

Classic Country Land, LLC

DECLARATION OF COVENANTS AND RESERVATIONS

From: 7/7/2026

Classic Country Land, LLC a Nevada LLC is the owner of the following described real property situated in Jackson County, Kentucky to wit:

Property Name: River's Edge

LEGAL DESCRIPTION - Please see "Exhibit A"

SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.

Classic Country Land, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until 7/7/2056, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.

If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. No commercial activity is permitted, including but not limited to the growing, cultivation, manufacturing, warehousing, possession, sale, or distribution of marijuana or products containing marijuana for commercial purposes or in violation of applicable laws. One (1) greenhouse for personal use is allowed, provided it does not exceed 200 square feet (e.g., an 8'x24' greenhouse is 192 square feet). All uses shall comply with Kentucky State Building Codes and if applicable, Jackson County Building and Zoning Department regulations and permitted uses. The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Environmental Protection: Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or

equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

Covenant Violations: In the event of a violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 5 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, Classic Country Land, LLC reserves the right to pursue any and all remedies available at law or in equity, including but not limited to: injunctive relief to compel compliance, recovery of damages caused by the violation, and recovery of reasonable attorney fees and costs incurred in enforcement. Additionally, any neighboring owner of any part of the property shall have independent standing to pursue the same remedies against a violating owner.

SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Residing on the Property: You agree not to take up residence on the property until you have completed a Residency Permit from Classic Country Land, LLC. You further agree to keep Classic Country Land, LLC apprised of your full-time address.

Single Family Residential and Recreational Use Only: All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Kentucky State Building Codes and if

applicable, Jackson County Building and Zoning Department regulations and permitted uses. The property shall not be used for any commercial purpose, and no commercial activity shall be engaged in thereon.

Dwelling Type: Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

Subleasing: You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

Pets and Livestock: Farm animals are permitted with exceptions. Such animals shall not create a nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. For personal, non-commercial use only, no more than two (2) swine may be kept on any parcel at any given time.

A parcel may be used for ranching, including the keeping of horses and cattle, provided the parcel is properly fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted.

No more than three (3) dogs are permitted on any parcel. All animals must be securely contained within the boundaries of the property at all times and shall not be permitted to roam off the property.

Utility/Water Installation: Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

Waste and Debris: Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited.

Septic Systems: If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

Environmental Protection and Cutting Timber: You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Classic Country Land, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Classic Country Land, LLC not less than \$1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

Nuisance and Compliance: No nuisance or offensive activity shall be maintained, allowed, or permitted on the property, and no use thereof shall be made or permitted which may be noxious, offensive, or detrimental to health or the use of any surrounding property, or which will create or emit any objectionable, offensive, or noxious odors, dust, gases, fumes, or other such material, or which will in any manner violate any applicable zoning ordinance or other regulations. No activity on the property shall be in violation of any applicable laws.

Hunting: Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

Roads: Deeded easements for all roads have been recorded. Individual owners are permitted to maintain these roads, however they are not obligated to do so. The use of commercial vehicles and heavy equipment is expressly prohibited, except when necessary for construction purposes. Should any road damage be incurred due to such use, the owners of said vehicles and/or equipment shall be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner shall ultimately be financially responsible for any and all damage and shall be required to indemnify and hold harmless all other owners. Delivery vehicles are permitted to use the access roads.

Structure/Fencing Setbacks: Owners must keep all required setbacks and easements clear of any structures, materials, or objects placed, stored, or erected. The designated setbacks are as follows: seventy (70) feet from any access road or recorded road easement and fifty (50) feet from any parcel boundary. Additionally, a twenty (20) foot interior perimeter utility and access easement is reserved along all parcel boundaries. Fences and mailboxes are the sole exemptions

to the 70'/50' setbacks; however, they shall not encroach upon or interfere with any road or utility easement.

