

ARTICLE I.

Definitions

A. Board means the Board of Directors of Foundation that is elected by Owners to govern and administer Foundation, as set forth in detail below.

B. Common Area means the real property, lakes, ponds, and waterways, together with any amenities and improvements thereon or thereto, owned, leased, or occupied by Foundation for the Common use and enjoyment of Owners.

C. Declaration means this Amended Declaration and Restrictions Snee Farm Community Foundation, Inc., and future amendments and supplements thereto.

D. Foundation means Snee Farm Community Foundation, Inc., a non-profit corporation organized and existing under the laws of the State of South Carolina, as evidenced by its Articles of Incorporation, Charter Number 9173, given the 19th day of February, 1971, by the Secretary of State, State of South Carolina.

E. Lot means a parcel of land subject to this Declaration and shown as a numbered parcel or Lot of land upon one of the recorded subdivision plats listed in the attached Exhibit B.

Common Area is excluded from the definition of Lot.

F. Member means a member of Foundation and means the same thing as Owner.

G. Occupant means a person or persons occupying a Residence on a Lot in Snee Farm.

H. Owner means the recorded owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding any person or entity having an interest merely as security for a debt or for the performance of an obligation.

I. Quorum shall mean ten percent (10%) of eligible votes. Absentee voting on ballots provided by Foundation and restrictive proxy votes are included.

J. Residence means a dwelling house on a Lot in Snee Farm.

K. Resident is a person living in a Residence.

L. Screening means the use of natural growth such as live evergreen or other plants, bushes or tree, or man-made materials such as wooden lattices, wood fencing or brick or masonry walls. The purpose of this screening is to conceal from view by neighbors and from the street, boats, garbage cans, wood piles, storage piles, fuel tanks and, if possible, heating and air conditioning equipment.

M. Snee Farm means, for this Declaration, or comprise the Lots in the Residential community in Mount Pleasant, Charleston County, South Carolina, subjected to this Declaration as more fully shown on the recorded Plats.

N. Snee Farm Gardens means Lots 1-18, Snee Farm Gardens on Plat AS page 82, Lots 19-80, Snee Farm Gardens on Plat AT page 77 and Lots 81-89, Snee Farm Gardens on Plat AT page 65 recorded in the RMC Office for Charleston County, South Carolina.

O. New Charlestowne means Lots 37 thru 71 Block H, Lots 5 thru 19 Block J and lots 2 thru 26 Block K as shown on a plat recorded in Plat Book AG page 123 in the RMC

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Office for Charleston County South Carolina.