

**DECLARATION OF RESTRICTIVE COVENANTS
FOR THE RANCHES AT WILLOW RIDGE SUBDIVISION**

STATE OF TENNESSEE

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KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF VAN BUREN

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THIS DECLARATION OF RESTRICTIVE COVENANTS FOR THE RANCHES AT WILLOW RIDGE SUBDIVISION (the "Declaration") is made on the date hereinafter set forth by Willow Ridge TN, LLC, a Florida Limited Liability Company, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land located in Stewart County, Tennessee containing 475.683 Acres more or less and consisting of sixty six (66) individual tracts of land, described on the map and plat recorded in Plat Cabinet Cab 1, Page 739 - 740 of the Map and Plat Records of Van Buren County, Tennessee, hereinafter referred to as "Subdivision," being more fully depicted in the attached **Exhibit A** and **Exhibit B**.

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Subdivision in order to establish a uniform plan for its development, ensure the use of the subdivision for residential purposes only, prevent nuisances, prevent the impairment of the value of the Subdivision, maintain the desired character of the community and ensure the preservation of such uniform plan for the benefit of the present and future Owners of the Tracts within the Subdivision, and to promote the health, safety and welfare of the residents within the Subdivision;

NOW, THEREFORE, Developer hereby adopts, establishes, and imposes upon the Subdivision, the following Restrictions for the purposes of enhancing and protecting the value, desirability, and attractiveness of the Subdivision, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

1. Easements.

- A. A drainage and utility easement measuring fifteen feet (15') in width is reserved along the side and rear property lines for all Tracts in the Subdivision.
- B. A common access and utility easement measuring twenty five feet (25') in width is reserved on Tract 2 through Tract 12 and Tract 14 through Tract 64 for the private roads within the Subdivision.
- C. A utility easement measuring twenty feet (20') in width is reserved along the public and private road frontage sides of each Tract. This utility easement is in addition to the common access easement and utility easement described above in Section B.

- D. Tract 1, Tract 2, Tract 12, Tract 13, Tract 14, Tract 62, Tract 64, Tract 65, and Tract 66 contain existing overhead powerlines owned and operated by Caney Fork Electric Co-op within a utility easement measuring twenty feet (20') in width. Owner(s) of Tract 1, Tract 2, Tract 12, Tract 13, Tract 14, Tract 62, Tract 64, Tract 65, and Tract 66 not permitted to remove or relocate these existing overhead powerlines without the express written consent of Caney Fork Electric Co-op.
- E. An ingress/egress easement measuring twenty feet (20') in width is reserved on Tract 13 for access to a private cemetery.
2. Use Restrictions. Except as specifically set forth in this Declaration, all Tracts shall be used for single-family residential, recreational, and/or agricultural purposes only.
3. Setback Lines. Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than: a) forty five feet (45') from the front property lines of the Tract, and b) fifteen feet (15') from the side and rear property lines of the Tract.
4. Single-Family Rentals. Short term and long term single-family rentals are permitted.
5. Subdividing. No Tracts or Lots shall be further subdivided.
6. No Mobile Homes. No mobile homes are permitted to be located on any Tract.
7. Junk Cars, Scrap, & Trash. No junk cars, abandoned cars, scrap, trash, or other debris may be placed on any Tract.
8. Prohibited Activities and Nuisance. No activity, whether for profit or not, shall be conducted on any Tract which is not related to the occupation of the Tract for single family residential, recreational, and/or bona fide agricultural purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity and (c) no toxic substances are stored on the Tract. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur within the Subdivision.
9. Mineral Development. No Owner shall be allowed to permit or perform commercial drilling, mineral development operations, mineral refining, quarrying, mining, or water operation of any kind in, on or under any Tract.
10. Remedies. The right of enforcement of each of these restrictive covenants is vested in the owner of each and all of the Tracts or Lots in this Subdivision, and any owner of any lot shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law, or a suit in equity for injunctive or other relief.

IN WITNESS WHEREOF, the undersigned, being the Developer, herein, has hereunto set its hand on this the 1st day of August, 2024.

