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Return to:
Storm Branch Ventures
7009 Evans Town Center Blvd.
Evans, GA 30809

2016022826
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
09-16-2016 02:11 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY
BK: RB 4624
PG: 1248 - 1250

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
ESTABLISHING AND PROVIDING FOR
THE RETREAT AT STORM BRANCH COMMUNITY ASSOCIATION, INC.

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc. dated March 27, 2009 is recorded in the Office of RMC of Aiken County, South Carolina in Deed Book 4248, page 1093 through page 1112, as subsequently amended; and

WHEREAS, Storm Branch Ventures, LLC 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, Storm Branch Ventures, LLC desires to amend the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc.; 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, Storm Branch Ventures, LLC does hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc. dated March 27, 2009 by deleting Article V, Section 3, Paragraph F, it in its entirety and replacing it with the following:

Article V

Section 3. Application of "Maximum" Assessment.

(f) From and after January 1, 2010, the maximum regular annual assessment shall be increased each year by the Board of Directors of the Association by an amount not in excess of ten (10%) per cent per year over the previous year, or the percentage increase between the first month and the last month of an annual assessment period in the Consumer Price Index, U.S. City Average, (hereafter "C.P.I.) issued by the U.S. Bureau of Labor Statistics in its monthly report entitles "The Consumer Price Index, U.S. City Average and Selected Areas" whichever of these two percentage figures is larger. However, the Board of Directors may suspend such automatic increase for any one (1) year in its own discretion. In the event that the C.P.I referred to above shall be discontinued, then there shall be used the most similar index published by the United States Government that may be procured indicating changes in the cost of living.

This Amendment is made and entered into this 14th day of Sept., 2016.

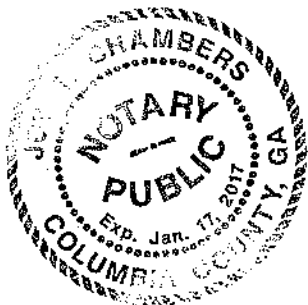
Sworn to and subscribed
Before me this 14th day of
Sept, 2016.

Storm Branch Ventures, LLC

[Signature]
Witness

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

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



ACKNOWLEDGEMENT

STATE OF GA

COUNTY OF Columbia

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

Witness my hand and seal this the 14th day

of Sept, 2016.

Joy T. Chambers
Notary Public for Columbia Co.

My commission expires 1-17-17

