


Return to:
Beazley Development Co, Inc.
7009 Evans Town Center Blvd.
Evans, GA 30809

2016006738

AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED
03-24-2016 01:10 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: MARILYN SEIGLER DEPUTY
BK: RB 4596
PG: 1860 - 1863

STATE OF SOUTH CAROLINA)
)
 COUNTY OF AIKEN)

AMENDMENT TO DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO BERGEN PLACE WEST

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Bergen Place West, dated October 30, 2006 is recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4118, page 1444 through page 1455, as subsequently amended; and

WHEREAS, Beazley Development Co, Inc. reserves unto itself, its successors and assigns, the right to amend this Declaration or any portion thereof as it may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, Beazley Development Co, Inc. desire to amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Bergen Place West; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazley Development Co, Inc. does hereby amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Bergen Place West, dated October 30, 2006, by deleting Article III, Section 11 in its entirety and replacing with the following enumerated provisions and restrictions:

Article III.

11. Fences and Hedges. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet about the roadway shall be placed or permitted to remain on any street corner within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded street corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any portion of the property within ten (10) feet from the intersection of a street property line with the end of a driveway. Trees within such sight-line areas at street corners or driveway intersections shall be maintained in such a manner that the foliage line rows not obstruct the specified sight lines at elevations between two (2) and six (6) feet above the roadway.

No fence, wall, hedge or similar structure shall be constructed or maintained on any Lot more than six (6) feet in height or nearer the street boundary line of the Lot than the rear line of the main residential building as extended to the side lot lines. On corner lots, fences, walls, hedges or similar structures shall not be constructed or maintained between the minimum building line and the street. Nevertheless, low, decorative walls or hedges may be erected past the front line of the main residential structure or beyond the minimum building line with the written approval of the Architectural Control Committee.

All fences shall be Pressure Treated Pine constructed in the "shadow box" style, six (6) feet high with six (6) inch dog-eared pickets. If fence treatment is applied it must be clear so as to retain the natural color of the wood.

The company retains an easement of 18 inches across property lines to tie-in new privacy fences with existing fences for any neighborhood home builder.

The Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Bergen Place West are hereby ratified, and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

(SIGNATURES ON NEXT PAGE)

This Amendment is made and entered into this 18th day of March, 2016.

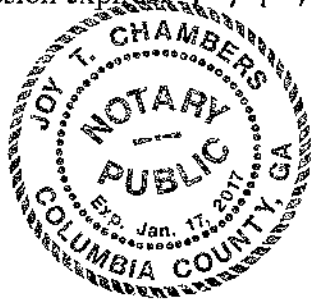
Sworn to and subscribed
Before me this 18th day of
March, 2016.

Beazley Development Co., Inc.

[Signature]
Witness

[Signature] (L.S.)
Bill B. Beazley
As its:

[Signature]
Notary Public
My commission expires: 1-17-17



ACKNOWLEDGEMENT

STATE OF Georgia

COUNTY OF Columbia

I Joy T. Chambers, do hereby
certify that Bill Beazley, personally
appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and seal this the 18th day

of March, 2016.

Joy T. Chambers
Notary Public for Columbia Co.
My commission expires 1-17-17

