

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

2023025258

AMENDED COVENANTS

RECORDING FEES \$25.00

PRESENTED & RECORDED

11-13-2023 04:22 PM

JUDITH WARNER

REGISTER OF MESNE CONVEYANCE

AIKEN COUNTY, SC

BY: QUINLAN BATES DEPUTY

BK: RB 5124

PG: 642 - 643

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 14<sup>th</sup> day of June 2023,  
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  
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-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 1-10, inclusive in  
Block L; LOTS 30-31, inclusive in Block L of The Retreat at Storm Branch, Section 6-  
A and any Common Areas on a plat prepared by Southern Partners, Inc., dated June 14,  
2023, last revised October 23, 2023, and recorded in the RMC Office of Aiken County,  
South Carolina, in Plat Book 05, Page 470; 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 23<sup>rd</sup> day of  
October, 2023

*Madley Olin*  
Unofficial Witness

Storm Branch Ventures, LLC

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

As its: Managing Member  
Attest:

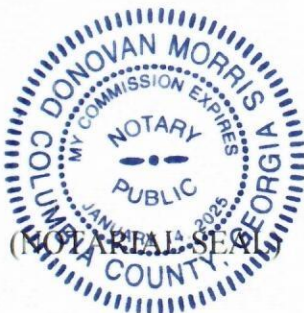
*Rhett Reid*  
Unofficial Witness

*[Signature]*

STATE OF Georgia )  
COUNTY OF Columbia )

ACKNOWLEDGEMENT

I, Donovan Morris, a Georgia notary public, do certify that Bill B. Beazley, as Managing Member of Storm Branch Ventures, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



*[Signature]*  
Notary Public for Georgia  
Printed Name: Donovan Morris  
My Commission Expires: 1/14/25