

Exhibit C
Covenants and Restrictions

1. These Covenants and Restrictions are made covenants running with the land and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date hereof.
2. Lots shown hereon are for agricultural and residential purposes only This does not prevent the operating of a bed and breakfast, personal farm or stable.
3. Minimum living space shall be as follows:
 - a. Single-story dwelling shall have a minimum floor space of 1,800 square feet
 - b. Two-story dwelling must have a minimum floor space of 2,500 square feet
4. Any further subdivision of these tracts must be in accordance with Tate County, Mississippi requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions. No tract may be further subdivided unless the private access road, Ranch Drive, is brought up to county standards.
5. No noxious animals, i.e., commercial pig, or poultry operation or any activity that would create a health hazard to the other tracts. This does not prevent having horses, cattle or other such livestock. Also, this provision shall not prevent a property owner from raising chickens or other fowl for domestic consumption.
6. No structure of a temporary character, trailer, single-wide, double-wide, triple-wide or manufactured home built on a steel frame (except those already on the property as of July 6, 2017), basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a permanent residence.
7. No residence shall have exposed concrete, cinder or masonry foundation extend above finish grade so as to be visible from an adjoining property.
8. Trash, garbage or other waste shall not be kept except in sanitary containers. No tractor-trailers, non-operating vehicles or unlicensed automobiles, unused objects or apparatus, or clutter shall be permitted to remain on any parcel or any portion thereof that creates an unsightly appearance.
9. Dwellings shall be well maintained so as to prevent unsightly conditions or the structure falling into disrepair.
10. Any fencing must be well maintained board, woven wire, or high tensile fencing along all roadways. No gates shall be erected that would block a private road.
11. Should any proceeding at law or in equity decree that any one or part of any one of the foregoing Covenants and Restrictions is declared invalid, the same will not invalidate all or any part of the remaining Covenants and Restrictions.

BUYER ACKNOWLEDGMENT:

BUYER

DATE

BUYER

DATE