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

2021001420 AMENDED COVENANTS
RECORDING FEES \$25.00

STATE TAX \$0.00

COUNTY TAX \$0.00

PRESENTED & RECORDED

01-15-2021 02:04 PM

JUDITH WARNER
REGISTER OF MESNE CONVEYANCE

BK:RB 4900 PG:1281-1283

AIKEN, COUNTY SC By: QUINLAN BATES

Cross-reference with Deed Book 4248, page 1093

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 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 1, in its entirety and replacing it with the following enumerated provisions and restrictions.

Book 4900 Page 1281

## ARTICLE V

## **COVENANTS FOR ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligations of Assessments. The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay to the Association: (1) A one-time initiation fee of \$350.00; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The regular annual assessment and special assessments together with such interest thereon and cost of collection therefore as hereinafter provided, shall be a charge and continuing lien on the real property and improvements thereon against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the Owner of such real property at the time when the assessment first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all of such co-owners shall be jointly and severally liable for the entire amount of the assessment.

This Amendment is made and entered into this 12th day of JANUARY, 2021.

Sworn to and subscribed Before me this 12<sup>th</sup> day of

Lynuand  $\frac{70}{2021}$ .

Witness

Notary Rublic

Beazley Development Co., Inc.

(L.S.)

Bill Beazle

As its: President

My commission expires: 6 11 3024

## STATE OF SOUTH CAROLINA COUNTY OF AIKEN

STATE OF GEORGIA	
COUNTY OF COLUMBIA	

I, <u>CARY KAULOFFEN</u>, a Georgia notary public, do hereby certify that <u>BILL BEALLEY</u> personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this the 12th day of January, 2021.

Signature of Notary Public