Willow Ridge TN, LLC a Florida Limited Liability Company

By: Atlantic Land & Lakes Management, LLC, a Florida Limited Liability Company, Sole Manager of Willow Ridge TN, LLC a Florida Limited Liability Company

By: [Signature]
Peter Scerbo, Authorized Agent for Atlantic Land & Lakes Management, LLC

STATE OF Florida
COUNTY OF Duval

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This instrument was acknowledged before me on this the 1 day of August, 2024, by Peter Scerbo in the capacity therein stated and as the act and deed of said company.

[Signature]
Notary Public, State of Florida



JORDAN SHUMACK
Notary Public
State of Florida
Comm# HH227357
Expires 2/10/2026

EXHIBIT A

Beginning at a ½" rebar (old) in the northwest margin of Hill Road, being a southeast corner of Donald and Donna Norris and Keith Daanen (RB:123 PG:400); thence leaving Donald and Donna Norris and Keith Daanen and with the northwest margin of Hill Road and with a curve turning to the right with an arc length of 37.01', with a radius of 261.40', with a chord bearing of S46°59'32"W, with a chord length of 36.98'; thence S45°03'17"W a distance of 76.36'; thence with a curve turning to the right with an arc length of 283.09', with a radius of 492.94', with a chord bearing of S61°30'26"W, with a chord length of 279.22'; thence S77°57'35"W a distance of 236.27'; thence with a curve turning to the left with an arc length of 242.81', with a radius of 641.51', with a chord bearing of S67°07'00"W, with a chord length of 241.36'; thence S56°16'26"W a distance of 18.05' to a ½" rebar (new), being an eastern most corner of Greg and Sherry Wilson (RB:109 PG:734); thence leaving Hill Road and with a northeast line of Greg and Sherry Wilson and a fence N36°13'21"W a distance of 493.31' to a steel post (old), being a northern most corner of Greg and Sherry Wilson and an eastern most corner of Wayne and Dexter Sullivan (RB:46 PG:115); thence leaving Greg and Sherry Wilson and with a northeast line of Wayne and Dexter Sullivan N37°14'36"W a distance of 281.15' to a steel post (old), being a northern most corner of Wayne and Dexter Sullivan and an eastern most corner of Greg and Sherry Wilson; thence leaving Wayne and Dexter Sullivan and with a northeast line of Greg and Sherry Wilson and a fence N37°05'50"W a distance of 375.48' to a painted steel post (old) at a wood post at a fence corner, being a northern most corner of Greg and Sherry Wilson; thence with a northwest line of Greg and Sherry Wilson and a fence S56°41'19"W a distance of 434.79' to a 5/8 rebar (old), being a northern most corner of John and Melanie Blakeley (RB:109 PG:799) and a western most corner of Greg and Sherry Wilson; thence leaving Greg and Sherry Wilson and with a northwest line of John and Melanie Blakeley S56°47'44"W a distance of 386.01' to a ½" rebar (new) in the east margin of Spokelay Road, being a western most corner of John and Melanie Blakeley; thence leaving John and Melanie Blakeley and with the east margin of Spokelay Road N37°05'36"W a distance of 26.42'; thence with a curve turning to the left with an arc length of 210.41', with a radius of 280.97', with a chord bearing of N58°32'51"W, with a chord length of 205.53'; thence N80°00'06"W a distance of 151.35'; thence with a curve turning to the right with an arc length of 177.43', with a radius of 223.17', with a chord bearing of N57°13'32"W, with a chord length of 172.79'; thence N34°26'58"W a distance of 227.37'; thence with a curve turning to the right with an arc length of 104.03', with a radius of 314.55', with a chord bearing of N24°58'28"W, with a chord length of 103.56'; thence N15°29'57"W a distance of 96.61'; thence with a curve turning to the left with an arc length of 138.74', with a radius of 171.14', with a chord bearing of N38°43'22"W, with a chord length of 134.97'; thence N61°56'48"W a distance of 37.24'; thence with a curve turning to the right with an arc length of 128.78', with a radius of 154.88', with a chord bearing of N38°07'32"W, with a chord length of 125.11'; thence N14°18'16"W a distance of 252.74'; thence N18°51'48"W a distance of 361.25'; thence with a curve turning to the left with an arc length of 192.07', with a radius of 129.09', with a chord bearing of N61°29'18"W, with a chord length of 174.83'; thence S75°53'12"W a distance of 126.90'; thence with a curve turning to the right with an arc length of 92.90', with a radius of 73.03', with a chord bearing of N67°40'21"W, with a chord length of 86.76'; thence N31°13'54"W a distance of 172.85'; thence N26°57'56"W a distance of 243.88'; thence with a curve turning to the right with an arc length of 38.31', with a radius of 348.19', with a chord bearing of N23°48'48"W, with a chord length of 38.29'; thence N20°39'41"W a distance of 44.78'; thence with a curve turning to the left with an arc length of 104.15', with a radius of 305.00', with a chord bearing of N30°26'38"W, with a chord length of 103.64'; thence N40°13'35"W a distance of 188.57'; thence with a curve turning to the left with an arc length of 401.46', with a radius of 1305.86', with a chord bearing of N49°02'01"W, with a chord length of 399.88'; thence N57°50'26"W a distance of 241.18'; thence with a curve turning to the right with an arc length of 150.99', with a radius of 224.31', with a chord bearing of N38°33'26"W, with a chord length of 148.16'; thence N19°16'26"W a distance of 41.67'; thence with a curve turning to the right with an arc length of 111.95', with a radius of 108.68', with a chord bearing of N10°14'09"E, with a chord length of 107.06'; thence N39°44'44"E a distance of 90.34'; thence with a curve turning to the left with an arc length of 104.33', with a radius of 288.85', with a chord bearing of N29°23'54"E, with a chord length of 103.76';

