

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

Cross-reference with: Deed Book 4248, page 1093
Deed Book 4248, Page 1113

AIKEN COUNTY, SC	
2024015766	AMENDED COVENANTS
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
07-03-2024	03:40 PM
JULIE STUTTS	
REGISTER OF DEEDS	
AIKEN, COUNTY SC	
By: KATHLEEN BOATWRIGHT	
BK:RB 5170	PG:272-274

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

**AMENDMENT TO THE DECLARATION OF RIGHTS, RESTRICTIONS,
AFFIRMATIVE OBLIGATIONS AND CONDITIONS APPLICABLE TO THE
RETREAT AT STORM BRANCH**

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch, dated March 27, 2009, is recorded in the Register of Mesne Conveyance of Aiken County, South Carolina in Deed Book 4248, Pages 1113-1126, as amended ("Declaration of Rights"), and

WHEREAS, the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc. dated March 27, 2009, is recorded in the Register of Mesne Conveyance of Aiken County, South Carolina in Deed Book 4248, Pages 1093-1112, as amended ("Covenants") (collectively the "Declarations"); and

WHEREAS, Storm Branch Ventures, LLC reserved unto themselves, their successors and assigns, the right to amend the Declarations or any portion thereof as they may deem necessary because all lots have not been sold and the rights to amend have not been assigned to the Association; and

WHEREAS, the Developer desires to amend the Declarations by adding Section 18 to Article V as follows:

Section 18. Seasonal Outdoor Lighting.

a. **Temporary, Seasonal and Occasional Use Exterior Lighting:**

Colored lighting is permitted during the "Seasonal Holiday Period" or "Occasional Special Events" as specified by the Developer. For the purposes of these Declarations, the seasonal holiday period is defined as the period that starts on the evening of the Saturday before Thanksgiving Day and ends on the evening of January 15th of each year. "Occasional Special Events" include Independence Day and Halloween where it is acceptable to use lighting to enhance the spirit of the occasion, and where the use of lighting types described in these Declarations are limited to July 1st through July 8th for Independence Day and October 15th through November 1st for Halloween.

- b. **Eave & Soffit Accent Lighting** are typically installed along the eaves and soffits of the residence in a manner not visible from the street. These types of lights were originally designed to be a permanent alternative to the traditional temporarily installed roof-line style Christmas lights. However, by employing programmable LED technology and Wi-Fi, these lights have evolved and are now being marketed for year-round use which have necessitated Associations like ours to provide guidance on their installation and operation. Given the higher heights at which these lights are installed they are more likely to create "light pollution" or "light scattering", resulting in a higher potential for disturbance to adjacent properties. The lighting shall not directly shine on adjacent homes. Only soft to warm white tones are allowed. Colored lighting is only permitted during the Seasonal Holiday Period and for defined Occasional Special Events. Blinking, flickering, dancing, lighting etc. is not allowed except during Seasonal Holiday Period and for defined Occasional Special Events. Fixtures should not be readily visible from the street during daylight.

This Amendment is made and entered into this 28th day of July, 2024.

Sworn to and subscribe before me

This 2 day of July, 2024.

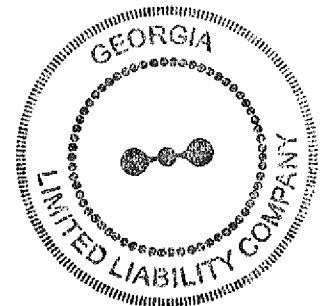
Edge M Dailey
Witness

Storm Branch Ventures, LLC

Bill Beazley
As its: Managing Partner

Doni Beazley
Witness

Joseph F. Gulin
Notary Public
My Commission Expires 02/04/2031
PUBLIC
SOUTH CAROLINA



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STATE OF GEORGIA)
COUNTY OF COLUMBIA)

ACKNOWLEDGEMENT

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named BILL BEAZLEY, 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.

Edye M. Dailey
(Signature of First Witness)

SWORN TO AND SUBSCRIBED BEFORE ME

This 2 day of JULY, 2024.

[Signature]
Notary Public
(Signature of Notary Witness)

My Commission Expires: 02/04/2031

