

SNOWDEN OVERLOOK COMMUNITY ASSOCIATION, INC.
SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Second Amendment"), is made this 4 day of August, 2005 by THE RYLAND GROUP, INC., a Maryland corporation, and U.S. HOME CORPORATION, a Delaware corporation, successor by merger to Patriot Homes, Inc. (referred to collectively as "Declarant").

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WITNESSETH:

WHEREAS, Declarant made, executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Snowden Overlook Community Association, Inc. dated February 7, 2005, and recorded among the Land Records of Howard County, Maryland in Book 8983, Page 426 et seq. (the "Declaration"), and that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Snowden Overlook Community Association, Inc. dated July 26, 2005, and recorded among the Land Records of Howard County, Maryland prior to the date hereof;

WHEREAS, pursuant to Article XV of the Declaration, Declarant reserved the right to add to the Property additional land without the consent of the Members during the Development Period and under Article XVII, the Declarant has the right, for a period of ten (10) years following the date of recordation of the Declaration, without the consent of the Members of the Community Association, Owners or any other party, to modify, amend or change any of the provisions of this Declaration as the Declarant may deem necessary or desirable.

NOW, THEREFORE, the Declarant hereby declares that the Declaration of Covenants, Conditions and Restrictions be amended as follows:

1. All that property described in Exhibit "A" attached hereto is annexed to the Property subject the Declaration, and shall be held, sold and conveyed subject to the easements, declarations, covenants and conditions set forth in the Declaration, which are for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Property, and which shall run with the Property and shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Property or any part thereof and their respective heirs, personal representatives, successors and assigns, and the Association.

2. Any capitalized terms used in this Second Amendment shall have the meaning ascribed to them in the Declaration (unless otherwise provided herein).

3. In all other respects, the Declaration of Covenants, Conditions and Restrictions remains unchanged.

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WITNESS/ATTEST:

Jane Edwards

DECLARANT:

THE RYLAND GROUP, INC., a Maryland corporation

By: Kevin McDonald (seal)
Kevin McDonald, Assistant Vice President

DECLARANT;

U.S. HOME CORPORATION, a Delaware corporation, successor by merger to Patriot Homes, Inc.

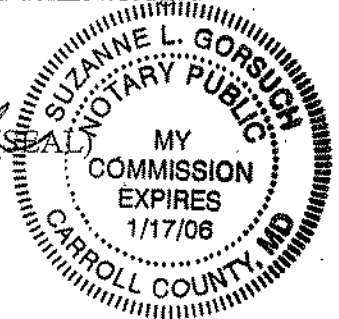
By: John R. White (seal)

STATE OF Maryland, CITY/COUNTY OF Carroll, TO WIT:

I HEREBY CERTIFY that on this 4th day of August, 2005 before, me, the subscriber, a Notary Public of the State of Maryland, personally appeared, Kevin McDonald, Assistant Vice President of THE RYLAND GROUP, INC., a Maryland corporation., the Declarant named in the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions, and who, being authorized to do so, in my presence, signed and sealed the same and acknowledged the same to be the act and deed of the Declarant.

AS WITNESS my hand and seal.

Suzanne L. Gorsuch (SEAL)
Notary Public



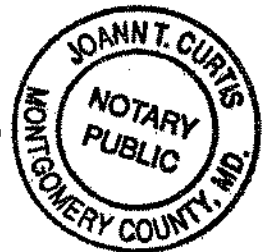
My Commission Expires: 1/17/06

STATE OF Maryland, CITY/COUNTY OF Montgomery, TO WIT:

I HEREBY CERTIFY, that on this 4 day of August, 2005 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared John R. White, the Vice President of U.S. HOME CORPORATION, and he/she as Vice President of the Declarant, who acknowledged the foregoing First Amendment to be the act and deed of the said entity.

AS WITNESS my hand and Notarial Seal.

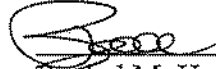
Joann T. Curtis (SEAL)
Notary Public



My Commission Expires: 1/1/07

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.



Rachel M. Hess

EXHIBIT A

DESCRIPTION OF ADDITIONAL PROPERTY

BEING KNOWN AND DESIGNATED as "Open Space Lot 10" on the plat entitled, "COLUMBIA SNOWDEN BUSINESS PARK SECTION 1 AREA 1" and recorded among the Land Records of Howard County, Maryland in Condominium Plat Book No. 16190 et seq.