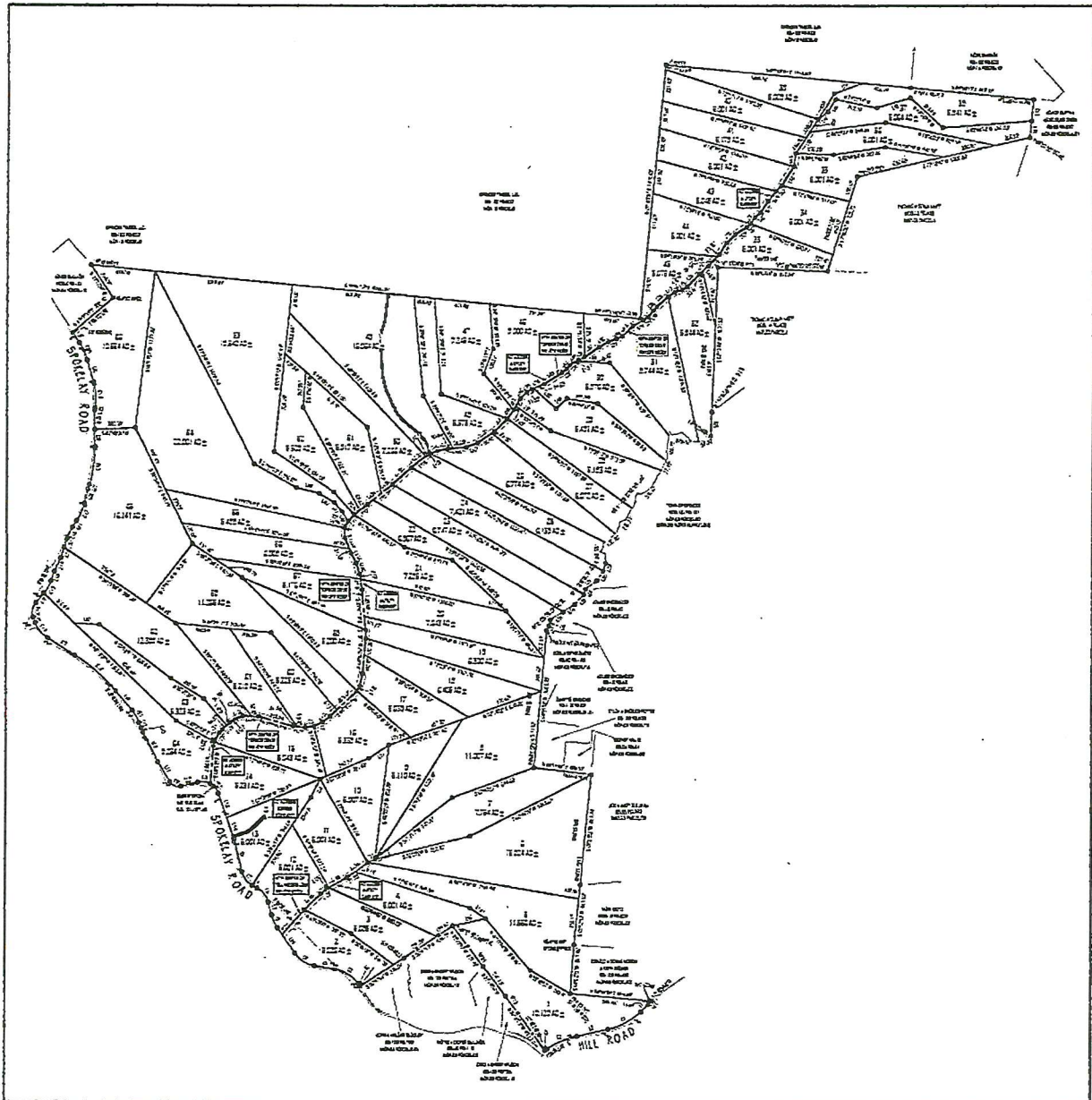
thence N19°03'04"E a distance of 75.51'; thence N25°49'36"E a distance of 111.96'; thence N18°14'22"E a distance of 143.07'; thence with a curve turning to the right with an arc length of 96.72', with a radius of 362.98', with a chord bearing of N25°52'23"E, with a chord length of 96.43'; thence N33°30'23"E a distance of 57.62'; thence with a curve turning to the left with an arc length of 143.80', with a radius of 413.48', with a chord bearing of N23°32'35"E, with a chord length of 143.08'; thence N13°34'47"E a distance of 104.06'; thence N16°54'43"E a distance of 35.88'; thence with a curve turning to the left with an arc length of 282.40', with a radius of 928.29', with a chord bearing of N08°11'48"E, with a chord length of 281.31'; thence N00°31'07"W a distance of 267.80'; thence N09°28'54"E a distance of 14.24'; thence with a curve turning to the left with an arc length of 193.53', with a radius of 435.52', with a chord bearing of N03°14'54"W, with a chord length of 191.94'; thence N15°58'42"W a distance of 170.71'; thence with a curve turning to the left with an arc length of 143.41', with a radius of 485.46', with a chord bearing of N24°26'29"W, with a chord length of 142.89'; thence N32°54'15"W a distance of 90.23' to a ½" rebar (new), being a southern most corner of James Sullivan (WDB:6 PG:121); thence leaving Spokelay Road and with a southeast line of James Sullivan painted line N49°07'19"E a distance of 392.16' to a painted steel post (old), being an eastern most corner of James Sullivan; thence with a northeast line of James Sullivan N33°37'28"W a distance of 294.08' to a ½" rebar (old), being a southwest corner of Spencer Timber, LLC (RB:120 PG:528); thence leaving James Sullivan and with a south line of Spencer Timber, LLC S84°31'57"E a distance of 4090.26' to a ¾" pipe (old) at a set stone, being a southeast corner of Spencer Timber, LLC; thence with an east line of Spencer Timber, LLC N05°40'09"E a distance of 1870.65' to a 2" pipe (old); thence with a south line of Spencer Timber, LLC S84°43'06"E a distance of 1824.90' to a 3" pipe (old) at a steel post (old), being a southeast corner of Spencer Timber, LLC and a southwest corner of Mark Chichak (RB:108 PG:302); thence leaving Spencer Timber, LLC and with a south line of Mark Chichak S84°38'15"E a distance of 918.32' to a steel post (old) at a set stone, being a northwest corner of Janice Smith and Jacqueline Dixon (RB:53 PG:258); thence leaving Mark Chichak and with a west line of Janice Smith and Jacqueline Dixon S05°27'26"W a distance of 278.02' to a painted set stone, being a northeast