

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

Cross-reference with Deed Book 4248, page 1093

STATE OF SOUTH CAROLINA     )  
                                                          )  
COUNTY OF AIKEN                                 )

**2012014087**  
AMENDED COVENANTS  
RECORDING FEES                     \$10.00  
PRESENTED & RECORDED:  
**06-06-2012 01:32 PM**  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: LYNN STEMBRIDGE DEPUTY  
**BK: RB 4408**  
**PG: 1870 - 1872**

**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, 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 desires 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 does 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 11 with the following enumerated provisions and restrictions.

Article III

11. Fences and Hedges:

All ornamental fences must be approved in writing by the architectural control committee. Ornamental fencing must be aluminum, and either dark bronze or black. Ornamental fencing can not be any higher than 6', and must consist of 2" x 2" posts, 5/8" x 5/8" pickets and 1" x 1" channels. Ornamental fences can not have curved top rails and can not be combined with any other fence material and can not be placed any closer to the property line than the minimum set back lines on the sides and rear and the front line of the main residential building on the front.

This Amendment is made and entered into this 17<sup>th</sup> day of May, 2012.

Sworn to and subscribed  
Before me this 17<sup>th</sup> day of  
May, 2012.

[Signature]  
Witness

[Signature]  
Notary Public  
My commission expires: 11-22-2013

Storm Branch Ventures, LLC

[Signature] (L.S.)  
Bill B. Beazley  
As its: Managing Member



STATE OF SOUTH CAROLINA   )  
                                                  )  
COUNTY OF AIKEN                    )

PERSONALLY appeared before me the undersigned and made oath that (s)he saw the within named Storm Branch Ventures, LLC, Inc., 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 17<sup>th</sup> day of May, 2012.

  
\_\_\_\_\_  
Notary Public  
(Signature of Notary Witness)

My Commission Expires: 11-22-2013

