

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

2016016346
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
07-11-2016 12:05 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: MARILYN SEIGLER DEPUTY
BK: RB 4613
PG: 1027 - 1029

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, Part A it in its entirety and replacing it with the following:

Article V

Section 3. Application of "Maximum" Assessment.

- (a) The maximum regular annual assessment shall be the sums calculated in accordance with the following schedule as may be increased in each instance by an inflation adjuster as set forth in this Article V, Section 3(f) or as may be increased as herein otherwise provided:

<u>Property Type</u>	<u>Maximum Regular Annual Assessment</u>
Residential Lots	\$100.00
Family Dwelling Units	\$500.00

This Amendment is made and entered into this 8th day of July, 2016.

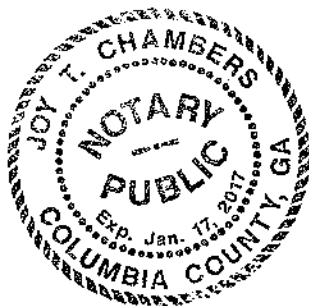
Sworn to and subscribed
Before me this 8th day of
July, 2016.

Storm Branch Ventures, LLC

Shirley M. Carter
Witness

BB Beazley (L.S.)
Bill B. Beazley
As its: Manager

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



ACKNOWLEDGEMENT

STATE OF Georgia

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 8th day
of July, 2016.

Joy T. Chambers
Notary Public for Columbia Co., GA
My commission expires 1-17-17