Additional Subdivision of Parcels: No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

Covenant Violations: In the event of a covenant violation, Classic Country Land, LLC will make reasonable attempts to contact the Owner by phone or email within five (7) days of the violation being identified. If the violation is not resolved within those 7 days, whether due to unsuccessful contact attempts or failure to cure following contact, written notice shall be provided via certified mail, return receipt requested. The Owner shall have fourteen (14) days from the date notice is mailed to fully remedy the violation. If the violation is not cured within said 14-day period, the Owner shall pay Classic Country Land, LLC \$25.00 per day beginning on day 15, and continuing each day thereafter until the violation is fully confirmed as cured to the satisfaction of Classic Country Land, LLC. Accrued daily fees shall be added to the Owner's account balance and shall be applied before any regularly scheduled contract payment. Failure to cure the violation may also constitute a default under the Contract for Deed and subject the Owner to the remedies set forth therein.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

Exhibit "A"

Lying between the Rockcastle River and Horse Lick Creek at the junction of White Oak Branch Road and KY Hwy 89 in the southwest portion of Jackson County, Kentucky at its border with Rockcastle County and Laurel County and being more particularly described as follows:

Beginning at a point (Witness Pin Bears N 15°40'26" E a distance of 35.28' and a second Witness Pin Bears N 10°11'54" W a distance of 91.06') where the center of Horse Lick Creek meets the west bank of the Rockcastle River (Commonwealth of KY, See KRS 151.120), a corner common to J.D. Gay, Jr (Deed Book 77, Page 520), thence running up the center of Horse Lick Creek with the line of Gay, then Ben Goff III (Deed Book 152, Page 687), and then the line of the United States of America USFS Tract 4176 (Deed Book 199, Page 591) the following calls:

1. N 58°35'16" W a distance of 143.28' to a point;
2. N 65°06'40" W a distance of 91.64' to a point;
3. N 65°17'21" W a distance of 79.01' to a point;
4. N 64°19'29" W a distance of 87.78' to a point;
5. S 85°54'27" W a distance of 64.95' to a point;

6. N 62°25'37" W a distance of 156.35' to a point;
7. N 46°02'05" W a distance of 126.48' to a point (Iron Pin on the East bank of Horse Lick Creek Bears N 03°55'09" W a distance of 64.35');
8. N 47°32'41" W a distance of 105.71' to a point;
9. N 32°23'39" W a distance of 76.45' to a point (Iron Pin on the East bank of Horse Lick Creek Bears N 57°44'20" E a distance of 48.18')
10. N 19°39'47" W a distance of 90.57' to a point;
11. N 21°49'17" W a distance of 219.22' to a point;
12. N 17°36'10" W a distance of 164.01' to a point;
13. N 52°52'47" W a distance of 64.02' to a point (Iron Pin on the East bank of Horse Lick Creek Bears N 12°30'56" E a distance of 29.05');
14. N 50°04'06" W a distance of 175.81' to a point (Iron Pin on the East bank of Horse Lick Creek Bears S 71°57'38" E a distance of 90.53');
15. N 35°58'42" W a distance of 81.47' to a point;
16. N 10°05'02" E a distance of 360.77' to a point;
17. N 05°09'28" E a distance of 73.63' to a point (Iron Pin on the East bank of Horse Lick Creek Bears N 32°48'26" E a distance of 60.29');
18. N 10°05'04" W a distance of 167.68' to a point (Iron Pin on the East bank of Horse Lick Creek Bears N 72°36'04" E a distance of 40.11');
19. N 21°39'55" W a distance of 140.08' to a point;
20. N 36°18'11" W a distance of 158.18' to a point;
21. N 43°33'01" W a distance of 170.36' to a point;
22. N 64°42'12" W a distance of 150.13' to a point;
23. N 82°19'51" W a distance of 22.63' to a point being Corner #8 of USFS Tract 4176 (Deed Book 199, Page 591; Found Aluminum Pipe with 3" Aluminum Cap Marked USFS Tract 4176, Corner 8, Ref Mon A Bears N 32°52'11" W a distance of 124.26' and also found Aluminum Pipe with 3" Aluminum Cap Marked USFS Tract 4176, Corner 8, Ref Mon B Which Bears N 32°52'11" W a distance of 187.05'); Thence leaving the center of Horse Lick Creek and continuing with USFS Tract 4176 N 32°52'11" W a distance of 1131.53' to a found Aluminum Pipe with 3" Aluminum Cap Marked USFS Tract 4176 Corner 7 at the center of Horse Lick Creek, and being a corner common to the USFS and common also to Roger & Carla Carpenter (Deed Book 166, Page 2) and common also to Phyllis Lesniewski (Deed Book 155, Page 264); Thence leaving the line of the USFS and the line of Carpenter and running up the center of Horse Lick Creek with the line of Lesniewski and then with the line of the United States of America USFS Tract 4104 (Deed Book 174, Page 14) the following calls:

