RBC, A Series LLC of PCD, LLC

Covenants, Conditions and Restrictions

The owner of the property, RBC, a series LLC of PCD, LLC, intends to sell the property restricting it in accordance with a common plan to preserve the value and qualities of the land for the benefit of the future owners.

I. Architecture

A. Land Use and Building Type, Size and Quality

1.No lot shall be used except for residential purposes. No building shall be erected, altered, place or permitted to remain on any lot, other than one (1) detached single family dwelling not to exceed 2 ½ stories in height.

2. All homes must have attached garages, and all garages must be side, rear entry, or 45 degree entry. Architectural plans calling for a freestanding garage must provide for a connecting breezeway to be attached to the house.

3. Homes must be constructed of at least 80% brick. Stone, stucco, or drivit or like brand of exterior finish may be used on the other 20%.

4. No outbuilding of any type may be built. No mobile homes, modular homes, or manufactured housing of any type, which are constructed elsewhere than on a lot shall be permitted on any lot in this subdivision. All buildings erected shall be of new construction.

5. All homes are restricted to a minimum of 2200 square feet of heated space, exclusive of porches, garages, and patios.

6. No lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste. All waste, garbage, or trash must be kept in sanitary containers.

B. Building Location

1. No building shall be located on any lot nearer than 30 feet to the front line or greater than 30 feet to any street.

2. No building shall be located nearer than 10 feet to an interior lot line.

3. Every residence shall face the street on which the lot fronts.

C. Miscellaneous Structures/Vehicles

1. No signs of any kind other than a single realtor's sign will be allowed on any lot.

2. No fence, wall, or hedge shall be placed on any lot closer to the front property line or side street property line than the front corners of the house on said lot. No fence, wall, or hedge shall be placed on any portion of the lot higher than 6 feet from the ground.

3. No structure of a temporary nature, including but not limited to trailer, tent, shack, or other outbuilding shall be permitted on any lot at any time. Camper trailers, motor homes, boats, and/or boat trailers may be parked only in an enclosed garage or at the rear of the main entrance within the building setback lines and shall not be visible from the street. Inoperative vehicles of any kind shall not be kept on any lot in the subdivision at any time.

4. No swimming pools may be installed or maintained upon the premises except below ground pools. No mechanical equipment such as filter systems or vacuum systems from swimming pools, video, satellite dishes, etc., shall be located so as to be visible from the street, except however, air conditioner compressors used in connection with the main dwelling, may be located on the side of such dwelling. No air conditioner may be located on the front of any structure facing the street. No window air conditioner shall be permitted visible from the front of the house.

5. No outside clothes lines shall be erected or maintained on any of said lots, except in the rear of the house.

6. No business may be operated from any residence other than that type of business which requires a single home office. No beauty shops, car repairs, cabinet shops, or retail manufacturing of any type can be operated.

7. All mailboxes will be of brick, similar in nature, and located near the driveway.

8. No driveway shall be constructed of any material other than concrete.

D. Miscellaneous

1. No animals, livestock, or poultry, other than dogs or cats, will be allowed and those must not disturb the neighbors. Household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. No sporting kennels will be permitted. Dogs must be kept on a lease or fenced in.

2. All premises shall be kept in a clean and attractive manner and no refuse piles or unsightly objects shall be allowed to remain anywhere. Grass, weeds, and vegetation

on each lot show be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, and plants which die shall be promptly removed from such lots. This requirement applies to all lots before and after a home is constructed upon the lot. Home construction sites shall be kept in an orderly condition and streets shall be kept clear of construction debris and materials.

3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on any lot that may become an annoyance or nuisance to the neighborhood.

II. Homeowner's Association

A. There will be a homeowner's association which will elect a committee of at least three owners after 50% of the homes are built and sold to oversee compliance with the provisions of these restrictions and to oversee any maintenance of the common area. The homeowner's association will also be responsible for the power bill for the streetlights, entrance lighting, and any and all decorations if so voted on by the association.

III. General Provisions

A. These covenants are to run with the land and shall be binding on all parties and all persons claimed under them or living with them for a period of 25 years from the date these covenants are recorded.

Edward O. Perman III

Managing Member: RBC, a Series LLC of PCD, LLC

Date: 2/29/24

Jason D. Allen

Witness

Date: 2/29/24