

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

2013029446
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
12-05-2013 12:50 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: LYNN STEMBRIDGE DEPUTY
BK: RB 4487
PG: 2263 - 2265

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

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 Superior Court of Aiken County, South Carolina in Deed Book 4248, Page 1093 through Page 1112; and

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

WHEREAS, Storm Branch Ventures, LLC desire to amend the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc.; and

NOW, THEREFORE, for One & 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which hereby acknowledge, Storm Branch Ventures, LLC do hereby amend the Declaration of Covenants and Restrictions Establishing and Providing for The Retreat at Storm Branch Community Association, Inc. dated March 27, 2009 by revising Article III, Section 2 with the following enumerated provisions and restrictions.

Article III

2. Voting Rights. The Association shall have two types of regular voting membership.

Type "A": The Type "A" Members shall be all Owners of Residential Lots, Family Dwelling Units, and Unsubdivided Land, except the Company so long as it is a Type "B"

Member. Each Type "A" Member shall be entitled to one vote regardless of the number of the properties which he might own or the size or value of such properties.

Type "B": The Type "B" Member shall be the Company. The Type "B" Member shall be entitled to the same number of votes as are cumulatively held from time to time by all Type "A" Members plus one vote. The Company shall continue as a Type "B" Member until such time as it might, in its sole discretion, elect to relinquish such membership. At such time as the Company ceases to be a Type "B" Member, it shall be a Type "A" Member if it is an Owner.

This Amendment is made and entered into this 3rd day of December, 2013.

Sworn to and subscribed
Before me this 3 day of
December, 2013.

STORM BRANCH VENTURES, LLC

Toru Facku
Witness

By: BB Regy (L.S.)
As its: Managing member

Joy T. Chambers
Notary Public

My commission expires: Jan. 17, 2017



ACKNOWLEDGEMENT

STATE OF Georgia

COUNTY OF Columbia

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 3rd day

of December, 2013.

[Signature]
Notary Public for Columbia Co, GA
My commission expires Jan 17, 2017

