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

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("First Amendment"), is made this 26th day of July, 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").

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

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 First 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.

IMP FD SURE #	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest # 0002	Rest # 98025
NDR PAT	Blk # 2058
Jul 26, 2005	10:21 am

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20
PT

WITNESS/ATTEST:

[Handwritten Signature]

DECLARANT:

THE RYLAND GROUP, INC., a Maryland corporation

By: *[Handwritten Signature]* (seal)
Kevin McDonald, Assistant Vice President

DECLARANT:

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

By: *[Handwritten Signature]* (seal)

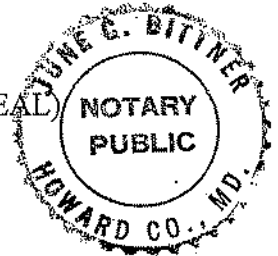
[Handwritten Signature]

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

I HEREBY CERTIFY that on this 26th day of July, 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.

[Handwritten Signature] (SEAL)
Notary Public



My Commission Expires: 11-1-2007

STATE OF MARYLAND, CITY/COUNTY OF CARROLL, TO WIT:

I HEREBY CERTIFY, that on this 26th day of July, 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.

[Handwritten Signature] (SEAL)
Notary Public



CYNTHIA D. CAMPBELL
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND

My Commission Expires Jan. 1, 2009

My Commission Expires: 1/1/09

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 Phases 1 through and including 24 shown on the plats entitled "PHASES 1 AND 2 THE VILLAS AT SNOWDEN OVERLOOK CONDOMINIUM" dated _____ and recorded among the Land Records of Howard County, Maryland in Condominium Plat Book No. _____ et seq.

17613-17615

AFTER RECORDING, RETURN TO:

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