

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

2024011013
AMENDED COVENANTS
RECORDING FEES \$25.00
PRESENTED & RECORDED:
05-14-2024 02:58 PM
JULIE STUTTS
REGISTER OF DEEDS
AIKEN COUNTY, SC
BY: KATHLEEN BOATWRIGHT DEPUTY
BK: RB 5158
PG: 1192 - 1193

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 day of MAY 2024,
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 38-41, inclusive
in Block K; LOTS 2-38, inclusive in Block M; LOTS 1-3, inclusive in Block N; LOTS
1-16, inclusive in Block P; LOTS 1-6, inclusive in Block Q of The Retreat at Storm
Branch, Section 7 and any Common Areas on a plat prepared by Southern Partners,
Inc., dated February 27, 2024, last revised April 29, 2024, and recorded in the RMC
Office of Aiken County, South Carolina, in Plat Book 65, Page 939-941;
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

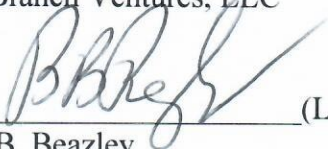
NOW, THEREFORE, the Developer does hereby subject the above-described property to said Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Strom Branch dated March 25, 2009, as subsequently amended.

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.

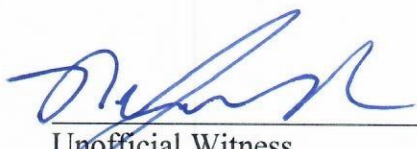
Sworn to and subscribed
Before me this 14 day of
MAY, 2024


Unofficial Witness

Storm Branch Ventures, LLC


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

As its: Managing Member
Attest:

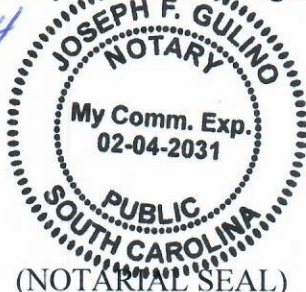

Unofficial Witness

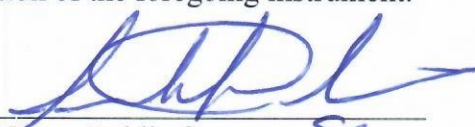
STATE OF SC)
COUNTY OF AIKEN)

ACKNOWLEDGEMENT

I, JOSEPH GULINO, a SC 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.

5/14/2024




Notary Public for SC
Printed Name: JOSEPH GULINO
My Commission Expires: 2/4/2031