

Classic Country Land, LLC
DECLARATION OF COVENANTS AND RESERVATIONS
From: 7/2/2026

Property Name: Wishing Star Ranch

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 7/2/2056, 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 Texas State Building Codes and if applicable, Red River 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 Texas State Building Codes and if applicable, Red River 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"

All that certain tract or parcel of land situated in Red River County, Texas, about 5-½ miles S. 75° E. from the Town of Clarksville; being 524.110 acres out of the JACOB STALLINGS HEADRIGHT SURVEY, Abstract No. 757, 63.381 acres out of the JOHN EDMONDSON HEADRIGHT SURVEY, Abstract No. 284 and 36.106 acres out of the ISAAC FISHBACK HEADRIGHT SURVEY, Abstract No. 321; said tract of land being that certain 510.648 acre

tract of land being described in Warranty Deed from Reciprocity Land Company to Steels Farm Corp., a Texas Corporation, recorded in Volume 335, Page 130 of the Deed Records of Red River County, Texas and those certain tracts being the First Tract and Second Tract as described Warranty Deed from Deko Land & Investment Co., a Texas Corporation, to Steels Farm Corp. recorded in Volume 350, Page 3 of the Deed Records of Bowie County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" reinf. steel found in place at the Northeast corner of that certain 35.68 acre tract being Parcel 4 as described in Deed from Julia Lamb McCreary and husband, William P. McCreary to Ted Lawson recorded in Volume 254, Page 595 of the Deed Records of Red River County, Texas; said POINT OF BEGINNING being the most easterly Northeast corner of the ISAAC FISHBACK HEADRIGHT SURVEY, Abstract No. 321 and most easterly Southeast corner of the ELISHA BRUTON HEADRIGHT SURVEY, Abstract No. 42; said POINT OF BEGINNING also being on the West boundary line of the JACOB STALLINGS HEADRIGHT SURVEY, Abstract No. 757; said POINT OF BEGINNING also being on the East side of County Road No. 4205;

THENCE - N. 24° 32' 14" W., 462.49 ft. with the above mentioned West boundary line of Stallings Survey and East side of County Road No. 4205 to a 1/2" reinf. steel set at the Northwest corner of a certain 90-1/2 acre tract being Parcel 3, Second Tract of the above mentioned Deed from Julia Lamb McCreary and husband, William P. McCreary to Ted Lawson recorded in Volume 254, Page 595 of the Deed Records of Red River County, Texas;

THENCE - N. 86° 54' 15" E., 687.16 ft. along the South side of the above mentioned County Road No. 4205 to a 1/2" reinf. steel set for the Southwest corner of that certain 84 acre tract being Parcel 2 of the above mentioned Deed from Julia Lamb McCreary and husband, William P. McCreary to Ted Lawson recorded in Volume 254, Page 595 of the Deed Records of Red River County, Texas;

THENCE - N. 01° 22' 02" W., 2871.41 ft. with the East side of the above mentioned County Road No. 4205 to a 1/2" reinf. steel set on the South right-of-way line of U. S. Highway No. 82, same being 150.00 ft. at right angles from the centerline of said Highway;

THENCE - S. 71° 22' 16" E., 1557.97 ft. with the above mentioned South right-of-way line along a line 150.00 ft. at right angles from and parallel with the above mentioned centerline of Highway to a right-of-way marker found in place at centerline station 292+00;

