

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

2016022824
AMENDED COVENANTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
09-16-2016 02:11 PM
JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY
BK: RB 4624
PG: 1242 - 1244

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 V, Section 5 in its entirety and replacing with the following enumerated provisions and restrictions:

Article V

5. Vehicles.

No vehicle of any type shall be parked or maintained on any portion of the common property or on the streets and roads running through the property except during the period of construction of a dwelling unit or units thereon. However, campers, buses, boats and boat trailers, motorcycles, camping trailers, or any other types of trailers or trucks used for purely recreational purposes may be parked or maintained on a lot, but only if parked or maintained in a garage or in a screened area where they are not visible from streets or roads running through the property.

The failure to enforce any rights, reservations, restrictions, or conditions contained in this Declaration, regardless of how long such failure shall continue, shall not constitute a waiver of or a bar to such right to enforce.

This Amendment is made and entered into this 14th day of Sept., 2016.

Sworn to and subscribed
Before me this 14th day of
Sept., 2016.

Storm Branch Ventures, LLC

[Signature]
Witness

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

[Signature]
Notary Public
My commission expires: 1-17-2017

ACKNOWLEDGEMENT

STATE OF GA

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 14th day

of Sept, 2016

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

