

Being a portion of the property acquired by the Grantors by virtue of a Deed of Conveyance dated December 16, 2021, from John T. Parrish, et al., as Grantors, found of record in Deed Book 184, Page 1 therein, office of the Cumberland County Clerk.

This conveyance, as well as others in the Rivers Edge Subdivision, is subject to the following Covenants and Restrictions, which are found of record in Plat Cabinet 3, Slide 86D, office of the Cumberland County Clerk, to-wit:

1. Individual lots to be mowed at a minimum of 5 times each year.
2. All residents shall have a minimum of 1,000 sq ft of heated living area, exclusive of garage, basement or carport.
3. No livestock, animals or poultry of any kind shall be raised, bred, kept or fed upon these lots.
4. Lots are not to be used for any commercial purpose other than VRBO or AirBnB.
5. No lots may be used as a dumping ground for trash, garbage or any other waste products.
6. Junk cars, trucks, lawn mowers and/or any other property considered junk is strictly prohibited.
7. Absolutely no modular/mobile homes are allowed unless within 3 years of current date of construction started.
8. All external work on house/cabin must be complete within 1 year of starting date.
9. Out buildings permitted as long as they match color or architecture of residence.
10. All concrete walls to be painted, stucco, rock or brick.
11. Public utility easement of 10 ft on each side of road; road being 20 ft wide.
12. Lots can NOT be subdivided for any purpose.
13. Campers are allowed under the following guidelines:
  - A. If camper is purposed to be stationary for more than a year, a wood structure with a minimum of 3/12 pitch roof covering camper
  - B. Landscaping around camper is required
  - C. A camper without a structure can be stationary for 4 weeks on said lots; at the end of 4 weeks, camper has to be removed.
14. Once 5 lots are sold, a HOA (Home Owners Association) will be established for the common area(s) and boat ramp maintenance. Each lot owner will pay at least 2 years of dues of \$250.00 after purchase of lot. The HOA dues can be changed to a lesser amount upon board member discretion after desired amount is reached, Developer is not responsible for unsold lot dues. Dues will start upon purchase of lots.
15. The Restrictions will run for 25 years.