

CCL Marketing Corporation
DECLARATION OF COVENANTS AND RESERVATIONS
From: 7/6/2026

Property Name: Sweet Water 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.

CCL Marketing Corporation 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, Decatur 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, CCL Marketing Corporation 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, CCL Marketing Corporation 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 CCL Marketing Corporation. You further agree to keep CCL Marketing Corporation 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, Decatur 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 CCL Marketing Corporation 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 CCL Marketing Corporation 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, CCL Marketing Corporation 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 CCL Marketing Corporation \$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 CCL Marketing Corporation. 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"

Tract No 1: Map 10; Parcel 11.00 BEGINNING on a set iron pin 40 feet south of the centerline of Yellow Springs Road, the same being the southern right-of-way of Interstate 40, said iron pin being located 12.9 feet southerly of a found grader blade, being the northeast corner of a 10.5 acre tract in the name of Norma Arnold and Kelly Inman (DB 129, PG 528); Thence with the southern right-of-way of Interstate 40 and Yellow Springs Road as follows: South 66 degrees 35 minutes 07 seconds East a distance of 60.00 feet; Thence South 60 degrees 41 minutes 51 seconds East a distance of 58.00 feet; Thence South 56 degrees 28 minutes 35 seconds East a distance of 54.46 feet; Thence South 53 degrees 21 minutes 02 seconds East a distance of 100.00 feet to a found concrete right-of-way monument; Thence with the right-of-way of Interstate 40, North 38 degrees East a distance of 17.62 feet to an Iron pin set 20 feet south of the centerline of Yellow Springs Road; thence with the southern margin of Yellow Springs Road, South 51 degrees 03 minutes 20 seconds East a distance of 64.57 feet to a set iron pin in the northern line of Larnee Taylor (DB 83, PG 644); Thence leaving the road and running with the line of Larnee Taylor as follows: South 88 degrees 39 minutes 50 seconds West a distance of 86.54 feet to a set iron pin by a 10" hickory; Thence South 08 degrees 32 minutes 49 seconds East a distance of 318.04 feet to a set iron pin by and 18" sweetgum; Thence North 76 degrees 03 minutes 16 seconds East a distance of 272.63 feet to a found iron pipe in the southwest margin of Yellow

Springs Road (paved county road, 40' R/W); Thence with the southwest margin of said road, South 28 degrees 41 minutes 46 seconds East a distance of 66.26 feet to a set iron pin in the western line of Waborn Hickerson (DB 100, PG 573); Thence with the western line of Hickerson, South 00 degrees 26 minutes 07 seconds East, running with a fence part of the way, a distance of 267.61 feet to a steel post in the fence by a found rock, being the northeast corner of C. C. Bawcum (DB 46, PG 256); Thence with the northern line of Bawcum, South 77 degrees 35 minutes 16 seconds West a distance of 40.53 feet to a set Iron pin by a found blazed white oak in an old net-wire fence; Thence with the fence and western line of C. C. Bawcum as follows: South 00 degrees 14 minutes 20 seconds West a distance of 49.50 feet; Thence South 09 degrees 07 minutes 41 seconds West a distance of 121.90 feet; Thence South 17 degrees 18 minutes 34 seconds West a distance of 574.67 feet; Thence South 08 degrees 38 minutes 54 seconds West a distance of 606.21 feet to a set iron pin by a found wood post at an interior corner of C. C. Bawcum; Thence with the northern line of C. C. Bawcum, south 79 degrees 53 minutes 08 seconds West, running with the remains of an old rail fence a distance of 466.32 feet to a set iron pin by an 18" sweetgum in a net-wire fence; Thence with the net wire fence and western line of C. C. Bawcum as follows: South 00 degrees 39 minutes 41 seconds East a distance of 258.47 feet to a 15" elm; Thence South 08 degrees 44 minutes 13 seconds East a distance of 97.45 feet to a set iron pin by a fence corner; Thence South 10 degrees 10 minutes 50 seconds East, crossing a woods road, a distance of 174.18 feet to a set iron pin in an old ditch that is almost filled in on the east side of a dirt road; Thence with the center of the ditch and western line of C. C. Bawcum as follows: South 27 degrees 26 minutes 35 seconds East a distance of 104.35 feet; Thence South 04 degrees 24 minutes 13 seconds West a distance of 100.51 feet to a set iron pin in the ditch; Thence South 09 degrees 45 minutes 02 seconds East a distance of 400.28 feet to a set iron pin in the ditch; Thence South 00 degrees 03 minutes 26 seconds West a distance of 27.30 feet; Thence South 28 degrees 17 minutes 07 seconds West a distance of 56.27 feet; Thence South 62 degrees 52 minutes 19 seconds West a distance of 33.08 feet; Thence South 40 degrees 15 minutes 05 seconds West a distance of 49.39 feet; Thence South 15 degrees 03 minutes 56 seconds West a distance of 116.12 feet; Thence South 24 degrees 40 minutes 16 seconds East a distance of 91.57 feet; Thence South 07 degrees 53 minutes 34 seconds East a distance of 186.81 feet to a set iron pin in the intersection of two ditches; Thence up the center of a ditch, South 79 degrees 57 minutes 12 seconds East a distance of 223.99 feet to a ditch intersection; Thence with the center of a ditch and continuing with the western line of C. C. Bawcum as follows: South 27 degrees 01 minute 44 seconds East a distance of 113.38 feet; Thence South 15 degrees 09 minutes 49 seconds East a distance of 487.24 feet to a set iron pin at C. C. Bawcum's southwest corner and a northern corner of Mrs. J.J. Miller (DB 52, PG 489); Thence with a western line of Miller, South 43 degrees 33 minutes 58 seconds West, passing a set iron pin on line at 369.7 feet, a total distance of 419.68 feet to a point in the centerline of Lick Creek and a southeastern corner of Mrs. Ora Bawcum (DB 106, PG 681); Thence running up center of Lick Creek with the eastern line of Mrs. Ora Bawcum as follows: North 17 degrees 58 minutes 48 seconds West a distance of 59.71 feet; Thence South 84 degrees 51 minutes 05 seconds West a distance of 128.85 feet; Thence North 05 degrees 56 minutes 33 seconds West a distance of 125.74 feet; Thence North 07