- THENCE - N. 82° 35' 31" E., 223.26 ft. to a right-of-way marker found in place 50.00 ft. at right angles from centerline station 294+00;
- THENCE - S. 71° 13' 59" E., 2823.98 ft. with the above mentioned South right-of-way line along a line 50.00 ft. at right angles from and parallel with the above mentioned centerline of Highway to a ½" reinf. steel set for corner on the projection of an existing fence line, same being along the East boundary line of the First Tract as described in Warranty Deed from Deko Land & Investment Co., a Texas Corporation, to Steels Farm Corp. recorded in Volume 350, Page 3 of the Deed Records of Bowie County, Texas; said East boundary line being called the East boundary line of a certain 408 acre tract bought by Simeon English, Administrator of Jacob Silvey;
- THENCE - Southerly with the above mentioned projection of and existing fence along the East boundary line of First Tract and Second Tract as described in Warranty Deed from Deko Land & Investment Co., a Texas Corporation, to Steels Farm Corp. recorded in Volume 350, Page 3 of the Deed Records of Bowie County, Texas along the following courses: S. 07° 42' 29" E., 1558.57 ft. to an existing fence corner post and telephone pole; S. 66° 08' 46" E., 22.90 ft. to an existing fence corner post; S. 02° 20' 20" E., 124.15 ft. to an existing fence corner post; S. 83° 06' 35" W., 18.81 ft. to an existing fence corner post; S. 03° 03' 11" E., 277.85 ft. to an existing fence corner post and N. 87° 51' 05" E., 15.89 ft. to a ½" reinf. steel set on the projection of the centerline of County Road No. 4210;
- THENCE - S. 02° 09' 33" E., 504.47 ft. with the above mentioned projection of and centerline of County Road No. 4210 to the Northeast corner of a certain 149 acre tract being Parcel 1, First Tract of the above mentioned Deed from Julia Lamb McCreary and husband, William P. McCreary to Ted Lawson recorded in Volume 254, Page 595 of the Deed Records of Red River County, Texas;
- THENCE - S. 02° 06' 50" E. with the above mentioned centerline of County Road No. 4210 and the East boundary line of the above mentioned 149 acre passing at 2869.45 ft. the Southeast corner of said 149 acre tract, same being the Northeast corner of that certain 63.4 acre tract being Parcel 5 of the above mentioned Deed from Julia Lamb McCreary and husband, William P. McCreary to Ted Lawson recorded in Volume 254, Page 595 of the Deed Records of Red River County, Texas; said Southeast and Northeast corners being on the common line between the above mentioned Stallings and Edmondson Surveys and continuing 450.65 ft. with the East boundary line of said 63.4 acre tract for a total distance of 3320.10 ft.;

- THENCE - Southerly with the above mentioned centerline of County Road No. 4210, same being the above mentioned East boundary line of 63.4 acre tract, along the following courses: S. 04° 53' 37" E., 166.99 ft.; S. 22° 20' 38" E., 188.15 ft.; S. 29° 17' 28" E., 248.66 ft.; S. 33° 53' 20" E., 113.79 ft.; S. 29° 18' 34" E., 61.77 ft.; S. 14° 26' 02" E., 77.56 ft. and S. 03° 00' 47" E., 196.66 ft. to a ½" reinf. steel set for the Southeast corner of said 63.4 acre tract, same being called on the South side of the Annona and Lane's Chapel Road (unopen);
- THENCE - S. 87° 26' 26" W., 2037.91 ft. with the South Boundary line of the above mentioned 63.4 acre tract to a ½" reinf. steel set on the North side of the above mentioned Annona and Lane's Chapel Road (unopen), same being on the projection of an existing fence line and being the Southeast corner of a one-half acre tract conveyed to R. H. Miller, County Judge of Red River by Warranty Deed recorded in Volume 39, Page 219 of the Deed Records of Red River County, Texas; said one-half acre tract of land known as the Jakes Creek School tract;
- THENCE - N. 06° 19' 56" W., 240.21 ft. with the above mentioned projection of and existing fence line being the East boundary line of the above mentioned one-half acre tract to an existing bois d'arc fence corner post being the Northeast corner of said one-half acre tract;
- THENCE - S. 85° 47' 18" W., 102.58 ft. with the North boundary line of the above mentioned one-half acre tract to an existing bois d'arc fence corner post being the Northwest corner of said one-half acre tract, same being on the West boundary line of the above mentioned 63.4 acre tract;
- THENCE - N. 02° 40' 39" W., 1143.60 ft. with the above mentioned West boundary line of 63.4 acre tract along an existing fence line to an existing bois d'arc fence corner post being the Northwest corner of said 63.4 acre tract, said corner being on the above mentioned common line between Stallings and Edmondson Surveys;
- THENCE - N. 84° 55' 03" E., 253.71 ft. with the above mentioned common line between Stallings and Edmondson Surveys along an existing fence line to the center of Jakes Creek;
- THENCE - Northerly with the centerline of Jakes Creek along the following courses: N. 57° 18' 34" W., 89.12 ft.; N. 16° 59' 55" W., 186.68 ft.; N. 50° 35' 41" W., 155.11 ft.; N. 52° 26' 55" W., 141.44 ft.; N. 05° 07' 11" W., 283.01 ft.; N. 60° 12' 50" W., 104.29 ft.; N. 16° 21' 14" E., 145.99 ft.; N. 43° 27' 23" W., 117.05 ft.; N. 87° 32' 18" W., 88.88 ft.; N. 19° 12' 58" W., 130.90 ft.; S. 66° 57' 35" W., 85.83 ft.; N. 52° 36' 45" W., 257.36 ft.; N. 24° 48' 04" E., 212.30 ft.; N. 35° 26' 42" W.,

