

Classic Country Land, LLC

DECLARATION OF COVENANTS AND RESERVATIONS

From: 7/1/2026

Property Name: Creek Hollow

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 7/1/2056, 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, Rockcastle 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, Rockcastle 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"

NOTE: Any monument referred to herein as a "set iron pin and cap" is a set 1/2" diameter, 18" in length iron pin with an orange plastic cap stamped "GREG WEST LPLS 3802. The basis of bearings was obtained from a recorded north as shown in Deed Book 249 Page 265 of the Rockcastle County Clerks Office.

BEGINNING at a set iron pin and cap in the south right of way of Price Branch Road, said right of way being fifteen feet as measured from the centerline, said iron pin and cap being located approximately 2.8 miles east from the intersection of Hwy 1249 and Price Branch Road, said iron pin and cap being in the line of Whitaker (DB 91 PG 21), THENCE leaving said right of way and with the lines of Whitaker the following sixty-one calls: S06°40'16"W 217.85 feet to a set iron pin and cap, S12°40'21"W 211.81 feet to a set iron pin and cap, S12°12'49"E 1086.62 feet to a set iron pin and cap, N62°26' 14"W 570.27 feet to a set iron pin and cap at the head of a drain, THENCE with said drain downstream the following nine calls: S75°08'33"W 135.76 feet to a point, S63°30'03"W 86.16 feet to a point, S49°31'3"W 114.47 feet to a point, S52°50'42"W 117.33 feet to a point, S52°18'59"W 96.61 feet to a point, S20°40'18"W 56.62 feet to a point, S58°18'06"W 146.50 feet to a point, S51°2'42"W 96.80 feet to a point, S15°48'17"W 65.04 feet to a set iron pin and cap at the intersection of the drain, S78°56'20"W 1141.79 feet to a point in the centerline of Long Branch Road (dirt), said point being referenced by a set iron pin and cap located N78°56'20"E 48.56 feet from said point, THENCE with said centerline the following eleven calls: S41°13'52"E 18.15 feet to a point, S10°45'56"W 52.22 feet to a point, S22°44'51"W 54.68 feet to a point, S03°53'2"W 96.28 feet to a point, S01°25'00"E 98.54 feet to a point, S1°09'32"E 91.86 feet to a point, S07°50'34"E 74.45 feet to a point, S08°4'22"E 83.45 feet to a point, S06°42'13"E 74.79 feet to a point, S08°4'59"E 69.56 feet to a point, S14°33'41"E 55.09 feet to a point being referenced by a set iron pin and cap located N76°43'44"E 12.30 feet from said point, THENCE leaving said centerline, N76°43'44"E 1180.94 feet to a set iron pin and cap at a high point, S22°37'56"E 2056.78 feet to a set iron pin and cap at a 14" Beech, S20°00'02"E 1021.51 feet to a set iron pin and cap at a 14" Beech, S73°47'55"E 807.69 feet to a set iron pin and cap at a fence corner, S46°48'07"W 204.61 feet to a set iron pin and cap in a drain, THENCE downstream with said drain the following ten calls: S04°3'44"E 57.23 feet to a point, S18°23'03"W 84.21 feet to a point, S44°3'05"W 45.47 feet to a point, S27°42'25"W 62.80 feet to a point, S09°37'29"W 73.84 feet to a point, S20°27'59"W 50.43 feet to a point, S02°26'52"E 124.55 feet to a point, S12°12'5"W 199.34 feet to a point, S05°32'42"W 43.24 feet to a point, S12°42'01"W 82.16 feet to a set iron pin and cap in a drain, THENCE leaving said drain, S78°35'38"W 355.01 feet to a set iron pin and cap at a 12" White

