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9. No portion of the Property shall be used for the repairing of vehicles, trucks, trailers, farm equipment, heavy equipment, or tractors other than those vehicles owned by the Lot Owner. Any such repairs shall be made only within an enclosed structure, such as a garage, shed, or barn.
10. No mobile homes, house trailers, or manufactured housing shall be permitted on the Property. No modular homes shall be permitted on the Property.
11. All vehicles on the Property shall have current licenses and tags. Any inoperative or unlicensed vehicles shall be stored within an enclosed structure (garage, shed, or barn, etc.). Any campers, recreational vehicles, buses, vans, heavy trucks, heavy equipment, etc. shall be stored within an enclosed structure (garage, shed, or barn, etc.) and not visible to neighboring Lot Owners.
12. Any motorcycles, 3 wheelers, 4 wheelers, all-terrain vehicles, utility vehicles, golf carts, go karts, minibikes, or other similar items, including all small engine devices/equipment/tools shall be stored within an enclosed structure (garage, shed, or barn, etc.).
13. Pigs, hogs, or swine shall not be permitted.
14. Cattle, horses, donkeys, and/or mules, shall be limited to 1 head per 2 acres.
15. Sheep and goats shall be permitted with each category limited to 2 head per acre.
16. Chickens, rabbits, turkeys, guinea fowl, geese, and ducks shall be permitted for Lot Owner's personal use/consumption.
17. Roosters shall not be raised, bred, or kept on or within any lot.
18. Household pets and work animals (such as dogs and cats) are permitted, provided they stay within the confines of the Lot Owner's portion of the Property.
19. Any other animals, birds, fowl, not specifically listed in these General Restrictions are hereby prohibited on the Property.
20. In the event any governmental regulation or rule or law is more restrictive regarding animals on the Property and such regulation or rule or law does not permit the Property to be "grandfathered," then such rule or regulation shall govern and shall supersede these Restrictive Covenants.
21. After a lot is conveyed by Owner each subsequent Lot Owner shall assure that the property is properly maintained by periodically cutting grass, cleaning, and clearing of undergrowth and otherwise undertaking to maintain an appealing appearance of the Property.
22. Lot Owners shall comply with the Anderson County Board of Health regulations and requirements concerning waste materials and disposal thereof, including any burning.
23. No portion of the Property shall be used or maintained as a dumping ground for debris, litter, garbage, trash, junk, non-operating equipment or vehicles or parts thereof. Any items of waste or garbage shall be kept in a sanitary container and kept out of sight of the road or any neighboring Lot Owner.
24. Nothing contained herein shall be construed to prevent a Lot Owner from leasing the lot or any building thereon to any other party; provided the Restrictive Covenants set forth herein shall govern the usage of the lot and shall be equally binding upon such tenant.

ENFORCEMENT AND DURATION

25. These Restrictive Covenants shall be interpreted and enforced in accordance with the laws of the State of South Carolina.
26. If the Developer still owns any of the Lots bounds by these Restrictive Covenants, and a Lot Owner or Prospective Lot Owner wishes to deviate from any of the General Restrictions listed herein, the Lot Owner or Prospective Lot Owner must provide a written request to the Developer, specifying the deviations they wish for the Developer to consider. The Developer shall in no way be obligated

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- to accept a Lot Owner or Prospective Lot Owner's request. Should the Developer accept any or all deviations from the General Restrictions requested from a Lot Owner or Prospective Lot Owner, the Developer shall provide a written Release from said General Restrictions to be recorded in the Register of Deeds Office for Anderson County, identifying the property subject to said Waiver.
27. The existence of a Waiver (as described in Section 26) does not invalidate the General Restriction(s) of any other property than for which the Waiver is issued. Furthermore, Waivers shall be granted by the Developer, and the Developer only, on a case-by-case basis and the granting of one Waiver shall in no way bind the Developer to grant an additional Waiver, even if the request to deviate is identical in nature to that granted in a prior Waiver.
 28. All Restrictive Covenants are enforceable by any one or more Lot Owner(s) or any governmental agency authorized to enforce these covenants and any successor in interest or tenant with an interest in any portion of the Property.
 29. The invalidation of any Restrictive Covenant or provision in the Agreement by a judgment or court order shall not affect the remaining provisions of this Agreement and the remaining covenants, restrictions, and provisions shall remain in full force and effect.
 30. These Restrictive Covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date this Agreement is recorded, after which time said Restrictive Covenants shall be automatically extended for successive periods of ten (10) years.
 31. If the Developer still owns any of the Lots bound by these Restrictive Covenants, the Developer hereby retains the unilateral right to amend or modify these Restrictive Covenants without the consent or approval of any of the Lot Owners.
 32. Upon the Developer's conveyance of 100% of the Lots bound by these Restrictive Covenants, if there be a need or want to amend or modify these Restrictive Covenants, a written instrument, signed by eighty percent (80%) of the Lot Owners must be recorded to change or amend these Restrictive Covenants in whole or in part.

