Classic Country Land, LLC
DECLARATION OF COVENANTS AND RESERVATIONS
From: 7/6/2026

Property Name: Sugartree Falls

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 7/6/2056, 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 Tennessee State Building Codes and if applicable, Wayne 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 Tennessee State Building Codes and if applicable, Wayne 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"

BEGINNING at a 1/2 inch iron rod found on the Southerly right of way of Leonard Jackson Road (a 50 foot right of way located 1009.98 feet North 06 degrees 55 minutes 46 seconds East of a 1/2 inch iron rod found at the Southeast corner of Charles L. Kendrick (Deed Book 143, page 782) the same being a point on the easterly line of said Kendrick parcel and the Northwest corner of the tract herein described; and runs thence with said Leonard Jackson Road Southerly right of way as follows: South 66 degrees 03 minutes 50 seconds East 214.29 feet passing a 1/2 inch iron rod with an identification cap set at the Northeast corner of a 100 foot wide access easement (MCL Book 6, page 410) at 104.57 feet to a point; thence with a curve to the right having a radius of 556.82 feet, an arc length of 81.01 feet, and a chord bearing and distance of South 61 degrees 53 minutes 10 seconds East 80.94 feet to a point; thence south 57 degrees 43 minutes 06 seconds East 52.20 feet to a point; thence with a curve to the left having a radius of 1364.30 feet, an arc length of 79.83 feet and a chord bearing and distance of South 59 degrees 23 minutes 41 seconds East 79.82 feet to a point; South 61 degrees 04 minutes 16 seconds East 135.13 feet to a point; thence with a curve to the left having a radius of 857.57 feet, an arc length of 230.63 feet, and a chord bearing and distance of South 68 degrees 46 minutes 31 seconds East 229.93 feet to a point; thence South 76 degrees 28 minutes 47 seconds East 113.66 feet to a

point; thence with a curve to the left having a radius of 243.72 feet, an arc length of 299.96 feet and a chord bearing and distance of North 68 degrees 15 minutes 43 seconds East 281.38 feet to a point; thence North 33 degrees 00 minutes 13 seconds East 329.92 feet to a point; thence with a curve to the right having a radius of 111.13 feet, an arc length of 173.70 feet, and a chord bearing and distance of North 77 degrees 46 minutes 48 seconds East 156.55 feet to a point; thence with a curve to the left having a radius of 200.54 feet, an arc length of 101.92 feet, and a chord bearing and distance of South 57 degrees 26 minutes 37 seconds East 202.50 feet to a point; thence with a curve to the left having a radius of 72.98 feet, an arc length of 100.82 feet to a point; thence South 86 degrees 33 minutes 44 seconds East 79.28 feet to a point; thence with a curve to the left having a radius of 199.07 feet, an arc length of 319.41 feet, and a chord bearing and distance of North 47 degrees 28 minutes 14 seconds East 286.23 feet to a point; thence North 01 degrees 30 minutes 13 seconds East 176.24 feet to a point; thence with a curve to the left having a radius of 259.57 feet, an arc length of 78.38 feet, and a chord bearing and distance of North 06 degrees 49 minutes 33 seconds West 78.10 feet to a point; thence North 15 degrees 09 minutes 18 seconds West 76.26 feet to a point; thence with a curve to the right having a radius of 61.19 feet, an arc length of 120.19 feet, and a chord bearing and distance of North 41 degrees 06 minutes 51 seconds West 101.78 feet to a point; thence South 82 degrees 37 minutes 00 seconds East 52.90 feet to a point; thence with a curve to the left having a radius of 152.44 feet, an arc length of 122.55 feet, and a chord bearing and distance of North 74 degrees 21 minutes 08 seconds East 119.28 feet to a point; thence North 21 degrees 19 minutes 16 seconds East 188.44 feet to a point; thence with a curve to the left having a radius of 224.30 feet an arc length of 46.34 feet, and a chord bearing and distance of North 45 degrees 24 minutes 09 seconds East 46.26 feet to a point; thence North 39 degrees 29 minutes 02 seconds East 33.64 feet to a point; thence with a curve to the right having a radius of 71.35 feet, an arc length of 44.52 feet, and a chord bearing and distance of North 57 degrees21 minutes 26 seconds East 43.80 feet to a point; thence North 75 degrees 13 minutes 51seconds East 30.40 feet to a point; thence with a curve to the left having a radius of 197.24 feet, an arc length of 62.21 feet, and a chord bearing and distance of North 66 degrees 11 minutes 39 seconds East 61.96 feet to a point; thence North 57 degrees 09 minutes 28 seconds East 91.37 feet to a point; thence with a curve to the right having a radius of 60.51 feet, an arc length of 34.16 feet, and a chord bearing and distance of North 73 degrees 19 minutes 54 seconds East 33.71 feet to a point; thence North 89 degrees 30 minutes 19 seconds East 29.13 feet to a point; thence with a curve to the left having a radius of 154.12 feet, an arc length of 84.53 feet, and a chord bearing and distance of North 73 degrees 47 minutes 34 seconds East 83.48 feet to a point; thence North 58 degrees 04 minutes 49 seconds East 103.18 feet to a point; thence with a curve to the left having a radius of 474.86 feet, an arc length of 102.24 feet to a point; thence North 45 degrees 44 minutes 39 seconds East 91.34 feet to a point; thence with a curve to the left having a radius of 876.56 feet, an arc length of 70.79 feet, and a chord bearing and distance of North 48 degrees 03 minutes 18 seconds East 70.77 feet to a point; thence North 50 degrees 22 minutes 17 seconds East 16.71 feet to a point; thence with a curve to the left having a radius of 642.84 feet, an arc length of 159.41 feet, and a chord bearing and distance of North 43 degrees16 minutes 02 seconds East 159.00 feet to a point; thence North 36