1. N 11°03'25" E a distance of 154.20' to a point;
2. N 19°25'19" E a distance of 179.63' to a point;
3. N 12°26'15" E a distance of 136.21' to a point;
4. N 15°07'31" E a distance of 322.06' to a point;

5. N 82°29'34" E a distance of 122.69' to a point (Iron Pin on the south bank of Horse Lick Creek Bears S 78°36'36" E a distance of 115.74');
6. S 77°15'30" E a distance of 112.27' to a point (Iron Pin on the south bank of Horse Lick Creek Bears S 16°28'20" W a distance of 29.20');
7. S 63°44'37" E a distance of 151.71' to a point;
8. S 54°53'54" E a distance of 199.39' to a point;
9. S 57°31'04" E a distance of 184.35' to a point;
10. S 66°04'47" E a distance of 227.08' to a point;
11. N 77°19'24" E a distance of 88.52' to a point (Iron Pin on the south bank of Horse Lick Creek Bears N 89°44'42" E a distance of 95.69');
12. N 73°40'04" E a distance of 284.69' to a point (Iron Pin on the south bank of Horse Lick Creek Bears S 45°42'58" W a distance of 63.92');
13. N 88°38'25" E a distance of 198.02' to a point;
14. N 86°55'11" E a distance of 175.47' to a point;
15. S 66°10'12" E a distance of 128.21' to a point;
16. S 48°29'25" E a distance of 144.92' to a point;
17. S 74°00'35" E a distance of 279.81' to a point (Iron Pin on south bank of Horse Lick Creek Bears S 24°46'25" W a distance of 33.68');
18. N 71°07'02" E a distance of 185.77' (Iron Pin on south bank of Horse Lick Creek Bears S 00°18'20" E a distance of 55.86');
19. N 52°41'15" E a distance of 158.39' to a point;
20. N 35°59'42" E a distance of 129.46' to a point;
21. N 08°35'59" E a distance of 278.27' to a point (Iron Pin on the East bank of Horse Lick Creek Bears S 13°05'49" E a distance of 72.11');
22. N 15°31'15" E a distance of 110.95' (Iron Pin on the East bank of Horse Lick Creek Bears N 50°59'49" E a distance of 68.60');
23. N 17°15'26" E a distance of 232.06' to a point;
24. N 22°12'26" E a distance of 304.90' to a point;
25. N 10°14'16" E a distance of 226.99' to a point;
26. N 07°53'27" W a distance of 159.02' to a point;
27. N 26°14'40" W a distance of 262.40' to a point and being a corner in the line of USFS Tract 4104 and common to Janis Durham (Deed Book 218, Page 638). Found 2" steel pipe (pointed out and verified by Mitchell Durham, the brother of Janis Durham) which Bears N 88°15'21" E a distance of 53.40'. We placed an Iron Pin at the south base of the 2" steel pipe which Bears S 39°04'43" E a distance of 0.36' and placed a second Iron Pin which Bears S 23°33'43" E a distance of 231.33' from the 2" steel pipe.

