

3
12-30-2015

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

2015030380
AMENDMENT
RECORDING FEES \$10.00
PRESENTED & RECORDED:
12-30-2015 01:20 PM
JUDITH WARNER
REGISTER OF MESSE CONVEYANCE
AIKEN COUNTY, SC
BY: JENNIFER MATHIS DEPUTY
BK: RB 4585
PG: 351 - 353

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 10 in its entirety and replacing it with the following:

Article V

10. Effect of Non-Payment of Assessment. The Personal Obligation of the Owner, the Lien; Remedies of the Association.

If any assessment or installment of an assessment is not paid in full within thirty (30) days of the due date, a late charge of twenty-five (\$25.00) dollars may be imposed without further notice or warning to the delinquent Owner, and interest at the rate of ten (10%) percent per anum.

If the regular annual assessment or any special assessment is not paid on or before past due date which shall be established by the Board of Directors, then such assessment shall become delinquent and shall become a charge and continuing lien on the land and all improvements thereon, against which each such assessment is made, in the hands of the then Owner, his heirs, devisees, personal representatives, tenants, successors, and assigns.

If the assessment is not paid within thirty (30) days after the past due date, the Association may at its election bring an action to foreclose its lien on the property or bring an action at law against the Owner personally. If a delinquent assessment is put in the hands of an attorney at law for collection, there shall be added to the amount of such assessment all costs of collection including but not limited to fifteen (15%) percent of the amount of the delinquent assessment and all interest thereon as reasonable attorney's fees.

This Amendment is made and entered into this 27th day of December, 2015.

Sworn to and subscribed
Before me this 27th day of
December, 2015.

Storm Branch Ventures, LLC

[Signature]

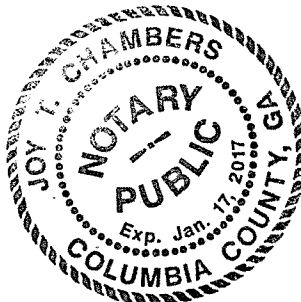
Witness

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

[Signature]

Notary Public

My commission expires: 1-17-17



ACKNOWLEDGEMENT

STATE OF Georgia

COUNTY OF Columbia

I Joy Thompson 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 27th day

of Dec, 2015.

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