corner of Thomas and Sonja Knipp (WDB:13 PG:409); thence leaving Janice Smith and Jacqueline Dixon and with a north line of Thomas and Sonja Knipp (WDB:13 PG:409) S77°18'47"W a distance of 1309.82' to a painted steel post (old), being a northwest corner of Thomas and Sonja Knipp (WDB:13 PG:409); thence with a west line of Thomas and Sonja Knipp (WDB:13 PG:409) and a painted line S17°46'26"W a distance of 725.75' to a steel post (old) at a painted set stone in a north line of Thomas and Sonja Knipp (WDB:14 PG:408); thence with a north line of Thomas and Sonja Knipp (WDB:14 PG:408) and a painted line N88°03'29"W a distance of 812.34' to a set stone at a steel post (old), being a northwest corner of Thomas and Sonja Knipp (WDB:14 PG:408); thence with a west line of Thomas and Sonja Knipp (WDB:14 PG:408) and a painted line S02°13'49"W a distance of 1071.53' to a set stone at a painted steel post (old), being a northwest corner of Town of Spencer (WDB:12L PG:121) and a southwest corner of Thomas and Sonja Knipp (WDB:14 PG:408); thence leaving Thomas and Sonja Knipp (WDB:14 PG:408) and with a west line of Town of Spencer S02°13'49"W a distance of 177.86' to a ½" rebar (new) at the 1609' contour line; thence continuing with a north line of Town of Spencer Water Reservoir and following the 1609' contour, when reduced to a straight line S39°44'41"W a distance of 1217.90' to a point in the center of a creek; thence leaving the 1609' contour line and with a west line of Town of Spencer and with the center of a creek S17°24'36"W a distance of 57.97'; thence S33°11'32"W a distance of 85.57'; thence S53°05'16"W a distance of 106.92' to a point in the center of a creek, being a northwest corner of Louise Shoemaker (RB:12 PG:46) and a southwest corner of Town of Spencer; thence leaving Town of Spencer and with a west line of Louise Shoemaker and with the center of a creek S16°25'34"W a distance of 39.57'; thence S42°38'33"W a distance of 100.28'; thence S58°35'03"W a distance of 100.41'; thence S57°28'27"W a distance of 111.68'; thence S14°07'17"W a distance of 47.28'; thence S25°40'52"W a distance of 38.55' to a painted set stone at a steel post (old), being a northwest corner of Carl and Bethe Amato (RB:38 PG:180) and a southwest corner of Louise Shoemaker; thence leaving Louise Shoemaker and with a west line of Carl and Bethe Amato and Dylan and Charles Potter (RB:105 PG:322) and a painted line S04°57'58"W a distance of 1023.35' to a painted steel post (old), being a southwest corner of Dylan and Charles Potter; thence with a south line of Dylan and Charles Potter and Rodney Hill, III (RB:84 PG:41) S83°15'46"E a

