

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  
AIKEN, COUNTY SC  
By: QUINLAN BATES  
BK:RB 4900 PG:1281-1283

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF AIKEN )

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 desires to amend the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc.;

Book 4900 Page 1281

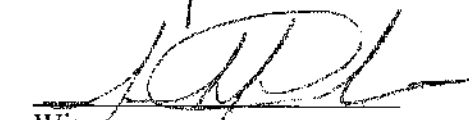
## ARTICLE V

### COVENANTS FOR ASSESSMENTS

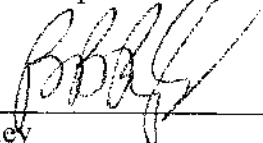
Section 1. **Creation of the Lien and Personal Obligations of Assessments.** The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions 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.

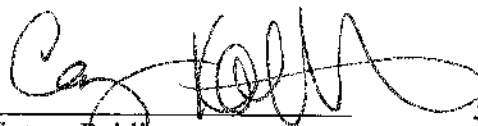
This Amendment is made and entered into this 12<sup>th</sup> day of JANUARY, 2021.

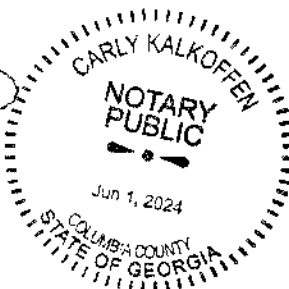
Sworn to and subscribed  
Before me this 12<sup>th</sup> day of  
January, 2021.

  
\_\_\_\_\_  
Witness

Beazley Development Co., Inc.

  
\_\_\_\_\_  
Bill Beazley (L.S.)  
As its: President

  
\_\_\_\_\_  
Notary Public  
My commission expires: 6/1/2024



STATE OF SOUTH CAROLINA

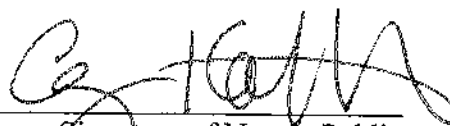
COUNTY OF AIKEN

STATE OF GEORGIA )

COUNTY OF COLUMBIA )

I, CARLY KALKOFFEN, a Georgia notary public, 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 12<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
Signature of Notary Public

