

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

2014013248
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
06-25-2014 01:55 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: MARILYN SEIGLER DEPUTY
BK: RB 4511
PG: 21 - 24

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 55th day of June 2014,
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 Strom 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 Two
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 34-39, inclusive
in Block E; LOTS 60-63, inclusive in Block E; LOTS 4-9, inclusive in Block F; LOTS
14-18, inclusive in Block F; of The Retreat at Storm Branch, Phase Two and any
Common Areas on a plat prepared by Southern Partners, Inc., dated April 24, 2014, and
recorded in the RMC Office of Aiken County, South Carolina, in Plat Book PL 57,
Page 867; 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 Storm Branch dated March 25, 2009, as subsequently amended.

IN WITNESS WHEREOF, the Developer has caused these presents to be executed by and through its 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 25th day of
May, 2014

John
Chapman
Unofficial Witness

Storm Branch Ventures, LLC

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

As its: President

Attest:

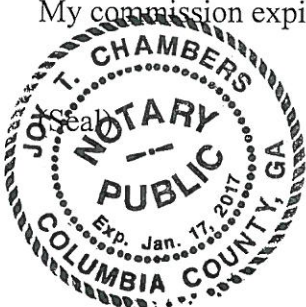
Angela Chapman
Unofficial Witness

Steph Beazley

As its: Secretary

Joy T. Chambers
Notary Public

My commission expires: 1/17/17



ACKNOWLEDGEMENT

STATE OF South Carolina

COUNTY OF Aiken

I Joy T. Chambers, 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 2nd day
of June, 2014.



Joy T. Chambers
Notary Public for Columbia Co., GA
My commission expires 1/17/17

ACKNOWLEDGEMENT

STATE OF South Carolina

COUNTY OF Aiken

I Joy T. Chambers, do hereby
certify that Stephen Beazley, personally
appeared before me this day and acknowledged the due execution of the
foregoing instrument.

Witness my hand and seal this the 25th day

of June, 2014.

Joy T. Chambers
Notary Public for Columbia Co., GA
My commission expires 1/17/17