degrees 45 minutes 53 seconds West a distance of 43.83 feet; Thence North 56 degrees 14 minutes 48 seconds East a distance of 70.31 feet; Thence North 14 degrees 58 minutes 32 seconds West a distance of 52.39 feet; Thence South 77 degrees 39 minutes 20 seconds West a distance of 58.48 feet; Thence North 45 degrees 27 minutes 46 seconds West a distance of 107.16 feet; Thence North 02 degrees 44 minutes 16 seconds West a distance of 73.68 feet; Thence North 37 degrees 56 minutes 37 seconds West a distance of 77.49 feet to the mouth of a small man-made drainage ditch; Thence with the northern line of Ora Bawcum as follows: North 48 degrees 14 minutes 03 seconds West, running with the center of the drainage ditch, a distance of 225.00 feet; Thence leaving the ditch, South 50 degrees West, passing a set iron pin on line at 5.0 feet, a total distance of 150.00 feet to a set iron pin; Thence North 42 degrees 23 minutes 17 seconds West a distance of 450.00 feet to a set iron pin; Thence North 50 degrees East, passing a set iron pin on line at 145.0 feet, a total distance of 150.00 feet to a point in the same man-made drainage ditch; Thence continuing with the center of the ditch and northern line of Ora Bawcum as follows: North 46 degrees 23 minutes 27 seconds West a distance of 202.73 feet; Thence North 53 degrees 44 minutes 38 seconds West a distance of 121.86 feet; Thence North 58 degrees 59 minutes 30 seconds West a distance of 189.63 feet; Thence North 82 degrees 30 minutes 31 seconds West a distance of 75.21 feet to a set iron pin by the base of a dead 36" red oak on the south side of a spring, being the southeast corner of Annie Townsend Rogers (DB 43, PG 133); Thence with the eastern line of Rogers, North 03 degrees 48 minutes 00 seconds East, running with a small ditch part of the way, passing a set iron pin on line at 200.2 feet, passing an 18" beech with a found railroad spike, a total distance of 215.21 feet to a point in the center of a creek; Thence with the center of the creek and line of Rogers, North 53 degrees 56 minutes 18 seconds East a distance of 112.13 feet; Thence North 23 degrees 13 minutes 19 seconds East a distance of 92.51 feet to the intersection of the creek with Lick Creek; Thence with the center of Lick Creek, North 53 degrees 33 minutes 05 seconds West a distance of 120.53 feet to the mouth of a smaller ditch; Thence with the center of the smaller ditch and eastern line of Rogers, North 03 degrees 12 minutes 56 seconds West a distance of 407.71 feet to a bend in the ditch, said bend being located south 34 degrees East a distance of 10.6 feet from a found concrete marker in an old fence corner; Thence with the southern line of Rogers, South 78 degrees 43 minutes 17 seconds East, running with the center of the ditch part of the way, then with the center of an old ditch that is almost filled in, a distance of 176.90 feet to a set iron pin; Thence with the eastern line of Rogers, running with an old fence most of the way, as follows: North 11 degrees 09 minutes 59 seconds East a distance of 647.88 feet to a point in the fence; Thence North 14 degrees 26 minutes 53 seconds East a distance of 400.96 feet to a 36" red oak in the fence; Thence North 11 degrees 29 minutes 17 seconds East a distance 187.06 feet to a point in the fence; Thence North 07 degrees 27 minutes 36 seconds East a distance of 119.19 feet to a set iron pin in the fence; Thence leaving the fence and running with the northern line of Rogers and with the center of a small ditch, North 70 degrees 26 minutes 44 seconds West a distance of 186.06 feet to a set iron pin in the ditch at the southeast corner of Tri-Lake Timber Company (DB 129, PG 576); Thence with the eastern line of Tri-Lake, North 07 degrees 11 minutes 53 seconds East, running with a found blazed line, a distance of 869.44 feet to a found iron pin by a

