

Upon recording, return to: John M. Bleecker, Jr. 89 Broad Street Charleston, SC 29401

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STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SWYGERT'S LANDING PHASE 2A

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.

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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 OF ABANDONMENT 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 Restrictions 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 2A, as more fully described on the plat entitled "FINAL SUBDIVISION PLAT 'OF PHASE-2A SWYGERT'S LANDING" containing a total of 46 single family residential lots prepared by Thomas & Hutton, dated November 20, 2012 and recorded in the Charleston County RMC Office on December 19, 2012 in Book L12, pages 0365, 0366 and 0367, 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 <u>16th</u> day of <u>May</u>, 2013.

SIGNED, SEALED AND DELIVERED

Lender D. Zampini

STATE OF MARYLAND

COUNTY OF BALTIMORE

CAM MANAGEMENT, LLC

M. Marc Munal By: M. Marc Munafo, it's member

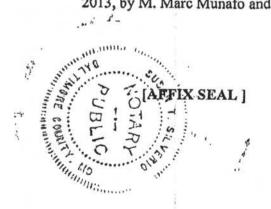
By: Kevin McDonagh, its member

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this <u>16th</u> day of <u>May</u> 2013, by M. Marc Munafo and Kevin McDonagh, as members of CAM Management, LLC.

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Notary Public for Maryland Susan T. Silverio My Commission Expires: <u>February 17, 2014</u>

Exhibit A Property Description SWYGERT'S LANDING PHASE 2A

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 46 lots and bearing the legend, "FINAL SUBDIVISION PLAT OF PHASE 2A SWYGERT'S LANDING PREPARED FOR CAM MANAGEMENT, LLC" prepared by Thomas & Hutton, dated November 20, 2012 and recorded on December 19, 2012 in the Charleston County RMC Office in Book L12, pages 0365, 0366 and 0367.

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