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Classic Country Land, LLC
DECLARATION OF COVENANTS AND RESERVATIONS
From: October 30, 2026
Classic Country Land, LLC, a Nevada limited liability company, is the owner of the following described real property situated in Pittsburg County, Oklahoma to wit:

Property Name: **Reserves at Cattail Cove Phase III**

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 October 30, 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. 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 Oklahoma State Building Codes and if applicable, Pittsburg County Building and Zoning Department regulations and permitted uses.

Dwelling Type: No structure of temporary character; tent, tent shack, or lean-to, travel trailer, recreational vehicle (RV), portable cabin or camper unit 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.

Mobile Home: The erection and installation of a modular home shall be placed on a permanent site, on a permanent foundation. All manufactured homes shall have adequate foundation for the placement and tie-down of one (1) single-family manufactured home to secure the superstructure against uplift, sliding, rotation and overturning, which shall support the weight of the manufactured home. Manufactured homes shall not exceed the minimum age requirement of five (5) years from the date of installation. Skirting shall be placed around the home's perimeter, including any deck, porch or stairway, to screen in any wheels, undercarriage and all views from beneath the home, and to enclose all gaps surrounding and between the manufactured home and ground with permanent material.

Minimum Dwelling Size : The minimum floor area of any dwelling shall be eight hundred square feet (800 sq. ft.), Exclusive of garages, breezeways, and porches. Tiny homes are subject to approval by Classic Country Land, LLC.

Pets and Livestock: Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners. No swine shall be raised, bred, or kept in a commercial capacity. Under no circumstances shall a stockyard or any other commercial activity be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your 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.

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 covenant violation, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation within said period will result in the Owner paying Classic Country Land, LLC twenty five ($25.00) per day until the violation is fully cured.

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 Oklahoma State Building Codes and if applicable, Pittsburg County Building and Zoning Department regulations and permitted uses.

Dwelling Type: No structure of temporary character; tent, tent shack, or lean-to, travel trailer, recreational vehicle (RV), portable cabin or camper unit 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.

Mobile Home: The erection and installation of a modular home shall be placed on a permanent site, on a permanent foundation. All manufactured homes shall have adequate foundation for the placement and tie-down of one (1) single-family manufactured home to secure the superstructure against uplift, sliding, rotation and overturning, which shall support the weight of the manufactured home. Manufactured homes shall not exceed the minimum age requirement of five (5) years from the date of installation. Skirting shall be placed around the home's perimeter, including any deck, porch or stairway, to screen in any wheels, undercarriage and all views from beneath the home, and to enclose all gaps surrounding and between the manufactured home and ground with permanent material.

Minimum Dwelling Size : The minimum floor area of any dwelling shall be eight hundred square feet (800 sq. ft.), Exclusive of garages, breezeways, and porches. Tiny homes are subject to approval by Classic Country Land, LLC.

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. They are not allowed to create any nuisance to neighboring landowners. No swine shall be raised, bred, or kept in a commercial capacity. Under no circumstances shall a stockyard or any other commercial activity be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your 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.

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, notice shall be provided to the Owner, who shall have fifteen (15) days to remedy the default. Failure to cure the violation within said period will result in the Owner paying Classic Country Land, LLC twenty five ($25.00) per day until the violation is fully cured.

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

In witness whereof, these reservations and restrictive covenants have been executed this _____ day of _____, 2026.

By: _____
Scott Wigginton, Managing Member
Classic Country Land, LLC

ACKNOWLEDGEMENT

State of Texas

County of Collin

On this _____day of _____, 2026, before me, the undersigned Notary Public, personally appeared Scott Wigginton, personally known to me (or proved to me based on satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: _____

Exhibit “A”

The Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter all in Section 25, the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter all in Section 36, the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter all in Section 35, all in Township 8 North, Range 16 East, I.M., Pittsburg County, Oklahoma, more particularly described as follows:
Beginning at the Northeast Corner of said Northeast Quarter of the Southwest Quarter of Section 25, thence South 01°21'27" East, along the East line of said Southwest Quarter, a distance of 2,646.04 feet to the Northeast corner of said Northeast Quarter of the Northwest Quarter of Section 36; thence South 01°21'42" East, along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 1,323.26 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence South 88°21'54" West, along the South line of the North Half of the Northwest Quarter, a distance of 2,640.15 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter of Section 35; thence South 01°22'14" East, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 661.02 feet; thence South 88°18'06" West, leaving said East line, a distance of 660.22 feet; thence South 01°24'31" East, a distance of 661.28 feet to a point on the South line of said Southeast Quarter of the Northeast Quarter; thence South 88°19'55" West, along said South line, a distance of 660.10 feet to the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 01°22'13" West, along the West line of the East Half of the Northeast Quarter, a distance of 2,643.38 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence North 88°15'05" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1,320.75 feet to the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 36; thence North 88°21'02" East, along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 1,319.75 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter of Section 25; thence North 01°21'45" West, along the West line of said Southeast Quarter of the Southwest Quarter, a distance of 1,322.48 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter; thence South 88°19'37" West, along the South line of said Northwest Quarter of the Southwest Quarter, a distance of 659.63 feet; thence North 01°22'41" West, leaving said South line, a distance of 1,322.20 feet to a point on the North line of said Northwest Quarter of the Southwest Quarter; thence North 88°18'14" East, along said North line, a distance of 659.99 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter; thence North 88°18'12" East, along the North line of said Northeast Quarter of the Southwest Quarter, a distance of 1,319.99 feet to the Point of Beginning, containing 250.47 Acres.