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STATE OF SOUTH CAROLINA)
COUNTY OF EDGEFIELD)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FOREST RIDGE

THIS DECLARATION, made on the date hereinafter set forth by Blue Sky Properties and Investments, LLC, its successors and or assigns, hereinafter referred to as "Declarant".

WITNESSETH

Declarant is the developer of certain real property located in Edgefield County, South Carolina, known as **Forest Ridge**, and more particularly described as follows:

ALL that certain piece, parcel or tract of land, together with any improvements thereon, situate, lying and being in Edgefield County, South Carolina, shown and designated as "Forest Ridge", measuring and containing 26.94 acres, more or less, as shown on a plat prepared by William R. Gore Professional Land Surveyors, Inc., dated December 19th, 2025, and recorded in the Office of the RMC for Edgefield County, South Carolina, on December 19, 2025, in Plat Book 2257, Pages 205-209, et seq. The plat is incorporated into this description by this reference, and the said tract having such size, shape, metes, bounds, location, and dimensions as shown on the above referenced plat.

TMS No.: 138-03-00-017 & 138-00-00-019

To preserve and enhance the property values and quality of life in FOREST RIDGE, and the health, safety and general welfare of the owners of the properties herein, Declarant hereby declares that all of said real property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions and easements which shall run with the title to the real property for the purpose of protecting the value and desirability thereof. This Declaration shall be binding upon and shall inure to the benefit of Declarant, its successors and assigns, and all persons who may hereafter acquire any right, title or interest in said real property, or any portion thereof.

The Declarant further does hereby declare that the covenants contained herein shall apply to the lands described herein, and such additional lands as may be placed from time hereafter under the coverage hereof by express declaration incorporating this Declaration by specific reference. The Declarant reserves in each instance the right to add additional restrictive covenants in respect to land covered hereby, or subject hereto in the future, and/or to limit the application of this Declaration to lands subjected hereto in the future.

ARTICLE I
DEFINITIONS

The following words and terms, when used in this Declaration or in any amendment hereto or in any supplemental Declaration (unless the context shall clearly indicate otherwise), shall have the following meanings:

- a) “Declaration” shall mean and refer to this Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to Forest Ridge. “Supplemental Declaration”

means any recorded document which subjects additional property to the provisions of this Declaration, or amends this Declaration in any respect. "Articles" means the Articles of Incorporation of the Association. "Bylaws" means the Bylaws of the Association.

b) "Intended for Use" shall mean the use intended for various parcels within the Property as shown on the master plan for FOREST RIDGE prepared by the Declarant as the same may be revised from time to time by the Declarant or as indicated on recorded plats or other recorded documents, or the use to which a particular parcel of land is restricted by covenants expressly set forth or incorporated in deeds by which the Declarant has conveyed the Property.

c) "Lot" shall mean and refer to any subdivided parcel of land located within the Property and shown on a recorded plat on which has been constructed a single residential dwelling or which if unimproved is intended for use as a site for a single residential dwelling.

d) "Owner" shall mean and refer to the fee simple owner of a lot, his/her personal representative, heirs, assigns and successors.

e) "Property" shall mean and refer to the land described herein or to any portion thereof and to any land which may in the future be subjected to this Declaration.

f) "Recorded" means all areas shown on the recorded plat which are not lots defined in (e) hereinbefore or are not included in the rights of way for streets as shown on the recorded plat. Specifically included as a common area are the islands and walls shown on the recorded plat at the entrance of the subdivision.

g) "Private Road" means all the streets and roads located within the subdivision that provide ingress and egress into and through the subdivision to access all lots and common areas.

h) “Common Area” means all real property designated as “Common Area”, or “Open Space”, or “Recreational Area”, or “Recreational Pond”, or “Green Space”, or “Detention Pond” on the recorded plat or plats of FOREST RIDGE, or designated as “Common Area” in this Declaration or a Supplemental Declaration.

i) “Detention Pond” means any area located within the herein-described property designated and designed to catch, collect and detain stormwater runoff, or any water draining into the Detention Pond area.

j) “Association” means Forest Ridge Subdivision Homeowners Association, a South Carolina nonprofit corporation. “Board” means the Board of Directors of the Association, the governing body having charge of the affairs of the Association.

