

2016015291
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED
06-29-2016 12:21 PM
JUDITH WARNER
REGISTER OF MESSIE CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: RB 4611
PG: 1495 - 1498

Amendment to Covenants, Restrictions, Easements, and
Community Association Applicable to The Retreat at Storm Branch

THIS AMENDMENT TO COVENANTS, RESTRICTIONS, EASEMENTS, AND COMMUNITY ASSOCIATION is made and published as of this 28th day of June 2016, by Storm Branch Ventures, LLC (hereinafter know as "Developer").

WITNESSETH:

WHEREAS, the Developer by Declaration of Covenants, Restrictions, Easements Establishing and Providing for The Retreat at Strom Branch Community Association dated March 27, 2009, recorded in the RMC Office of Aiken County, South Carolina in Deed Book RB 4248, pages 1093-1112 did publish and declare certain Protective Covenants regarding The Retreat at Storm Branch Subdivision; AND

WHEREAS, the Developer by Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch dated March 25, 2009, recorded in the RMC Office of Aiken County, South Carolina in Deed Book RB 4248, pages 1113-1126 did publish and declare certain Protective Covenants regarding The Retreat as Strom Branch Subdivision, Section One; and

WHEREAS, pursuant to the powers reserved by the Developer in Article VI of said Covenants, Restrictions, Easements, and Community Association as amended, the Developer desires to subject the property hereinafter known as The Retreat at Storm Branch, Section 3 to said Covenants, Restrictions, Easements, and Community Association, as amended, said property being described as follows:

All those lots or parcels of land, situate, lying and being in the State of South Carolina, County of Aiken and being shown and designated as LOTS 40-59, inclusive in Block E; LOTS 10-13, inclusive in Block F; of The Retreat at Storm Branch, Phase 3 and any Common Areas on a plat prepared by Southern Partners, Inc., dated May 9, 2016, and recorded in the RMC Office of Aiken County, South Carolina, in Plat Book PL 59, Page 322; reference hereby being made to said plat for a more complete and accurate description of the metes, bounds, and location of said property.

NOW, THEREFORE, the Developer does hereby subject the above-described property to said Declaration of Covenants, Restrictions, Easements Establishing and Providing for The Retreat at Storm Branch dated March 27, 2009, as subsequently amended; and

NOW, THEREFORE, the Developer does hereby subject the above-described property to said Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Strom Branch dated March 25, 2009, as subsequently amended.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed by and through its duly authorized corporate officers and its corporate seals affixed the date and the year first above written as the date of these presents.

Sworn to and subscribed
Before me this 28th day of
June, 2016

A. Heithm
Unofficial Witness

Storm Branch Ventures, LLC

B. Beazley (L.S.)
By: Bill B. Beazley

As its: President

Attest:

Melissa Lagasse
Unofficial Witness

Stephen Beazley
Stephen Beazley

As its: Secretary

Joy T. Chambers
Notary Public

My commission expires: 1-17-17

(Seal)



ACKNOWLEDGEMENT

STATE OF Georgia

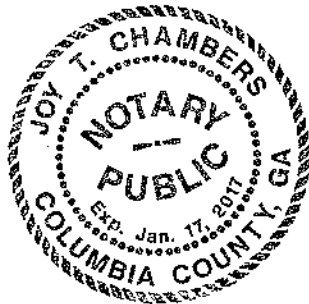
COUNTY OF Columbia

I Joy T. Chambers, 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 28th day

of June, 2016.

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

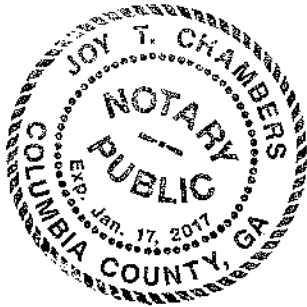


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E ***** Official Receipt *****
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
Aiken County, SC
by RMCSTUTJ, DEPUTY RMC
Payment Receipt Batch 228067

06/29/2016

Received From:
STORM BRANCH VENTURES LLC

Return To:
STORM BRANCH VENTURES LLC
7009 EVANS TOWN CENTER BLVD
EVANS, GA 30809

ID # 2016015291 12:21 PM
AMENDED COVENANTS 4 Page(s)

GRANTORS:
STORM BRANCH VENTURES LLC

Recording Fees	10.00
Subtotal	\$10.00
Bk 4611 P 1495	
Total	\$10.00

Check	\$10.00
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*** \$25.00 fee ***
*** for all returned checks ***