2B

ALL those certain lots and parcels of land shown on a plat consisting of sheets showing a portion of Swygert's Landing, City of Charleston consisting of a total of 36 lots and bearing the legend, "FINAL SUBDIVISION PLAT OF PHASE 2B SWYGERT'S LANDING PREPARED FOR CAM MANAGEMENT, LLC" prepared by Thomas & Hutton, dated December 16, 2013 and recorded on December 31, 2013 in the Charleston County RMC Office in Book L13, page 0449.