distance of 429.55' to a painted steel post (old) in a west line of Joe and Mary Sullivan (RB:83 PG:320), being a southeast corner of Rodney Hill, III; thence leaving Rodney Hill, III and with a west line of Joe and Mary Sullivan and a painted line S05°25'52"W a distance of 825.44' to a painted steel post (old), being a southwest corner of Joe and Mary Sullivan and a northwest corner of Mary Soto (WDB:13 PG:309); thence leaving Joe and Mary Sullivan and with a west line of Mary Soto and a painted line S05°52'53"W a distance of 441.02' to a painted set stone at a pipe (old), being a southwest corner of Mary Soto and a northwest corner Donald and Donna Norris and Keith Daanen; thence leaving Mary Soto and with a west line of Donald and Donna Norris and Keith Daanen and a painted line S04°02'15"W a distance of 367.46' to a painted set stone at a pipe (old), being a southwest corner of Donald and Donna Norris and Keith Daanen; thence with a south line of Donald and Donna Norris and Keith Daanen S84°59'36"E passing through a set stone at a distance of 596.26' for a total distance of 609.90' to the beginning. Containing 475.683 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on November 13, 2023.

Previous and last conveyance being a portion of the property recorded in Record Book:27, Page:804, in the Register's Office of Van Buren County, Tennessee.



EXHIBIT B



BK/PG: RB133/772-778

24000915



7 PGS:AL-DECLARATION OF RESTRICTI	
APRIL BATCH: 26468	
08/05/2024 - 01:11:22 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, VAN BUREN COUNTY
APRIL SHOCKLEY
 REGISTER OF DEEDS