

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

Cross-reference with Deed Book 4723, Page 354
and Deed Book 4900, Page 1284

AIKEN COUNTY, SC	
2024026179	AMENDED COVENANTS
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
11-06-2024	03:30 PM
JULIE STUTTS	
REGISTER OF DEEDS	
AIKEN, COUNTY SC	
By: DOLLIE VILLANUEVA	
BK:RB 5195 PG:1461-1463	

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

**AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS
ESTABLISHING AND PROVIDING FOR SUMMERTON VILLAGE COMMUNITY
ASSOCIATION, INC.**

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for Summerton Village Community Association, Inc. dated May 29, 2018 is recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4723, pages 354-380, as subsequently amended ("Declaration"); and

WHEREAS, Beazley Development Co., Inc. reserves unto itself, its successors and assigns, the right to amend the Declaration or any portion thereof as it may deem necessary because lots remain to be sold and, as such, the rights to amend have not been assigned to the Association; and

WHEREAS, Beazley Development Co., Inc. also reserves unto itself, its successors and assigns, the right to set the initiation fee, modifying it from time to time;

WHEREAS, Beazley Development Co., Inc so modified the initiation fee in 2023; and

WHEREAS, Beazley Development Co., Inc. desires to memorialize said change to the initiation fee in the Declaration;

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Beazley Development Co., Inc. does hereby amend the Declaration by deleting Article V, Covenants and

Assessments, Section 1 in its entirety and replacing it with the following enumerated provisions and restrictions:

Section 1. Creation of Lien and Personal Obligations of Assessments. The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay to the Association the following sums, hereinafter referred to in this Section, collectively and individually, as the "Assessments": (1) A one-time initiation fee of \$400.00, effective January 1, 2024; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The Assessments together with interest and cost of collection shall be a charge and continuing lien on the real property and its improvements against which the Assessments are made. The Assessments together with interest and cost of collection shall also be the personal obligation of the Owner of the real property at the time when the Assessments first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all co-owners shall be jointly and severally liable for the entire amount of the Assessments.

This Amendment is made and entered into this 6th day of November, 2024.

Sworn to and subscribed
Before me this 6th day of
November, 2024.

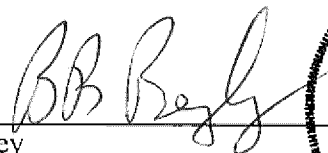


Witness

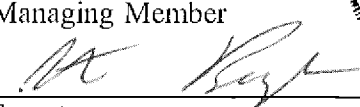


Notary Witness

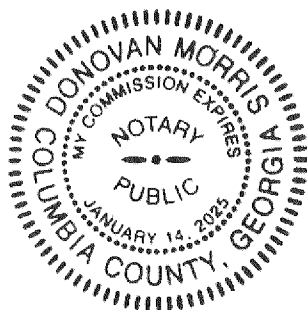
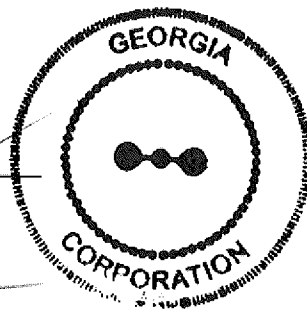
Beazley Development Co., Inc.



Bill Beazley
As its: Managing Member

Attest: 

As its: Secretary
(Corporate Seal)



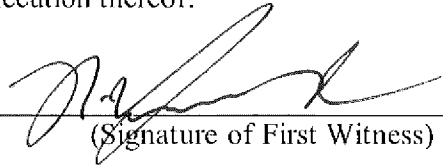
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ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Bill Bearley, 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 6th day of November, 2024.



Notary Public
(Signature of Notary Witness)

My Commission Expires: 1/14/25

