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

> Cross-reference with Deed Book 4248, page 1093 Cross-reference with Deed Book 4334, page 383

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 ASSOCATION, 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 the RMC of Aiken County, South Carolina in Deed Book 4248, page 1093 through page 1112; and the Amendment to the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc. dated October 21, 2010 is recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4334, page 383 through 385, 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.;

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 (c), in its entirety and replacing it with the following enumerated provisions and restrictions.

Article V

Section 3. Application of "Maximum" Assessment:

(c) The regular annual assessment shall be billed annually by January 1st of each year and shall be due and payable on January 31st. The Board of Directors may, at its discretion, allow monthly, semi-annual, or quarterly installment payments of regular annual assessments on property owned by Members.

This Amendment is made and entered into this 2nd day of September, 2020.

Sworn to and subscribed

Before me this 2nd day of

2020.

Witness

Beazley Development Co., Inc.

(L.S.)

Bill Beazley

As its: President

Notary Public

My commission expires: 6

NOTARY PUBLIC Jun 1, 2024 STATE OF SOUTH CAROLINA

STATE OF GEORGIA

I, CARY KAUGGEEN

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

AMENDED COVENANTS
RECORDING FEES
\$25.00

PRESENTED & RECORDED

09-17-2020 01:05 PM

JUDITH WARNER
REGISTER OF MESINE CONVEYNACE
ARKEN COUNTY OF BY: QUINLAN BATES DEPUTY
BK: RB 4872
PG: 1109 - 1111

NOTARY PUBLIC

Jun 1, 2024

OF GEORGIA

Witness my hand and seal this the Ind day of September

Signature of Notary Public