155.26 ft.; N. 64° 12' 10" E., 129.01 ft.; N. 10° 27' 47" W., 101.63 ft.; E - N. 82° 00' 39" W., 201.13 ft.; N. 22° 44' 05" E., 373.11 ft.; N. 19° 38' 19" W., 139.94 ft.; N. 82° 28' 02" E., 216.11 ft. and N. 27° 19' 11" E., 31.50 ft. to the projection of an existing fence line, same being an inside corner of the above mentioned 149 acre tract;

THENCE - N. 76° 52' 36" W., 198.54 ft. with the above mentioned projection of and existing fence line to an angle point in said fence line;

THENCE - S. 87° 43' 40" W., 2062.82 ft. with the above mentioned existing fence line to an existing bois d'arc fence corner post being the Southwest corner of the above mentioned 90-½ acre tract, said corner being on the common line between the above mentioned Stallings and Fishback Surveys, same being on the East side of the above mentioned County Road No. 4205;

THENCE - N. 24° 48' 18" W., 391.60 ft. with the above mentioned common line between Stallings and Fishback Surveys along the East side of County Road No. 4205 to a 5/8" reinf. steel found in place at the Southwest corner of the above mentioned 35.68 acre tract;

THENCE - S. 58° 49' 11" W., 2424.22 ft. with the South boundary line of the above mentioned 35.68 acre tract along an existing fence line and its projections to the center of a creek, same being the Southwest corner of said 35.68 acre tract;

THENCE - Northerly with the centerline of the above mentioned creek along the following courses: N. 33° 23' 01" W., 19.95 ft.; N. 01° 47' 22" W., 65.28 ft.; N. 23° 25' 29" W., 66.67 ft.; N. 09° 27' 38" W., 99.23 ft.; N. 36° 51' 53" E., 91.75 ft.; N. 68° 50' 06" E., 135.54 ft.; N. 44° 59' 40" E., 86.50 ft.; N. 16° 51' 19" W., 70.31 ft. and N. 61° 51' 14" W., 88.79 ft. to the Northwest corner of said 35.68 acre tract;

THENCE - N. 43° 29' 27" E., 2270.08 ft. with the common line between the above mentioned Fishback and Bruton Surveys along an existing fence line and its projections to the POINT OF BEGINNING; basis of bearings is grid north from navigated GPS positioning. The above described property being surveyed by Richard V. Hall, Jr. contains 623.597 acres of land, more or less;

AND SUBJECT TO such rights as may be vested in the public for road rights-of-way for County Road No. 4205 and County Road No. 4210;

AND ALSO SUBJECT TO Right-of-Way Easements to Red River County Water Supply Corporation recorded in Volume 257, Page 332 and Volume 259, Page 375 of the Deed Records of Red River County, Texas;

AND ALSO SUBJECT TO a channel easement as shown on TxDot right-of-way map of U. S. Highway No. 82 and recorded in Vol. 140, Page 146 of the Deed Records of Red River County, Texas;

AND ALSO SUBJECT TO such rights as may be vested in others for various electric power lines crossing the herein described tract of land.