

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

2018021789
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
09-07-2018 12:57 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: JULIE STUTTS DEPUTY RMC
BK: RB 4740
PG: 25 - 27

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 4th day of Sept. 2018,
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 at
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 4 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 5 - 7, inclusive in
Block G; LOTS 1-5, inclusive in Block H; LOTS 1-4, inclusive in Block I; LOTS 1-4,
inclusive in Block J; LOTS 1-13, inclusive in Block K; of The Retreat at Storm Branch,
Phase 4 and any Common Areas on a plat prepared by Southern Partners, Inc., dated
July 19, 2018, last revised August 9, 2018, and recorded in the RMC Office of Aiken
County, South Carolina, in Plat Book PL 60, Page 843; 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 4th day of
Sept., 2018

Ami Rader
Unofficial Witness

Storm Branch Ventures, LLC

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

As its: Managing Member

Attest:

Jacklyn Marshall
Unofficial Witness

John Beazley

As its: ~~Secretary~~

Joy T. Chambers
Notary Public

My commission expires:

1-16-21

(Seal)



ACKNOWLEDGEMENT

STATE OF GA

COUNTY OF Columbia

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

Witness my hand and seal this the 4th day

of Sept, 2018.

Jay T. Chambers
Notary Public for Columbia Co GA
My commission expires 1-16-21