Oak fence comer, S11°58'57"W 395.01 feet to a set iron pin and cap at a 12" Maple in drain, S65°42'49"E 506.77 feet to a set iron pin and cap at a 23" White Oak, S62°34'27"E 142.39 feet to a set iron pin and cap at a 12" Hickory. S55°52'22"E 210.69 feet to a set iron pin and cap at a fence comer, S21°03'08"W 853.85 feet to a set iron pin and cap on top of a ridge, S57°37'52"E 572.78 feet to a set iron pin and cap at a dead 24" White Oak on top of ridge, N48°44'04"E 847.25 feet to a set iron pin and cap at a 12" Beech in fence, N62°48'26"E 588.01 feet to a set iron pin and cap on the north side of Long Branch Road, N70°47'09"E 1306.98 feet to a set iron pin an cap at a 12" Black oak, N17°54'28"E 545.62 feet to a 16" Black Oak, N39°2r33"E 46.62 feet to a 12" Red Oak, N55°56'51"E 225.73 feet to a set iron pin and cap on top of a ridge, N15°45'34"E 263.56 feet to a set iron pin and cap at a Black Oak, N48°09'56"E 253.55 feet to a set iron pin and cap in a fence, N61°30'33"E 260.28 feet to a set iron pin and cap in a fence, N21°00'11"E 758.19 feet to a set iron pin and cap on top of a ridge, N53°2r24"W 661.57 feet to a set iron pin and cap at a 24" Black Oak on ridge, N06°50'58"W 269.29 feet to a set iron pin and cap at the base of a cliff, N00°34'56"W 209.55 feet to a set iron pin and cap at a 14" Persimmon on ridge, N51°38'02"E 255.09 feet to a set iron pin and cap being a comer of Carter (DB 183 PG 301), THENCE leaving the lines of Whitaker and with the lines of Carter the following nine calls: N09°34'44"W 222.72 feet to a 24" double Maple on ridge, N13°37'37"W 437.18 feet to a 12"Hickory on ridge, N04°47'31"W 174.36 feet to a set iron pin and cap at a 12" Maple on ridge, N73°26'06"W 87.45 feet to a set iron pin and cap at a 14" Hickory on ridge, N63°24'18"W 225.37 feet to a set iron pin and cap on a ridge, N03°16'44"E 123.69 feet to a set iron pin and cap at a 12" Maple on ridge, N00°58'08"E 243.85 feet to a 14" Hickory on ridge, N05°35'32"E 324.48 feet to a set iron pin and cap at a 12" Maple, N49°27'05"E 540.34 feet to a set iron pin and cap at a Hickory stump fence comer and being a corner of Renner (DB 177 PG 172), THENCE leaving the lines of Carter and with the lines of Renner the following fourteen calls: N28°55'38"W 715.81 feet to a set iron pin and cap at a 8" Beech in a drain, THENCE downstream with the centerline of said drain the following six calls: N72°44M8"E 72.82 feet to a point, S70°35'36"E 70.49 feet to a point, N65°27'29"E 316.51 feet to a point, N52°25'03"E 87.23 feet to a point, N44°37'01"E 89.51 feet to a point, N28°27'01"E 107.93 feet to a point being referenced by a set iron pin and cap located N83°38'29"W 27.64 feet from said point, THENCE leaving said drain, N83°38'29"W 679.26 feet to a set iron pin and cap at an 18" Cherry, N23°28'02"W 603.04 feet to a set iron pin and cap at a 12" White Oak, N69°56'46"E 487.28 feet to a set iron pin and cap in the centerline of Skeggs Creek, THENCE with said centerline the following nine calls: N08°38'56"W 134.13 feet to a point, N05°56'29"W 77.75 feet to a point, N0r09'47"W 91.53 feet to a point, N01°25'28"W 160.36 feet to a point being near the comer of Thomas (DB 255 PG 15), THENCE leaving the lines of Renner and with the liens of Thomas, N25°44'15"W 78.90 feet to a point, N08°44'40"W 96.64 feet to a point, N21°0r28"W 103.34 feet to a point, N21°03'14"W 101.66 feet to a point, N20°34'06"W 103.85 feet to a set iron pin and cap and being a comer of Tract A, THENCE leaving the lines of Thomas and with the lines of Tract A and following upstream with the centerline of a drain the

following thirty-five calls: S46°53' 10"W 77.81 feet to a point, S46°56'34"W 97.25 feet to a point, S77°08'23"W 80.90 feet to a point, S62°30'56"W 88.73 feet to a point, S79°13'49"W 118.03 feet to a point, S78°23'58"W 84.84 feet to a point, S45°49'03"W 25.90 feet to a point, S69°30'36"W 107.72 feet to a point, S81°49'30"W 92.98 feet to a point, S76°50'21"W 94.05 feet to a point, S77°15'51"W 104.92 feet to a set iron pin and cap, S48°38'51"W 86.67 feet to a point, S45°29'09"W 107.53 feet to a point, S72°08'36"W 108.55 feet to a point, S72°04'31"W 52.08 feet to a point, S53°59'37"W 65.74 feet to a point, S44°44'19"W 128.27 feet to a point, S59°34'00"W 108.31 feet to a point, S46°57'56"W 55.97 feet to a point, S45°27'13"W 63.07 feet to a set iron pin and cap, S52°09' 18"W 120.25 feet to a point. S52°12'44"W 90.55 feet to a point. S54°39'45"W 123.24 feet to a point. S55°09'00"W 69.66 feet to a point. S57°25'11"W 83.10 feet to a point, S55°44'16"W 30.41 feet to a point, S71°28'15"W 78.35 feet to a point. S68°45'03"W 52.11 feet to a set iron pin and cap, S88°00'56"W 16.51 feet to a point. N62°09'02"W 41.51 feet to a point. N60°00'22"W 54.92 feet to a point, N57°29'42"W 70.26 feet to a point, N53°07'34"W 122.84 feet to a point, N66°07'34"W 70.12 feet to a point, N62°22'22"W 26.28 feet to a set iron pin and cap at the head of the drain. THFNCK leaving said drain. N57°33'09"W 712.76 feet to a set iron pin and cap in the south right of way of Price Branch Road, THFNCK leaving the lines of Tract A and with said right of way the remaining calls: S2°33'50"W 54.62 feet to a point, S26°30'22"W 52.86 feet to a point. S30°12'47"W 101.88 feet to a point, S32°09'51"W 67.46 feet to a point. S40°36'38"W 33.53 feet to a point. S71°29'07"W 31.81 feet to a point, N78°55'31"W 42.30 feet to a point. N64°10'17"W 75.66 feet to a point, N68°10'34"W 56.22 feet to a point, N73°49'43"W 209.79 feet to a point, N60°20'35"W 51.18 feet to a point, N62°26'15"W 49.34 feet to a point. N75°33'27"W 34.01 feet to a point, N83°04'41"W 45.68 feet to a point, N83°56'16"W 74.11 feet to a set iron pin and cap, N71°36'21"W 37.32 feet to a point, N56°20'44"W 39.95 feet to a point. N39°13'59"W 74.23 feet to a point. N25°58'04"W 75.97 feet to a set iron pin and cap and being the Point of Beginning and containing 145.72 acres by survey performed October 7, 2016 by Greg West Land Surveying, Inc., Gregory A. West LPLS 3802, and being the same land as conveyed from Skaggs Creek Land Company Inc. to Jerry Ikerd Family Limited Partnership and Jerry S. and Brenda Ikerd Trust by Deed Book 249 Page 2657 as recorded in the Rockcastle County Clerks Office.