Thence leaving the line of the USFS Tract 4104 and running up the hill with the line of Janis Durham N 88°15'21" E a distance of 1001.25' to a found 2" steel pipe on top of the ridge (pointed out and verified by the aforementioned Mitchell Durham) and being a corner common to Janis Durham and common also to Jeanie Buck (Deed Book 178, Page 614); Thence leaving

the line of Durham and running with the line of Buck, down the hill S 16°51'49" E a distance of 1948.34' to a point in the center of an old stone headwall and culvert located on the north side of KY Hwy 89 (No record source or construction plans found. A right of way of 30' on Each side of the approximate centerline was assumed but could not be verified). We placed an Iron Pin Bears N 10°15'47" W a distance of 6.15'; Thence crossing KY Hwy 89 and running with the center of a drain and the line of Buck the following calls:

1. S 01°04'42" E a distance of 27.42' to a point;
2. S 08°08'44" E a distance of 7.35' to a point;
3. S 11°05'05" E a distance of 23.61' to a point;
4. S 64°19'19" E a distance of 30.59' to a point;
5. S 44°47'41" E a distance of 31.77' to a point;
6. S 11°59'11" E a distance of 17.89' to a point where the center of the drain meets the west bank of the Rockcastle River (Iron Pin Bears S 19°55'18" W a distance of 22.60'), a corner common to Buck and the Commonwealth of KY (See KRS 151.120); Thence leaving the line of Buck and running with the west bank of the Rockcastle River the following calls:

1. S 66°07'50" W a distance of 186.83' to a point;
2. S 73°07'08" W a distance of 242.22' to a point;
3. S 51°35'39" W a distance of 117.65' to an Iron Pin;
4. S 50°45'31" W a distance of 140.27' to an Iron Pin;
5. S 49°53'00" W a distance of 111.59' to a point;
6. S 54°04'57" W a distance of 138.19' to a point;
7. S 57°58'04" W a distance of 259.62' to a point;
8. S 61°22'39" W a distance of 277.19' to a point;
9. S 40°05'58" W a distance of 143.44' to an Iron Pin;
10. S 34°47'39" W a distance of 69.42' to a point;
11. S 27°53'14" W a distance of 53.85' to an Iron Pin;
12. S 36°21'00" W a distance of 98.84' to a point;
13. S 32°17'50" W a distance of 124.47' to a point;
14. S 26°31'05" W a distance of 102.77' to a point;
15. S 19°47'49" W a distance of 121.64' to a point;
16. S 08°48'29" W a distance of 142.55' to a point;
17. S 05°32'47" W a distance of 66.34' to a point;
18. S 10°25'14" W a distance of 70.00' to a point;
19. S 09°13'56" W a distance of 89.26' to a point;
20. S 13°24'42" W a distance of 137.23' to an Iron Pin;
21. S 16°04'53" W a distance of 115.66' to an Iron Pin;
22. S 05°18'27" W a distance of 69.70' to a point;
23. S 17°13'26" W a distance of 108.56' to a point;
24. S 26°27'23" W a distance of 146.93' to a point;

25. S 33°20'01" W a distance of 106.88' to a point;
26. S 34°54'06" W a distance of 163.32' to a point;
27. S 25°41'06" W a distance of 115.97' to a point;
28. S 26°57'19" W a distance of 182.51' to a point;
29. S 20°49'24" W a distance of 78.32' to a point;
30. S 27°44'52" W a distance of 20.32' to an Iron Pin;
31. S 22°08'24" W a distance of 137.04' to an Iron Pin;
32. S 19°18'46" W a distance of 60.96' to a point;
33. S 17°11'39" W a distance of 207.37' to the point of beginning, containing 232.20 Ac.+/- as surveyed by John Begley II, PLS #3587, on December 11th, 2020 - February 5th, 2021. Of the total 232.20 acres described above, 5.87 Ac. +/- are encompassed by KY Hwy 89 (Assuming a total right of way width of 60'. No Deed(s) or construction plans could be located for KY Hwy 89 so this assumed 60' width could not be verified).

Unless stated otherwise, any monument referred to herein, as an "Iron Pin", is a set 5/8" rebar 18" in length, with permacap stamped JB PLS 3587.

Unless stated otherwise, any monument referred to herein, as a "Witness Pin", is a set 5/8" rebar 18" in length, with permacap stamped WITNESS 3587.