

Investments, LLC, by Andersen Land Surveying, LLC, dated 01/29/2025 and recorded in the ROD Office for Kershaw County in Plat Book E7, Page 10. Said lot having such size, shape, dimensions, buttings and boundings as will be shown more fully by reference to said plat, which is hereby incorporated by reference. SUBJECT to all restrictions, covenants, conditions, easements, and rights of way of record.

BEING a portion of the property conveyed to Spinner Corp., a Delaware limited liability company by Deed of Catchmark South Carolina Timberlands, LLC, a South Carolina limited liability company, dated September 19, 2024, and duly recorded in the Kershaw County ROD Office on October 3, 2024, in Book 5225, at Page 124.

TMS: 099-00-00-100

2. Property shall be used for residential or agricultural uses only and may not be used for industrial purposes nor cell phone towers. No more than 2 homes shall be allowed on any individual lot. Single-Wide Mobile Homes and Campers shall be allowed as dwellings, but only for a maximum of one (1) consecutive year and only while under a building permit for a permanent home. There shall be no dwelling in any structure not governed by the Aiken County Building officials such as campers, tents, handi-houses, and the like. There shall be no dwelling in any structure not attached to a DHEC-approved sanitary septic system.
3. No noxious or offensive activity or uses shall be permitted on any lot, including specifically industrial fowl farming or swine farming.
4. Lots may not be further subdivided except by the developer.
5. There shall be no mass storage of junk nor automobiles on any lot.
6. All garbage, domestic trash, and yard debris shall be disposed of in a sanitary manner and shall not be burned nor buried on site. Debris from land-clearing activities shall be disposed of and not left to rot in piles.
7. These covenants shall be binding on the developer and successor grantees in title and any and all persons claiming under grantees for a period of ten (10) years from the date of execution, after which such covenants shall automatically be extended for successive periods of ten (10) years each unless an instrument of exception is signed by at least two thirds of the record owners of the neighboring properties created from the original parcel owned is signed and circulated to the developer and each of the affected property owners.
8. Enforcement of these covenants shall be by a proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any covenant, either to restrain such violation or for the recovery of damages, and may be brought by any neighboring landowner of any parcel in the aforementioned lots.
9. Invalidity of any one of these covenants by judicial or court order shall not affect any of the remaining covenants, which shall remain in full force and effect.

In witness whereof, the undersigned has hereto set his hand and seal on the 23rd day of April 2025.