



BP0331714

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

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.

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

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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NOTE: This page **MUST** remain with the original document



RMC BK 0331 Pg 714 : pg 4 *

JA
GAT

Filed By:

JOHN M. BLEECKER, JR.
ATTORNEY AT LAW
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Charlie Lybrand, Register Charleston County, SC		

Maker:

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of Pages:
of Sats:
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Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

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