SIGNATURE PAGE TO FOLLOW

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IN WITNESS WHEREOF, 107 Ladson, LLC, Reedy Run Real Estate, LLC, Dunean Ventures, LLC & Ayer-Dent INC, has, through its duly authorized member, has caused these Covenants and Restrictions to be executed this 26th day of July, 2023.

107 Ladson, LLC,
a South Carolina limited liability company

Jake Van Gieson
Jake Van Gieson, Member

Witness
Jane Doe
Witness

Ayer-Dent, INC,
a South Carolina limited liability company

Jake Van Gieson
Jake Van Gieson, Authorized Signatory

Witness
Jane Doe
Witness

Reedy Run Real Estate, LLC,
a South Carolina limited liability company

Jake Van Gieson
Jake Van Gieson, Member

Witness
Jane Doe
Witness

Dunean Ventures, LLC,
a South Carolina limited liability company

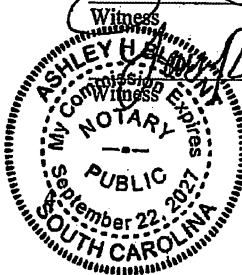
Jake Van Gieson
Jake Van Gieson, Member

Witness
Jane Doe
Witness

SWORN to and subscribed before me this.
26th day of July, 2023.

Ashley H. Blat

Notary Public for South Carolina
My Commission Expires: 9-22-27



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STATE OF SOUTH CAROLINA)

COUNTY OF NEWBERRY)

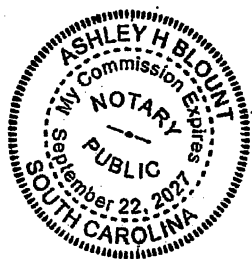
ACKNOWLEDGEMENT

I, Ashley Blount, a Notary Public for the State of South Carolina, do hereby certify that 107 Ladson, LLC, Reedy Run Real Estate, LLC, Dunearn Ventures, LLC and Ayer-Dent, Inc personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to and subscribed before me this.
20th day of July, 2023.

Ashley H Blount
Notary Public for South Carolina
My Commission Expires: 9-22-27

[Signature]
Witness
[Signature]
Witness



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EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Newberry, being shown and designated in the chart below and as follows: Lot Number Twenty-One (21) containing 9.13 acres, more or less; Lot Number Twenty-Two (22) containing 22.87 acres, more or less; Lot Number Twenty-Three (23) containing 6.15 acres, more or less; Lot Number Twenty-Four (24) containing 5.08 acres, more or less; Lot Number Twenty-Five (25) containing 6.72 acres, more or less; Lot Number Twenty-Six (26) containing 5.19 acres, more or less; Lot Number Twenty-Seven (27) containing 5.16 acres, more or less; Lot Number Twenty-Eight (28) containing 6.03 acres, more or less; Lot Number Twenty-Nine (29) containing 6.95 acres, more or less; Lot Number Thirty-One (31) containing 5.71 acres, more or less; Lot Number Thirty-Two (32) containing 5.34 acres, more or less; Lot Number Thirty-Three (33) containing 10.01 acres, more or less; Lot Number Thirty-Four (34) containing 10.33 acres, more or less; Lot Number Thirty-Five (35) containing 10.56 acres, more or less; Lot Number Thirty-Six (36) containing 11.02 acres, more or less; Lot Number Thirty-Seven (37) containing 24.22 acres, more or less; Lot Number Thirty-Eight (38) containing 25.27 acres, more or less; Lot Number Thirty-Nine (39) containing 5.82 acres, more or less; Lot Number Forty (40) containing 5.03 acres, more or less; Lot Number Forty-One (41) containing 5.15 acres, more or less; Lot Number Forty-Two (42) containing 5.93 acres, more or less; and Lot Number Forty-Three (43) containing 6.32 acres, more or less, as shown on plat prepared by Glenn Associates Surveying, Inc., Michael R Mills, SCPLS #11606, dated December 21, 2022 and recorded in the Office of the Register of Deeds for Newberry County, South Carolina in Plat Slide BK:PC D261 at Page 7-9, and having the metes and bounds, courses and distances as upon said plat appear. Further described by survey attached in Exhibit B. Any acreage not described in the Table below shall not be encumbered by the Covenants.

TMS # P/O 96-1

DERIVATION:

This being a portion of the same property conveyed unto 107 Ladson, LLC, Reedy Run Real Estate, LLC, Dunean Ventures, LLC & Ayer-Dent INC by warranty deed of Laurel K Eddins, Successor Trustee of the Eddins Family Trust dated December 29, 2011 and recorded in the Office of the Register of Deeds for Newberry County, South Carolina in Book 2028 at Page 29.

