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STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

ASSIGNMENT OF DECLARANT RIGHTS
(Fulton Park, Charleston County, South Carolina)

TO BE CROSS-INDEXED WITH:

Charleston County Record Book 0711, Page 773

THIS ASSIGNMENT OF DECLARANT'S RIGHTS (this "Assignment"), made effective as of the 9th day of NOVEMBER, 2018 (the "Effective Date") by OLD GEORGETOWN, LLC, a South Carolina limited liability company ("Assignor"), whose address is 2415 Old Georgetown Road, Mount Pleasant, South Carolina 29466, to and in favor of SM CHARLESTON, LLC, a South Carolina limited liability company ("Assignee"), whose address is c/o Stanley-Martin Communities, LLC, 11710 Plaza America Drive, #1100, Reston, Virginia 20190.

WITNESSETH:

WHEREAS, Assignor has transferred to Assignee certain property more particularly described in that certain Special Warranty Deed dated as of even date herewith from Assignor, as grantor, to Assignee, as grantee, recorded in Charleston County, South Carolina (the "Property").

WHEREAS, all or a portion of the Property is encumbered by that certain Declaration of Covenants, Conditions, and Restrictions for Fulton Park, dated April 16, 2018, recorded in the Office of the Register Mesne Conveyance in Charleston County, South Carolina on April 16, 2018 in Book 0711, at Page 773, et seq. (together with any amendments, modifications or supplements pertaining thereto, collectively, the "Declaration").

WHEREAS, Assignor is the "Declarant" under and as defined in the Declaration.

WHEREAS, Assignor desires to assign to Assignee all of its rights, title, interests, powers and authority as the Declarant under and pursuant to the Declaration as it relates to the Property.

NOW, THEREFORE, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby agree and assign as follows:

1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Assignment. As of the Effective Date, Assignor hereby designates Assignee as the successor to Declarant and irrevocably assigns, transfers, conveys and sets over unto Assignee, its successors and assigns, to the fullest extent transferrable, all of Assignor's rights, title, interests, powers and authority as the Declarant under and pursuant to the Declaration and any and all documents related thereto, including, but not limited to, the articles of incorporation and bylaws of Fulton Park Property Owners

Association, a South Carolina nonprofit corporation (collectively, the "Declarant's Rights"). Assignor hereby expressly releases and relinquishes and surrenders unto Assignee all of its right, power and authority to amend, modify, cancel, terminate or in any way alter in any respect any of the terms or provisions of the Declaration. Notwithstanding the assignment of the Declarant's Rights as set forth herein, Assignor is not transferring, nor is Assignee accepting, any of the burdens, liabilities and/or obligations of the Declarant under the Declaration and/or any applicable law for any period prior to the Effective Date.

3. Future Cooperation. Assignor agrees to execute and deliver, upon request, any additional documents as may be reasonably requested by Assignee for the purpose of transferring to Assignee all of Assignor's rights in and to the Declarant's Rights.

4. Governing Law. This Assignment shall be governed by the laws of the State of South Carolina without regard to the principles of conflicts of laws.

5. Parties of Interest. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

(signatures follow on next page)

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed as of the date first set forth above.

ASSIGNOR:

Signed, sealed and delivered in the presence of:

Rachel A Meyer

Witness: Rachel A. Meyer

SBJ

Witness: Sarah B. Pflug

OLD GEORGETOWN, LLC,
a South Carolina limited liability company

By: [Signature] [SEAL]

Print Name: **Branko Damjonavic**

Title: **President**

STATE OF South Carolina

COUNTY OF Charleston

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the state and county aforesaid, certify that **Branko Damjonavic** personally appeared before me this day and acknowledged that he/she is the **President and Managing Member** of Old Georgetown, LLC, a South Carolina limited liability company, and that he/she as **President**, by the authority duly given and as the act of the company, executed the foregoing on behalf of the company.

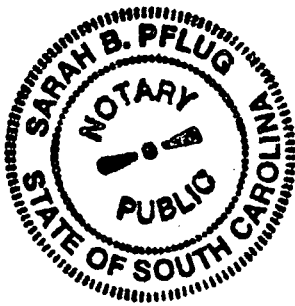
Witness my hand and official stamp or seal this the 9th day of November, 2018.

My commission expires: 01-07-2024

[NOTARY SEAL]

[Signature]
Notary Public of South Carolina

Printed Name: Sarah B. Pflug



(signatures continue on next page)

Signed, sealed and delivered in the presence of:

John Morris

Witness: _____

Natasha Hagan

Witness: Natasha Hagan

ASSIGNEE:

SM CHARLESTON, LLC,
a South Carolina limited liability company

By: Michael Langella [SEAL]

Print Name: Michael Langella

Title: Vice President

STATE OF Georgia

COUNTY OF Cobb

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the state and county aforesaid, certify that Michael P. Langella personally appeared before me this day and acknowledged that he/she is the SE Region VP of Ops of SM Charleston, LLC, a South Carolina limited liability company, and that he/she as SE Region VP of Ops, by the authority duly given and as the act of the company, executed the foregoing on behalf of the company.

Witness my hand and official stamp or seal this the 9 day of NOVEMBER, 2018.

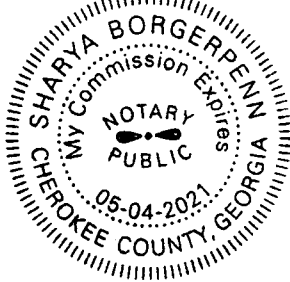
My commission expires: MAY 4, 2021

Shanya R. Berger-Penn

Notary Public of Georgia

Printed Name: Shanya R. Berger-Penn

[NOTARY SEAL]



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