stump in the southern line of Arnold and Inman; Thence with the southern line of Arnold and Inman, North 76 degrees 49 minutes 17 seconds East, running with a found blazed line, a distance of 837.19 feet to a found concrete marker; Thence with the eastern line of Arnold and Inman, North 16 degrees 23 minutes 31 seconds East a distance of 144.57 feet to the beginning, containing 103.59 acres. Surveyed by Denny A. Bush, Tennessee RLS #1577, on August 26, 1996. Bearings are magnetic. Property subject to an Easement conveyed to Jeff Drake by Easement executed March 22, 2017 and of record in Book D 318, page 794 in the Register's Office of Decatur County, Tennessee, further described as follows: Beginning at an iron pipe found in the Southwest right of way of Yellow Spring Road in the South line of Lawrence Taylor as recorded in Deed Book 83, page 644 Register's Office of Decatur County, Tennessee; thence with Southwest right of way of Yellow Springs Road, South 28 degrees 26 minutes 55 seconds East 68.02 feet to an iron pin found being the northwest corner of Judy Evans as recorded in Deed Book 264, page 953, Register's Office of Decatur County, Tennessee; thence with west line of Evans, South 00 degrees 18 minutes 20 seconds East 265.63 feet to a metal post found in a fence being the northeast corner of Donnie Bawcum as recorded in Deed Book 311, page 523, Register's Office of Decatur County, Tennessee; thence with the north line of Bawcum, South 76 Book 133, page 218 in the Register's Office of Decatur County, Tennessee (Easement description taken from Easement document) The Grantee is granted the right to construct and maintain a road on the easement property with Grantors also able to use the same. Description taken from prior deed of record. This being the same property conveyed to Jeff Drake by deed of record in Deed Book 321, Page 84, Register's Office of Decatur County, Tennessee. Tract No 2: Map 10; Parcel 23.00 BEING and lying in the Eighth Civil District of Decatur County, Tennessee, and more particularly described as follows: BEGINNING at a gum, which is at a point 27 poles East of Lick Creek; thence North 36-1/2 poles to a poplar; thence in a Northwesterly direction, 14-1/2 poles to an ironwood; thence in a North direction, with a ditch to a sweetgum, 30 poles to a gum; thence East 28 poles to a rock with my fence, but not including my fence, and to be 3 feet from my fence, 81 poles to a rock or the Shofield corner; thence in a Southern direction to a white oak; thence East to an elm with the Haggard line, to my beginning corner, thence South with the Pugh line, which is now owned by Wilbo Ballinger, to a stake on the Quinn and Ballenger southeast corner; thence West to the BEGINNING, containing 50 acres, be the same, more or less. Description taken from prior deed of record.