

Return to:

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

Cross-reference with Realty Book 4248, Page 1093, and
Realty Book 4248, Page 1113

AIKEN COUNTY, SC	
2023005878	AMENDED COVENANTS
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
03-20-2023	11:14 AM
JUDITH WARNER	
REGISTER OF MESNE CONVEYANCE	
AIKEN, COUNTY SC	
By: QUINLAN BATES	
BK:RB 5079	PG:2142-2144

STATE OF GEORGIA)
)
COUNTY OF COLUMBIA)

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

WHEEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to 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 Realty Book 4248, Pages 1113-1126, 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, Section 9 in its entirety and replacing it with the following enumerated provisions and restrictions.

9. Signs and Mailboxes. No signs shall be erected or maintained on any portion of any Property by anyone including, but not limited to an Owner, a realtor, a contractor, or subcontractor, except with the written permission of the Company or except as may be required by legal proceedings. If such permission is granted, the Company reserves the right to restrict size, color and content of such signs. Likewise, one sign of not more than five (5) square feet used by a contractor during the construction period of the main dwelling structure or accessory structures is permissible and only one usual "for sale" Realtor sign may be erected during the sales period without the permission of the Company.

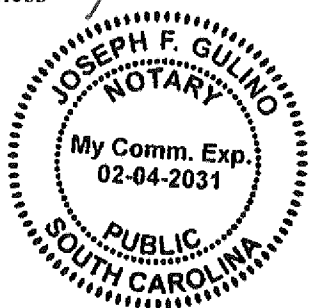
Property identification signs for each Lot may not be erected unless they have received the prior written approval of the Architectural Control Committee. If an Owner desires to identify their residence by Curb House Numbers, the Curb House Numbers shall be in the form of block four-inch (4") numbers contained in a 18" x 6" white reflective box (the "Curb House Numbers") placed on the curb with the numbering directly in line with the front door of the residence. No symbols or other decorative additions shall be permitted with or surrounding the curb house numbering. No prior Architectural Control Committee approval is required unless the Owner is unable to comply with the Curb House Numbers requirements, in which case a request for approval must be submitted to the Architectural Control Committee. The style and size of the mailbox will be specified by the Architectural Control Committee and will be uniform throughout the property.

This Amendment is made and entered into this 16 day of MARCH, 2023.

Sworn to and subscribed
before me this 16 day of
MARCH, 2023.

[Signature]
Witness

[Signature]
Notary Witness

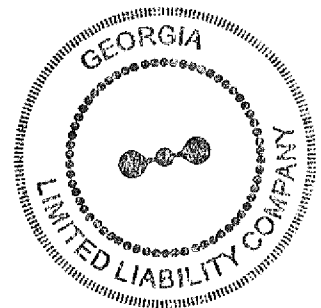


Storm Branch Ventures, LLC

[Signature]
Bill Beazley
As its: Managing Member

Attest: [Signature] [Signature]
As its: Secretary

(Corporate Seal)



SC
STATE OF ~~GEORGIA~~)
)
COUNTY OF ~~COLUMBIA~~)
AIKEN

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 16th day of MARCH, 2023.


Notary Public
(Signature of Notary Witness)

My Commission Expires

2/4/2031

