


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

 **2016006638**  
AMENDED COVENANTS  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
**03-23-2016 02:50 PM**  
JUDITH WARNER  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: MARILYN SEIGLER DEPUTY  
**BK: RB 4596**  
**PG: 1390 - 1393**

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF AIKEN             )

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

WHEREAS, the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch, dated March 27, 2009 is recorded in the Office of the RMC of Aiken County, South Carolina in Deed Book 4248, page 1113 through page 1126, as subsequently amended; 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 Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch; 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 of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch, dated March 27, 2009, by deleting Article III, Section 11 in its entirety and replacing with the following enumerated provisions and restrictions:

Article III.

11. Fences and Hedges. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet about the roadway shall be placed or permitted to remain on any street corner within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded street corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any portion of the property within ten (10) feet from the intersection of a street property line with the end of a driveway. Trees within such sight-line areas at street corners or driveway intersections shall be maintained in such a manner that the foliage line rows not obstruct the specified sight lines at elevations between two (2) and six (6) feet above the roadway.

No fence, wall, hedge or similar structure shall be constructed or maintained on any Lot more than six (6) feet in height or nearer the street boundary line of the Lot than the rear line of the main residential building as extended to the side lot lines. On corner lots, fences, walls, hedges or similar structures shall not be constructed or maintained between the minimum building line and the street. Nevertheless, low, decorative walls or hedges may be erected past the front line of the main residential structure or beyond the minimum building line with the written approval of the Architectural Control Committee.

All fences shall be Pressure Treated Pine constructed in the "shadow box" style, six (6) feet high with six (6) inch dog-eared pickets. If fence treatment is applied it must be clear so as to retain the natural color of the wood.

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 cannot 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 cannot have curved top rails and cannot be combined with any other fence material and cannot 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.

The company retains an easement of 18 inches across property lines to tie-in new privacy fences with existing fences for any neighborhood home builder.

The Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch are hereby ratified, and shall remain in full force and effect except to the extent inconsistent with the amendments set forth herein.

(SIGNATURES ON NEXT PAGE)

This Amendment is made and entered into this 18<sup>th</sup> day of March, 2016.

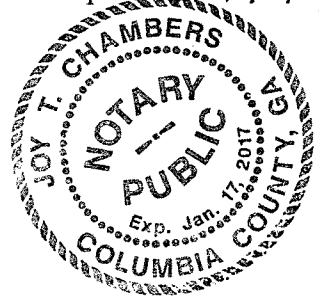
Sworn to and subscribed  
Before me this 18<sup>th</sup> day of  
March, 2016.

Storm Branch Ventures, LLC

[Signature]  
Witness

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

[Signature]  
Notary Public  
My commission expires: 1-17-17



ACKNOWLEDGEMENT

STATE OF Georgia

COUNTY OF Columbia

I Joy T. Chambers, do hereby

certify that Bill Beazley, personally

appeared before me this day and acknowledged the due execution of the

foregoing instrument.

Witness my hand and seal this the 18<sup>th</sup> day

of March 2016.

Joy T. Chambers  
Notary Public for Columbia Co  
My commission expires 1-17-17

