

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

2021022926
AMENDED COVENANTS
RECORDING FEES \$25.00
PRESENTED & RECORDED:
08-02-2021 08:31 AM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: QUINLAN BATES DEPUTY
BK: RB 4950
PG: 329 - 331

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 12th day of July, 2021, 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 I093-
I112 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 I113-I126 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 5-B 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 LOT II, inclusive in Block G; LOTS 12 -
15, inclusive in Block H; LOTS 12 - 15, inclusive in Block I; LOTS 10 - 16, inclusive in Block
J; LOTS 19-37, inclusive in Block K; LOT I in Block L of The Retreat at Storm Branch,
Section 5-B and any Common Areas on a plat prepared by Southern Partners, Inc., dated May
27, 2021, and recorded in the RMC Office of Aiken County, South Carolina, in Plat Book PL ,
Page ; 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 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 12 day of
July, 2021

Edye M. Currell
Unofficial Witness

Storm Branch Ventures, LLC

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

As its: Managing Member

Attest:

Elizabeth M. Brown
Unofficial Witness

He Beazley

[Signature]
Notary Public

My commission expires:

2/4/2031



STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

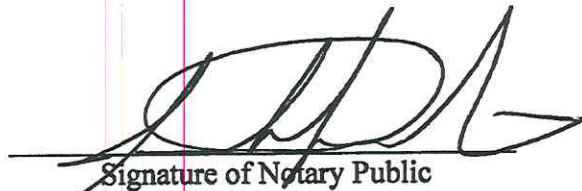
STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

I, JOSEPH F. GULINO a South Carolina notary public, do hereby certify that
BILL B BEAZLEY personally appeared before me this day and acknowledged
the due execution of the foregoing instrument.

Witness my hand and seal this the 16 day of JULY, 2021.




Signature of Notary Public