

Return to:
Wright McLeod
Attorneys at Law
4420 Evans to Locks Road
Evans, GA 30809

Cross-reference with Deed Book 4248, page 1079

	2011004790
	AMENDED COVENANTS
	RECORDING FEES \$10.00
	PRESENTED & RECORDED:
	03-02-2011 11:55 AM
	JUDITH WARNER
	REGISTER OF MESNE CONVEYANCE
	AIKEN COUNTY, SC
	BY: LYNN STEMBRIDGE DEPUTY
	BK: RB 4348
	PG: 1405 - 1407

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO
GREGG'S MILL, SECTION TWO, PHASE A
ADDING PHASE "B" AND "C"

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Gregg's Mill, Section Two, Phase A, is recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4248, page 1079 through page 1092; and

WHEREAS, Beazley Development Co., Inc. (hereinafter "Company") 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. desires to amend the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Gregg's Mill, Section Two, Phase A.

NOW, THEREFORE, Company hereby amends the Declarations as of the date of this Amendment as follows:

1. Pursuant to the Declarations, Company adds and subjects to the Declarations the following property ("Additional Property"):

All those certain lots or tracts of land situate, lying and being in Aiken County, South Carolina and being shown and designated as Lots 2, 3, 4, 5, 6, 7, and 8 of Block "F", and Lots 38, 29 (a.k.a 39), 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 53 of Block "G", and Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 of Block "I" and Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 of Block "J" as shown on that certain plat of Section Two, Phase "B" & "C" of Greggs Mill at Horse Creek prepared for Beazley Development Co., Inc., by Southern Partners Inc., dated August 30, 2010 and revised September 19, 2010, and recorded in the Office of the RMC of Aiken County, South Carolina in Plat Book 55, Page 627. Reference to said plat is hereby made for a more complete and accurate description of the properties described.

ALSO all that certain lot or tract of land situate, lying and being in Aiken County, South Carolina and being shown and designated as Lots 9 of Block "F", on that certain plat of Lot 9, Block F, Section Two, of Greggs Mill at Horse Creek prepared for Beazley Development Co., Inc., by Southern Partners Inc., dated December 1, 2010 and revised December 14, 2010, and recorded in the Office of the RMC of Aiken County, South Carolina in Plat Book 55, Page 747. Reference to said plat is hereby made for a more complete and accurate description of the properties described.

On and after the date of the Amendment, the term of "Property" in the Declarations shall be deemed to include the Additional Property. Company hereby declares that the Additional Property shall be held, transferred, sold, conveyed, leased and occupied subject to the Declarations, each and all of which are for, and shall inure to benefit of and pass with each and every parcel of the Additional Property and shall apply to and bind the heirs, assignees, and successors in interest of Company.

2. Except as specifically modified herein, the Declarations shall remain in full force and effect.

IN WITNESS WHEREOF, Company has caused this Amendment to be executed, under seal, by its duly authorized officer, the day and year first above written.

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This Amendment is made and entered into this 10th day of February, 2011.

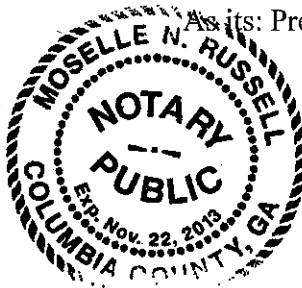
Sworn to and subscribed
Before me this 10th day of
February, 2011.

Beazley Development Co., Inc.

Susan L. Eway
Witness

BB Beazley (L.S.)
Bill Beazley
As its: President

MRussell
Notary Public
My commission expires: 11/22/13



BILL BEAZLEY HOMES, INC. hereby assents to the terms of the DECLARATION OF RIGHTS, RESTRICTIONS, AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO GREGG'S MILL, SECTION TWO, PHASE A and any amendments and voluntarily submits any lots owned by it to the Declarations and the Amendment Adding Phase "B" and "C", executed, under seal, by its duly authorized officer, the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

Susan L. Eway
Witness

MRussell
Notary Public

Commission Expires on: 11/22/13

Bill Beazley Homes, Inc.

By: BB Beazley
Bill B. Beazley
As: Chief Executive Officer

