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STATE OF SOUTH CAROLINA) AMENDMENT TO DECLARATION OF
) COVENANTS, CONDITIONS AND
) RESTRICTIONS
) FOR SWYGERT'S LANDING PROPERTY
 COUNTY OF BERKELEY) OWNERS ASSOCIATION, INC.

This amendment ("Amendment") to the "Declaration of Covenants, Conditions and Restrictions for Swygert's Landing Property Owners Association is made this 9th day of October, 2014, by CAM Management, LLC and/or its successor(s) in interest ("Developer"). *in Book 0144-309*

WHEREAS, pursuant to Article VIII, Section 3 of the Declaration, the Developer has reserved unto itself the right to amend the Declaration.

WHEREAS, Developer wishes to amend Article VII, Section 1 to amend those provisions contained therein with regard to capital contributions.

NOW, THEREFORE, Developer hereby amends the Declaration, and any prior amendments to it, and same is hereby amended as follows:

1. Developer acknowledges and agrees that the terms, including the Whereas and Now Therefore provisions, of this Amendment are contractual and not merely recital.
2. Article VII, Section 1, is hereby amended on Page 11 with certain language deleted and the insertion of new language underlined and as follows:

SECTION 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS. The Developer, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay (a) to the Association: (I) an initial capital contribution in an amount to be determined by the Developer or Board of the Association on all new or resold Lots;... The initial capital contribution shall apply to the first residential home owner or purchaser of a Lot and any and all subsequent residential home owners or purchasers of a Lot.

3. Except as set forth in this Amendment (and any prior amendments thereto), the Declaration shall remain in full force and effect, and any ambiguity between this Amendment and the Declaration shall be resolved in favor of this Amendment.

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SIMONS & DEAN ATTY AT LAW
 147 WAPPOO CREEK DR
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| Charlie Lybrand, Register Charleston County, SC | | |

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CAM MGMT LLC

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SWYGERTS LANDING POA

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON) 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 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 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 9th day of October , 2014.

SIGNED, SEALED AND DELIVERED

CAM MANAGEMENT, LLC

Linda D. Zampini
Witness

M. Marc Munafo
By: M Marc Munafo

Elizabeth Bradunas
Witness

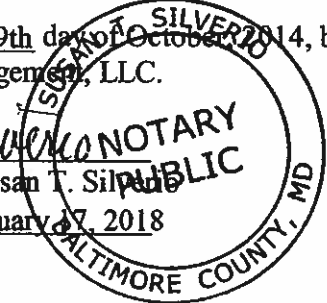
[Signature]
By: Kevin McDonagh

STATE OF MARYLAND)
)
COUNTY OF BALTIMORE)

ACKNOWLEDGMENT

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.

Susan T. Silver
Notary Public for Maryland, Susan T. Silver
My Commission Expires: February 27, 2018



**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.

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SWYGERTS LANDING

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SIMONS & DEAN

ATTORNEYS AT LAW

147 WAPPOO CREEK DRIVE, SUITE 604 | CHARLESTON, SC 29412 | 843.762.9132 | FAX: 843.406.9913

Keating L. Simons, III klsimons@charlestonattorneys.net

Derek F. Dean dfdean@charlestonattorneys.net

November 14, 2014

Ms. Karen Colie
The Marshland Communities, LLC
3730 Bohicket Rd., Suite 2
Johns Island, SC 29455

Re: Swygert's Landing

Dear Karen:

Please find enclosed for your file copies of the following previously recorded documents:

- 1) Declaration of Covenants, Conditions and Restrictions for Swygert's; and
- 2) Amendment to Declaration of Covenants, Conditions and Restrictions for Swygert's Landing Property Owners Association, Inc

Please let me know if you need any further information upon your receipt of these materials.

With kind regards, I am

Very truly yours,



Derek F. Dean

DFD/
Enclosures