k) “Board Rules” means all rules and regulations promulgated or adopted by the Board which govern the Association or the use and enjoyment of the properties in Forest Ridge Subdivision Homeowners Association. “ACC Standards” means the architectural and Environmental standards promulgated by the Architectural Control Committee (the ACC).

l) “Mortgage” means a mortgage, deed to secure debt, deed of trust or other instrument conveying a lien upon or security title to property.

m) “Person” means a natural person, corporation, partnership, Limited Liability Company, association, trust or other entity, or any combination thereof.

n) “Development Period” means that period commencing on the date of this Declaration and ending when Declarant is no longer actively engaged in the development or sale of Lots in Forest Ridge Subdivision Homeowners Association, not to exceed fifteen years from the date hereof.

o) “Builder/Contractor” becomes an owner 1 year after the purchasing of a lot.

ARTICLE II

THE ASSOCIATION

Section 1. Powers. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of South Carolina, subject only to the limitations expressly set forth in this Declaration, the Supplemental Declarations, the Articles and the Bylaws. The Association may acquire, hold and dispose of real and personal property conveyed to it by Declarant. The Association shall perform all duties and obligations required by this Declaration, the Supplemental Declarations, the Articles and the Bylaws. The Association may exercise all rights, powers and privileges granted by this Declaration, the Supplemental Declarations, the Articles and the Bylaws, and every other right, power of privilege reasonably implied from or reasonably necessary to exercise any express right, power or privilege.

Section 2. The Common Space. The Association shall maintain the entrance features, signs, amenities, landscaping and other improvements installed by the Developer in the Green space in safe and attractive condition, and in good working order and repair. The Association may provide lighting, landscaping, and sprinklers for the Common space. No person shall alter the appearance of the Common space without the prior written consent of the Board, nor shall any person damage or destroy the entrance features, signs, amenities, landscaping and other improvements located thereon. The Association may adopt reasonable rules governing the use and enjoyment of the Common spaces it retains ownership of.

Section 3. Board of Directors. The Board shall contain at least three, and as many as five members, to manage the affairs of the Association. Unless otherwise provided, any right, power of authority granted to the Association may be exercised by the Board, and any duty or obligation of the Association shall be performed by the Board. The board shall have the authority to adopt and the power to enforce reasonable rules and regulations to govern the Association and the use and enjoyment of the properties in Forest Ridge Subdivision Homeowners Association (the Board Rules). The Board Rules may impose standards not contained in or more strict than this Declaration, if consistent with the general intent hereof and not in conflict herewith. Any specific authority herein granted to the Board to adopt rules for specific purposes shall not limit its general authority hereunder to adopt rules. The Board Rules shall be observed by all Owners and their tenants, occupants and guests. The Board may waive a violation of the Board Rules, if Board determines such violation to be minor or insubstantial.

Section 4. Election of Board. Declarant shall have the sole right to elect and remove members of the Board during the Development Period, unless Declarant sooner waives this right. Thereafter, the Board shall be elected and removed by the Members in accordance with the Bylaws.

Section 5. Initial Members. The initial members of the Board shall be Stuart D. Thompson and David H Thompson. 2538 Edgefield Road Suite 1, Edgefield, SC 29847.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Each Owner shall be a Member of the Association. Membership in the Association is appurtenant to the Lot giving rise to such membership, and shall not be transferred except upon the transfer of title to said Lot and then only to the transferee of title thereto. Any other attempted transfer of membership shall be void. Any transfer of title to a Lot shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof. A new Owner shall notify the Association of the change of ownership, and shall furnish the Association with a copy of the new Owner recorded deed or other instrument establishing title and the new Owner address to which notices from the Association shall be sent.

