

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

2020011904
AMENDED COVENANTS
RECORDING FEES \$25.00
PRESENTED & RECORDED:
05-26-2020 08:30 AM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY
BK: RB 4846
PG: 2377 - 2378

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

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 21st day of May 2020, 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 Storm 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 Storm 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 5-A to said Covenants, Restrictions,
Easements, and Community Association, as amended, said property being described as follows:

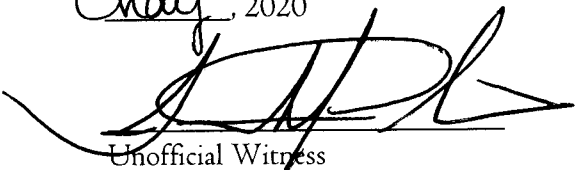
All those lots or parcels of land, situate, lying and being in the State of South Carolina,
County of Aiken and being shown and designated as LOTS 8 - 10, inclusive in Block G; LOTS
6 - 11, inclusive in Block H; LOTS 16 - 18, inclusive in Block H; LOTS 5 - 11, inclusive in
Block I; LOTS 16 - 21, inclusive in Block I; LOTS 5 - 9, inclusive in Block J; LOTS 17 - 23,
inclusive in Block J; LOTS 14 - 18, inclusive in Block E; of The Retreat at Storm Branch,
Section 5-A and any Common Areas on a plat prepared by Southern Partners, Inc., dated March
11, 2020, last revised May 5, 2020, and recorded in the RMC Office of Aiken County, South
Carolina, in Plat Book PL 62, Page 124; 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

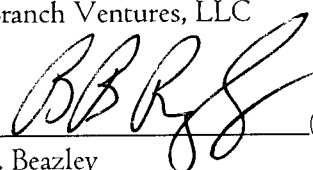
NOW, THEREFORE, the Developer does hereby subject the above-described property to said Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch dated March 25, 2009, as subsequently amended.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed by and through it's 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 21st day of
May, 2020


Unofficial Witness

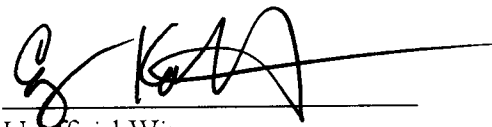
Storm Branch Ventures, LLC

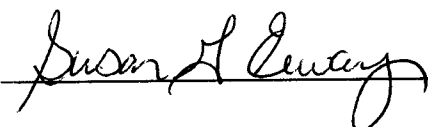

By: Bill B. Beazley

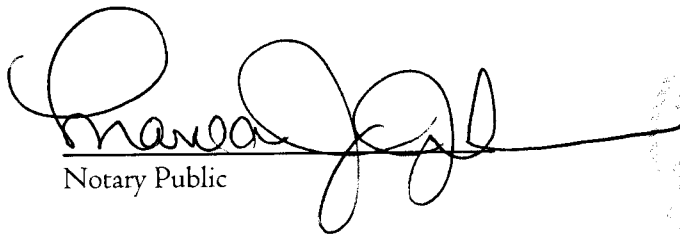
(L.S.)

As its: Managing Member

Attest:


Unofficial Witness




Notary Public

My commission expires:

January 19, 2021

(Seal)