degrees 09 minutes48 seconds East 77.91 feet to a point; thence with a curve to the right having a radius of 334.45 feet, an arc length of 99.89 feet and a chord bearing and distance of North 44 degrees 43 minutes 11 seconds East 99.52 feet to a point; thence North 53 degrees 16 minutes 35 seconds West 11.98 feet to a 1/2 inch iron rod with an identification cap set on the Westerly line of Bascom Gulf, LLC (Deed Book 157, page 10); thence with said Westerly line as follows: South 06 degrees 56 minutes 24 seconds West 9288.08 feet; passing a 1/2 inch iron rod with an identification cap set at 9236.08 feet, to a point in the center of a creek, the same being an interior corner on said Westerly line; thence North 83 degrees 01 minutes 22 seconds West 599.93 feet to a 1/2 inch iron rod with an identification cap set at the Southeast corner of Kwok Leung Yu (Deed Book 78, page 23); thence North 06 degrees 56 minutes 35 seconds East 6543.02 feet with an identification cap set at the Southeast corner of Kwok Leung Yu (Deed Book 78, page 23); thence North 06 degrees 56 minutes 35 seconds East 6543.02 feet passing a 1/2 inch iron rod with an identification cap set on the southeasterly right of way of the aforementioned access easement at 6442.79 feet to a 1/2 inch iron rod with an identification cap set on the Southerly line of the aforementioned Kendrick parcel; thence South 86 degrees 52 minutes 24 seconds East 217.20 feet with said Southerly line to a 1/2 inch iron rod found at the Southeast corner of said parcel; thence North 06 degrees 55 minutes 46 seconds East 1009.98 feet with the Easterly line of said parcel to the point of beginning, containing 592.40 acres, more or less, as per survey by Acheson Land Surveying, Inc., dated January 21, 2000. There is included within the foregoing metes and bounds description, but excluded herefrom, a certain tract or parcel of land heretofore conveyed to C. L. Kendrick, by deed of James R. Biggers and wife, Barbara Biggers, dated March 10, 2000, and recorded in Record Book No. 3, page 705, Register's Office of Wayne County, Tennessee, and being more particularly bounded and described as follows: BEGINNING at a 1/2 inch iron rod found on the Southerly right of way of Leonard Jackson Road (a 50 foot wide right of way), the same being an interior corner on the Easterly line of Charles L. Kendrick, the Northwest corner of James and Barbara Biggers (Record Book 3, page 183), the Northwest corner of a 100 foot wide access easement (Record Book 3, page 183), and the Northwest corner of the tract herein described, and runs thence with said right of ways as follows: South 66 degrees 03 minutes 50 seconds East 214.29 feet, passing a 1/2 inch iron rod with an identification cap set at 104.57 feet, to a point; thence with a curve to the right having a radius of 556.82 feet, an arc length of 81.01 feet; and a chord bearing and distance of South 61 degrees 53 minutes 10 seconds East 80.94 feet to a point; thence South 57 degrees 43 minutes 06 seconds East 52.20 feet to a point; thence with a curve to the left having a radius of 1364.30 feet and an arc length of 79.83 feet and a chord bearing and distance of South 59 degrees 23 minutes 41 seconds East 79.82 feet to a 1/2 inch iron rod with an identification cap set; thence leaving said right of way, South 07 degrees 04 minutes 34 seconds West 7421.60 feet with a severance line of the aforementioned Biggers parcel to a 1/2 inch iron rod with an identification cap set on the Northerly line of Bascom Gulf, LLC (Deed Book 157, Page 10); thence North 83 degrees 01 minutes 22 seconds West 599.93 feet with said Northerly line to a 1/2 inch iron rod with an identification cap set at the Southeast corner of Kwok Leung Yu (Deed Book 78, Page 23); thence North 06 degrees 56 minutes 35 seconds East 6543.02 feet with the

Easterly line of said parcel, passing a 1/2 inch iron rod with an identification cap set at the Southwest corner of the aforementioned Kendrick parcel, the same being an interior corner on the Southerly line of the aforementioned access easement; thence South 86 degrees 52 minutes 24 seconds East 217.20 feet with said Southerly line and said easement westerly line to a 1/2 inch iron rod found at the Southeast corner of said parcel; thence North 06 degrees 55 minutes 46 seconds East 1009.98 feet with the Easterly line of said parcel and easement to the point of beginning. The above described tract is subject to a 100 foot wide access easement containing 3.00 acres (Record Book 3, Page 183) and contains 100.08 acres with these bounds as determined by a Category 2 survey done by Acheson Land Surveying, Inc., on January 5, 2000, Devon R. Acheson, Tennessee Registered Land Surveyor No. 1867.