

Return to:
Wright McLeod
Attorneys at Law
6004 Evans Town Center Blvd.
Evans, GA 30809

Cross-reference with: Deed Book 5055, page 1134
Deed Book 5055, Page 1108

AIKEN COUNTY, SC
2024011212 AMENDED COVENANTS
RECORDING FEES \$25.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
05-16-2024 08:56 AM
JULIE STUTTS
REGISTER OF DEEDS
AIKEN, COUNTY SC
BY: DOLLIE VILLANUEVA
BK:RB 5158 PG:2168-2170

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO
CLEARWATER PRESERVE, SECTION 1**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Clearwater Preserve, Section 1, dated October 24, 2022 is recorded in the Register of Mesne Conveyance of Aiken County, South Carolina in Deed Book 5055, Pages 1134-1153, as amended ("Declaration of Rights"), and

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Clearwater Preserve Community Association, Inc. dated October 24, 2022 is recorded in the Register of Mesne Conveyance of Aiken County, South Carolina in Deed Book 5055, Pages 1108-1133, as amended ("Covenants") (collectively the "Declarations"); and

WHEREAS, Coel Development Co., Inc. and Stephen Beazley Builders, Inc. reserved unto themselves, their successors and assigns, the right to amend the Declarations or any portion thereof as they may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, certain changes to USPS policy require the Association to maintain the centralized box units (CBUs) used for mail services;

WHEREAS, the Developer desires to amend the Declarations in accordance with such federal policy; and

WHEREAS, pursuant to the powers reserved, Covenants, Article VI, Functions of the Association, Section I, Ownership and Maintenance of Common Properties, subsection (c), is deleted in its entirety and replaced with the following:

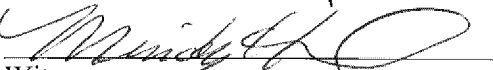
“(c) For mail, security and fire protection services including postal centralized box units (CBUs), security stations, maintenance building and/or guardhouses, policy equipment and fire stations and firefighting equipment and buildings used in maintenance functions;”

The Declarations are hereby ratified and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

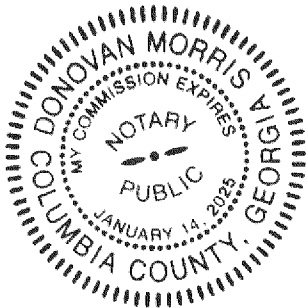
This Amendment is made and entered into this 15 day of May, 2024.

Sworn to and subscribe before me

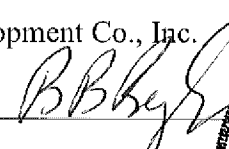
This 15 day of May, 2024.


Witness

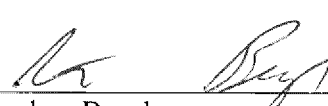

Notary Public
My Commission Expires: 1/14/25

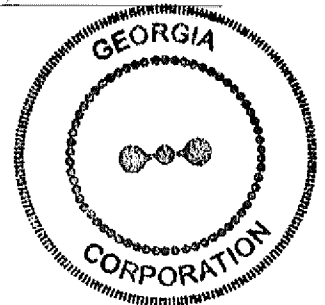
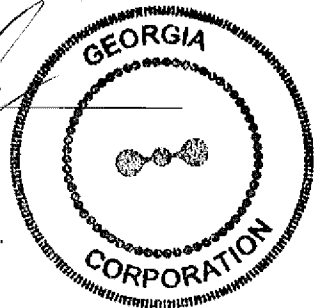


COEL Development Co., Inc.


Bill Beazley
As its: President

Stephen Beazley Builders, Inc.


Stephen Beazley
As its: President



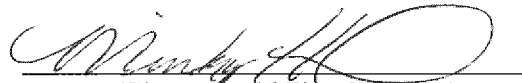
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STATE OF GEORGIA)
COUNTY OF COLUMBIA)

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named B. L. Beaulieu & Stephen Beaulieu, sign, seal and as their act and deed, deliver the within written instrument, and that (s)he with the other witness whose name appears above, witnessed the execution thereof.


(Signature of First Witness)

SWORN TO AND SUBSCRIBED BEFORE ME

This 19 day of May, 2024.


Notary Public
(Signature of Notary Witness)

My Commission Expires: 1/14/25

