

AMENDED DECLARATION AND RESTRICTIONS
SNEE FARM COMMUNITY FOUNDATION, INC.
(THIS AMENDED DECLARATION EXECUTED IN 1999
REPLACES & SUPERSEDES ALL
COVENANTS CONDITIONS, & RESTRICTIONS)

This DECLARATION is made this 24 day of February 1999, by the SNEE FARM COMMUNITY FOUNDATION, INC., a South Carolina corporation, hereinafter called Foundation.

WHEREAS, Snee Farm, Inc., as Developer, filed a Declaration Of Covenants, Conditions, and Restrictions ("Original Declaration"), dated February 23, 1971, and recorded March 22, 1971, in Book F96, Page 62 in the RMC Office for Charleston County; and

WHEREAS, Snee Farm, Inc., as Developer, also recorded various sets of Restrictions as listed on Exhibit "A" attached hereto and made a part hereof by this reference, that governed different phases and areas of Snee Farm Subdivision; and

WHEREAS, the Original Declaration and the Restrictions listed on Exhibit "A" provide that they may be amended by an instrument signed by two-thirds (2/3) of the homeowners; and

WHEREAS, Snee Farm Community Foundation, Inc. ("Foundation") called a special meeting of the members on the 17 day of September, 1998, and it was voted to amend and restate the Original Declaration and all the Restrictions such that they would be embodied in one document and the Board was requested to acquire the signatures necessary to amend the Original Declaration and Restrictions and restate them as provided herein; and

WHEREAS, the signatures have now been acquired, the Foundation has therefore filed

the within Amended Declaration And Restrictions Snee Farm Community Foundation, Inc. (hereinafter referred to as "Declaration").

NOW, THEREFORE, the Original Declaration and all the Restrictions as listed on Exhibit "A" are hereby amended and restated and the within Declaration supersedes the Original Declaration and all Restrictions.

NOW, THEREFORE, the Foundation as the owner of Common Area in Snee Farm, as those terms are defined below, and by its Articles of Incorporation, and its By-Laws, is charged with the responsibility of administering this Declaration, hereby declares that it shall seek to achieve the following objects in discharge of that responsibility:

- I. To establish and maintain a tranquil existence and a high quality of life for Residents of Snee Farm;
- II. To prevent the abuse or unwarranted alteration of trees, vegetation, lakes, ponds, waterways and the natural character of the land in Snee Farm;
- III. To establish standards for the construction, upkeep and occupation of Residences and Lots in Snee Farm directed toward assuring quality housing that is aesthetically pleasing and that is compatible with the above-recited high quality of life; and
- IV. To help establish and maintain property values in Snee Farm that are comparable to those in other quality residential communities of like nature in the tri-county region.

The Foundation further declares that the real property described in Article II, below, is subject to this Declaration and is and shall be held, occupied, transferred, sold, conveyed, and

used subject thereto. This Declaration attaches to and runs with the described property and all present and future Owners are subject thereto.

EFFECTIVE DATE: THIS AMENDED DECLARATION SHALL become effective when approved in writing by two-thirds (2/3) of the Owners in Snee Farm and duly recorded in the RMC Office for Charleston County, South Carolina.