Court of Emanuel County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description.

TRACT NUMBER SEVEN:

All that certain tract or parcel of land situate, lying and being in the 1452nd G.M. District of Emanuel County, Georgia, containing 7.93 acres, more or less, and being more particularly shown as Tract No. Seven (7), on that certain plat of survey prepared by Abraham D. Eason, Registered Surveyor, dated May 16, 2017, and recorded in Plat Book 23, page 65, in the Office of the Clerk of the Superior Court of Emanuel County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description.

COUNTRY LOTS, LLC, the Declarant, being the owner of the above-described tracts of real property, does hereby make the following declarations as to limitations, restrictions, and uses to which the real property described above may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, as provided by law, and shall be binding on all persons and parties claiming under the same, and for the benefit of and limitations upon all future owners of any of the above described-property, as follows:

1. All the above-described tracts or parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with not structure placed or improved upon any tract or parcel for any type of business or commercial enterprise, other than for agriculture. A tract may be subdivided with developer approval for the purpose of adding additional residential units or homes, provided that each subdivided tract shall contain, at a minimum, no less than three (3) acres.

2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.

3. All dwellings must have written approval by the developer prior to placement on any tract, and each dwelling must have a well and septic tank.

4. Any factory built home placed on any tract must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry, or such material as may be approved by the developer.

Deed Book 449, Pages 307-311

5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.

6. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.

7. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine and goats are specifically prohibited from placement upon any tract, even if regarded as a pet.

8. No dwelling placed upon any tract shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.

9. All structures erected on any tract shall be completed within one (1) year of when the construction commences.

10. No timber may be cut for timber sale on any tract without permission of developer.

11. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.

The failure on the Declarant or any other lot owner to enforce any of the above-described restrictions, conditions, covenants or agreements herein contained shall in no event be deemed to be a waiver of the right to do so thereafter, as to the same breach or as to one occurring prior or subsequently thereto.

The recordation of this instrument in the Office of the Clerk of Superior Court of Emanuel County, Georgia, shall be notice of the same to all purchasers of lots described herein and shall be considered to be covenants running with the land.

The restrictions and covenants hereinbefore described shall be effective and enforceable for a period of twenty (20) years from the date that this declaration is executed.

Signed this the 27 day of June, 2017.