

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

AIKEN COUNTY, SC
2025004801 AMENDED COVENANTS
RECORDING FEES \$25.00
STATE TAX \$0.00
COUNTY TAX \$0.00
PRESENTED & RECORDED
03-03-2025 03:59 PM
JULIE STUTTS
REGISTER OF DEEDS
AIKEN, COUNTY SC
By: SABRINA BRANCH
BK:RB 5217 PG:987-989

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 5505, 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, Beazley Development Co., Inc. ("Developer") 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, the Developer desires to subject the property hereinafter known as Clearwater Preserve Section 1-B and Section 1-C to said Declarations, 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 9-18, Block A; Lots 25-43, Block B; Lots 1-8 and Lots 11-24, Block C; Lots 1-8 and Lots 26-32, Block D; and, Common Areas 2, 3, 4, and 5, as shown on a plat prepared by Southern Partners on September 25, 2024, last revised on November 27, 2024, and recorded in the Office of the RMC of Aiken County, South Carolina in Book 66, Page 610; reference being made to said plat for a more complete and accurate description of the metes, bounds, and location of said property.

AND

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 1-19, Block F; Lots 1-10, Block G; and, Common Area 1, as shown on a plat prepared by Southern Partners on September 25, 2024, last revised on November 27, 2024, and recorded in the Office of the RMC of Aiken County, South Carolina in Book 66, Page 611; reference being made to said plat for a more complete and accurate description of the metes, bounds, and location of said property.

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 27th day of February, 2025.

Sworn to and subscribe before me

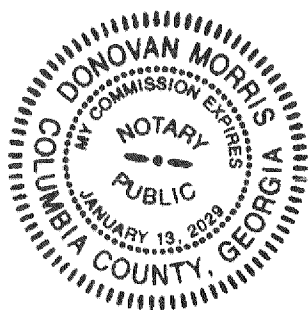
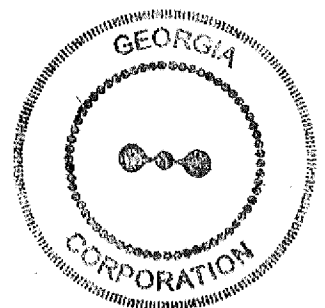
This 27th day of February, 2025.

Alyssa M
Witness

Beazley Development Co., Inc.

BB Beazley
Bill Beazley
As its: President

[Signature]
Notary Public
My Commission Expires: 1/13/29



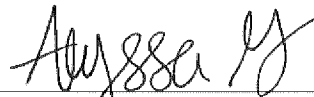
Return to:
Wright McLeod
Attorneys at Law
6004 Evans Town Center Blvd.
Evans, GA 30809

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Deed Book 5055, Page 1108

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Bill B. Beneky, 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 27th day of February, 2025.



Notary Public
(Signature of Notary Witness)

My Commission Expires: 1/13/29