<u>Tract/Lot #</u>	<u>Acreage</u>
Tract 21	9.13
Tract 22	22.87
Tract 23	6.15
Tract 24	5.08
Tract 25	6.72
Tract 26	5.19
Tract 27	5.16
Tract 28	6.03
Tract 29	6.95
Tract 31	5.71
Tract 32	5.34

<u>Tract/Lot #</u>	<u>Acreage</u>
Tract 33	10.01
Tract 34	10.33
Tract 35	10.56
Tract 36	11.02
Tract 37	24.22
Tract 38	25.27
Tract 39	5.82
Tract 40	5.03
Tract 41	5.15
Tract 42	5.93
Tract 43	6.32

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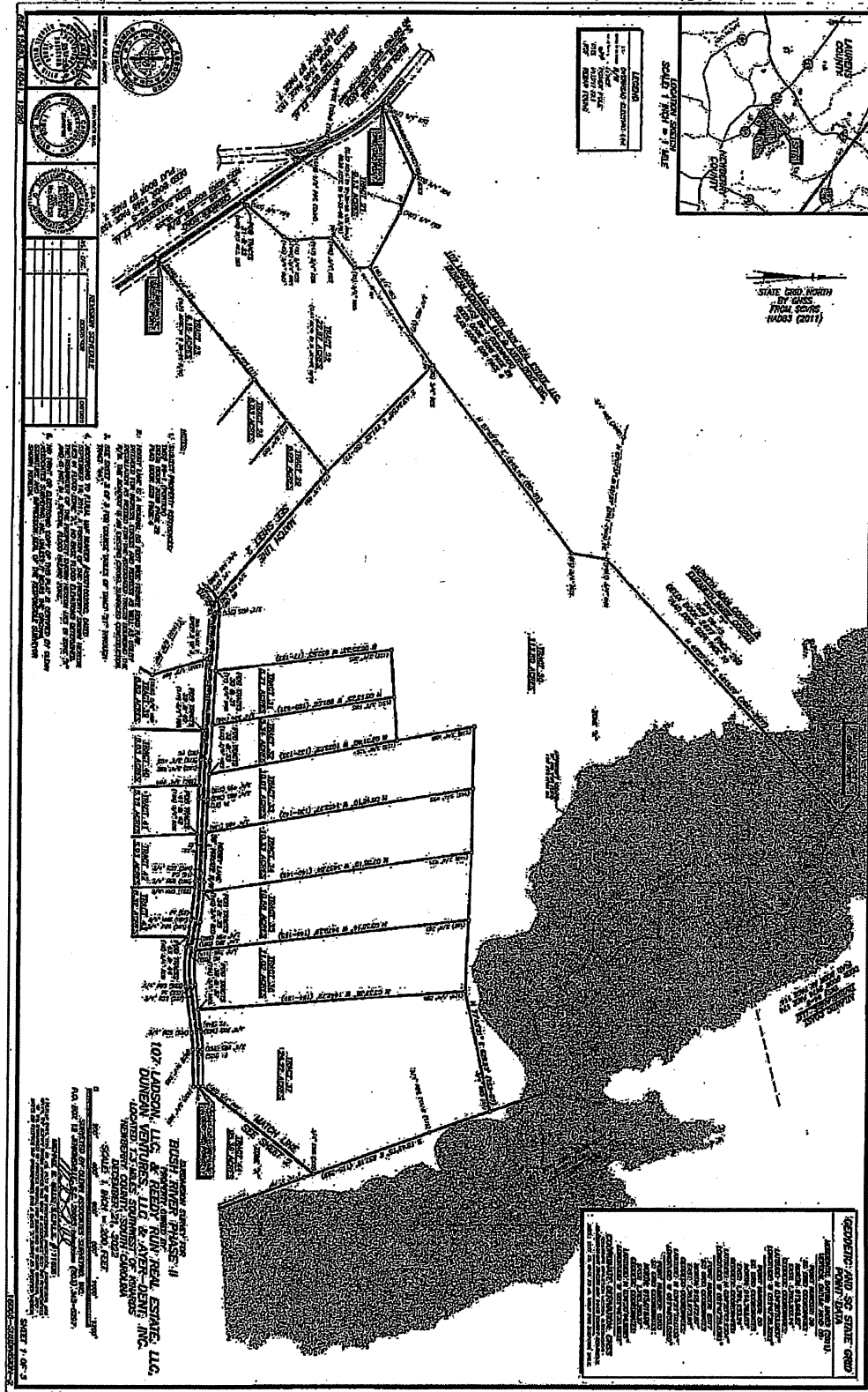


EXHIBIT B