

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

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Third Amendment"), is made this 15 day of June, 2006, 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").

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 in Liber 9349 folio 001 et seq. and that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for Snowden Overlook Community Association, Inc. dated August 4, 2005, and recorded among the Land Records of Howard County, Maryland in Liber 9378, folio 271 et seq.;

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 Third 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.

WITNESS/ATTEST:

*Julia C. Dickson*

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)

*Carole Hadesky*

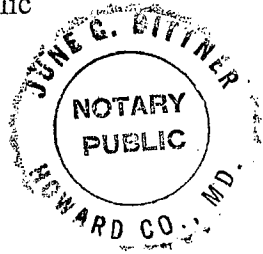
STATE OF Maryland, CITY/COUNTY OF HOWARD TO WIT:

I HEREBY CERTIFY that on this 15<sup>th</sup> day of JUNE, 2006, 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.

*June G. Bittner* (SEAL)  
Notary Public

My Commission Expires: 11-1-07



STATE OF Maryland, CITY/COUNTY OF Anne Arundel TO WIT:

I HEREBY CERTIFY, that on this 15 day of June, 2006, 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.

Leslie Twobeg (SEAL)  
Notary Public

My Commission Expires: 9-14-2009

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.

[Signature]  
Rachel M. Hess

EXHIBIT A

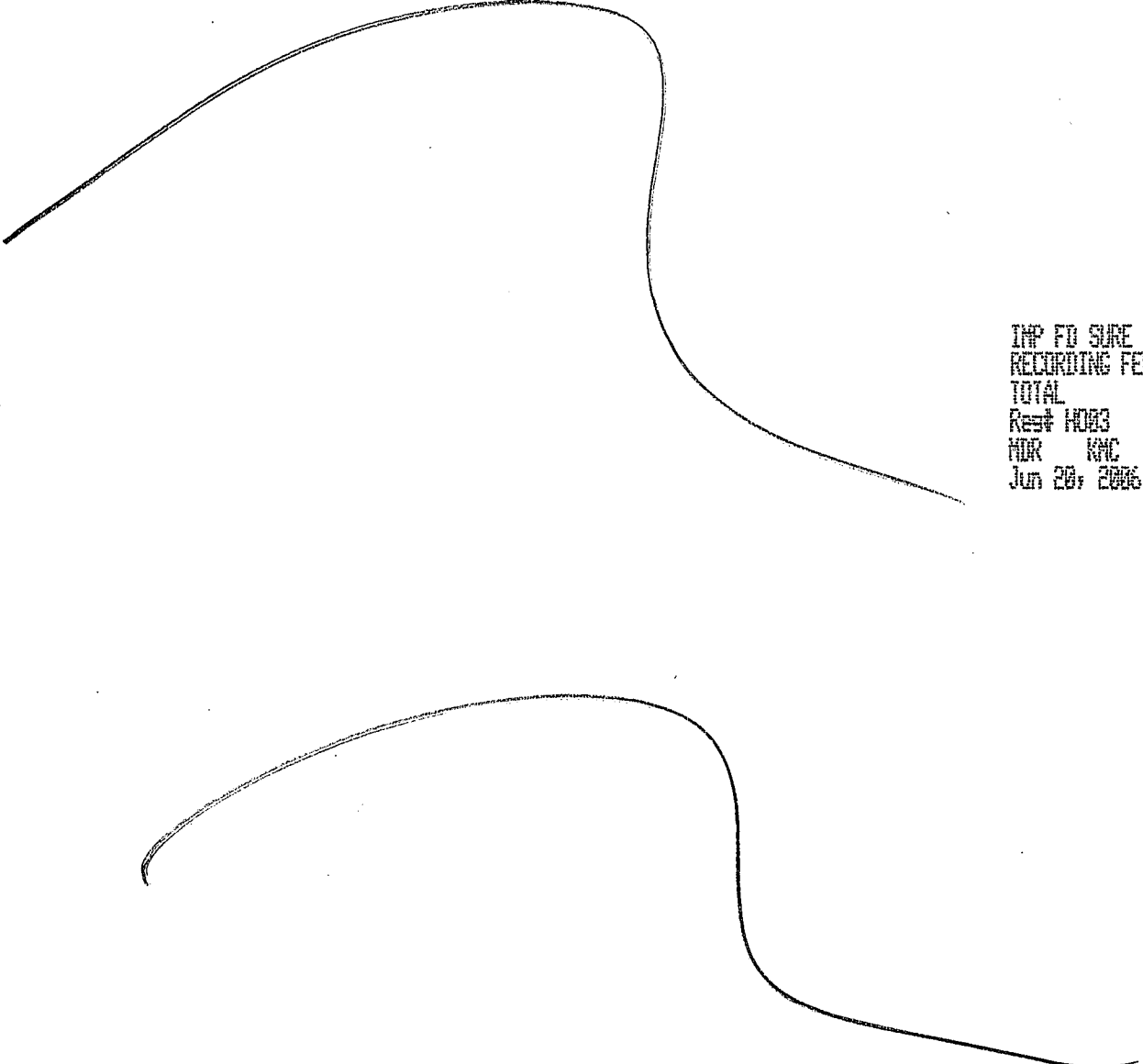
DESCRIPTION OF ADDITIONAL PROPERTY

BEING KNOWN AND DESIGNATED as Phases 1, 1A and 2 through and including 9, all as shown on the plats entitled "KENDALL OVERLOOK CONDOMINIUM II" dated \_\_\_\_\_, 2006, and recorded among the Land Records of Howard County, Maryland in Condominium Plat Book No. 18389-9 et seq.; and

BEING KNOWN AND DESIGNATED as Phase 15 as shown on the plats entitled, "KENDALL OVERLOOK CONDOMINIUM" dated September 26, 2005 and recorded among the Land Records of Howard County, Maryland, in Condominium Plat Book No. 17733 et seq.

AFTER RECORDING, RETURN TO:

Rachel M. Hess  
c/o Kantor, Winegrad & Hess, LLC  
20 Crossroads Drive  
Suite #215  
Owings Mills, MD 21117



IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest# HOBS	Acct # 41963
MIR KMC	Blk # 1977
Jun 20, 2006	12:47 PM