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

Cross-reference with Deed Book 4248, Page 1093 and Deed Book 4900, Page 1281

AIKEN COUNTY, SC
2022030188 AMENDED COVENANTS
RECORDING FEES $25.00
STATE TAX $0.00
COUNTY TAX $0.00
PRESENTED & RECORDED
11-02-2022 01:16 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN, COUNTY SC
By: QUINLAN BATES
BK:RB 5056 PG:1785-1787

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS ESTABLISHING AND PROVIDING FOR THE RETREAT AT STORM BRANCH COMMUNITY ASSOCIATION, INC.

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 Office of the RMC of Aiken County, South Carolina in Deed Book 4248, pages 1093-1112, as subsequently amended ("Declaration"); and

WHEREAS, Storm Branch Ventures, LLC reserves unto itself, its successors and assigns, the right to amend the Declaration or any portion thereof as it may deem necessary because lots remain to be sold and, as such, the rights to amend have not been assigned to the Association; and

WHEREAS, Storm Branch Ventures, LLC desires to amend the Declaration; and

NOW, THEREFORE, for One & 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Storm Branch Ventures, LLC does hereby amend the Declaration by deleting Article V, Covenants and Assessments, Section 1 in its entirety and replacing it with the following enumerated provisions and restrictions.

Section 1. Creation of Lien and Personal Obligations of Assessments. The Company covenants, and each Owner of any Residential Lot or Family Dwelling Unit, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to all the terms and provisions of this Declaration and to pay to the Association the following sums, hereinafter referred to in this Section, collectively and individually, as the "Assessments": (1) A one-time initiation fee of $500.00, effective January 1, 2023; (2) regular annual assessments or charges; and (3) special assessments or charges for the purposes set forth in this Article, such assessments to be fixed, established and collected from time to time as hereinafter provided. The Assessments together with interest and cost of collection shall be a charge and continuing lien on the real property and its improvements against which the Assessments are made. The Assessments together with interest and cost of collection shall also be the personal obligation of the Owner of the real property at the time when the Assessments first became due and payable. In the case of co-ownership of a Residential Lot or Family Dwelling Unit, all co-owners shall be jointly and severally liable for the entire amount of the Assessments.

This Amendment is made and entered into this 1st day of November, 2022.

Sworn to and subscribed
Before me this 1st day of
November, 2022.

Witness

Notary Witness

DONOVAN C. MORRIS NOTARY PUBLIC COLUMBIA COUNTY, GA Exp. Jan. 14, 2025

Storm Branch Ventures, LLC

Bill Beazley
As its: Managing Member

Attest: _____
As its: Secretary
(Corporate Seal)

GEORGIA LIMITED LIABILITY COMPANY

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Attorneys at Law
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Evans, GA 30809

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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.

(Signature of First Witness)

SWORN TO AND SUBSCRIBED BEFORE ME
This 13th day of November, 2022.

Notary Public
(Signature of Notary Witness)

My Commission Expires: 1/14/25

DONOVAN C. MORRIS NOTARY PUBLIC Exp. Jan. 14, 2025 COLUMBIA COUNTY, GA