Exhibit – Summary of Key Restrictive Covenants

Buck Swamp – Firetower Road Tracts

The following is a summary of the primary restrictive covenants affecting this property. It is provided for convenience only and is not a substitute for the recorded Restrictive Covenant Agreement. All prospective purchasers should review the complete recorded document with their attorney or advisor before making a purchase decision. In the event of any conflict, the recorded Restrictive Covenant Agreement shall control.

- **Residential Use Only:** Property is intended for single-family residential use only. Commercial or business operations are not permitted, except for a home office with no customer traffic or visible business activity.
- **One Home Per Lot:** Each lot may contain one single-family home, one detached garage, and up to two additional accessory buildings.
- **No Further Subdivision:** Lots may not be divided into smaller parcels without written approval from the developer while it still owns property within the development.
- **Home Types:** Mobile homes, manufactured homes, and modular homes are not permitted.
- **RVs & Campers:** RVs, campers, and motorhomes may be kept only if screened from view from Buck Swamp Road and Firetower Road and not used as living quarters.
- **50-Foot Building Setback:** Buildings must be located at least 50 feet from all property lines. Driveways, utilities, fencing, landscaping, and similar improvements are permitted within the setback area. County setbacks may be greater.
- **Property Maintenance:** Owners are expected to keep their property neat, well maintained, and free of excessive debris or overgrowth.
- **No Nuisances:** Activities creating excessive noise, hazards, or unreasonable disturbances to neighboring properties are prohibited.
- **Inoperable Vehicles:** Junked, unlicensed, or inoperable vehicles may not be stored where visible from the roads.
- **Firearms:** Recreational discharge of firearms is prohibited, except as permitted by Georgia law for lawful self-defense.
- **Trash & Burning:** Household trash must be stored in covered containers and screened from view. Limited burning of construction debris or natural yard debris is permitted only in accordance with applicable laws and burn regulations.
- **Temporary Structures:** Tents, trailers, or similar temporary structures may not be used as residences. Temporary construction structures are permitted only during active construction.
- **Signs:** One standard 'For Sale' or 'For Lease' sign is permitted. Commercial advertising signs are not allowed.