Section 2. Voting Rights. With the exception of Declarant, Members shall be entitled to one vote in the Association for each Lot. **During the Development Period, Declarant shall have the right to veto any changes or decisions until the Declarant either waives this right or no longer owns a lot in Forest Ridge, whichever event shall first occur.** When a Lot is owned by more than one person, all such persons shall collectively, cast only one vote. Fractional votes shall not be allowed. If only one of such persons is present or represented by proxy at a meeting of the membership, such person is entitled to cast the vote relating to such Lot. If more than one of such persons are present or represented by proxy, the vote relating to such Lot shall be cast only in accordance with their unanimous agreement; otherwise, they shall lose their right to vote on the matter in question. Unanimous agreement is conclusively presumed if any one of them

purports to cast the vote relating to such Lot without protest being made forthwith by any of the others to the person presiding over the meeting.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of Lien and Personal Obligations of Assessments. Each Owner, for each lot purchased agrees to pay \$300.00 in initiation fees. This fee is due each time a Lot is transferred by deed to another owner. Each Owner, for each Lot owned hereby covenants and agrees to pay to the Association \$300.00 annually; special and individual assessments which shall be established and collected as herein provided. Each assessment, together with all other charges authorized pursuant to Article IV, Section 4, which are deemed a part of the assessment, shall be a charge and a continuing lien upon the lot against which the assessment is made from the date the assessment became due, and shall be the personal obligation of the Owner of the Lot at the time the assessment became due. The personal obligation for delinquent assessments shall not pass to the Owner successors in title unless expressly assumed by them. The obligations of the article shall bind each Lot and each Owner regardless of whether ownership was acquired by deed or operation of law, and regardless of whether so expressed in the deed or other document of title. No Owner may avoid liability for the assessments provided for herein by abandonment, nonuse or waiver of the use or enjoyment of his Lot, or otherwise. As for each builder no fees will be assessed if the lot is transferred to the builder for resale. If the builder rents the property, then the required dues shall be paid. The annual dues are due on October 1st of each year.

Section 2. Purpose of Assessments. Assessments shall be used exclusively for expenses of the Association reasonably incurred in the performance of its duties and responsibilities, including the maintenance of reasonable reserves, and to promote the health, aesthetics, recreation, safety and general welfare of Forest Ridge Subdivision Homeowners Association and the Owners and occupants thereof.

Section 3: Annual Assessments. The Board of Directors shall levy annual assessment for each calendar year. The amount of the annual assessment shall be established by the Board at least thirty days in advance of the assessment period, and written notice thereof shall be sent to every Owner. If the Board fails to establish an assessment for an assessment year, the most recent annual assessment shall be the assessment for such year. The board shall determine when annual assessments shall be paid and may permit payment thereof in installments. During the Development Period, a Lot shall become subject to annual assessments when the home constructed thereon is first sold as a residence. Upon the expiration of the Development Period, all Lots shall be subject to annual assessments. Annual assessments for Lots which become subject to annual assessments during an assessment year shall be prorated and paid based on the number of whole months remaining in the assessment year.

Section 4. Special Assessments. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for any of the purposes set forth in Section 2 of this article, provided that any such assessment shall have the assent of two-thirds of the Members (excluding Declarant during the Development Period) voting at a meeting of the membership called for the purpose of considering the special

assessment. During the Development Period, special assessments may be levied only against Lots which are then subject to annual assessments, unless Declarant consents to a special assessment against all Lots.

Section 5. Uniform Rate of Assessment. Both annual and special assessments shall be set at a uniform rate for all Lots. If a home is built upon 2 lots, only one assessment shall be due. If a homeowner owns one or more vacant Lots contiguous to the Lot upon which the home sits, assessments shall be due for all Lots.

Section 6. Individual Assessments and Violation Fines. The Association may levy an individual assessment and/or violation fine against a Lot and its Owner for costs incurred by the Association resulting from an Owner's failure to maintain the Owner Lot in accordance with this Declaration, the Supplemental Declarations, the Board Rules or the ACC Standards, or to reimburse the Association for any damage to property owned or maintained by the Association caused by an Owner or the Owners tenants, occupants or guests, or for any other purpose permitted by this Declaration. An individual assessment shall be paid within thirty days after notice thereof is sent to the Owner. A fine of \$50.00 per day may be levied against an Owner for violation of this declaration. Said fine shall commence upon issuance of written notice to the Owner and shall become a lien upon Owner Lot(s) and enforceable under this article.

Section 7. Status Certificates. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an authorized representative of the Association setting forth whether the assessments on a specific Lot have been paid. A properly executed certificate of

the Association as to the status as assessments on a Lot is binding upon the Association as to the date of its issuance.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to first and second Mortgages made in good faith and for value. Sale or transfer of a Lot shall not affect the assessment lien; provided, however, that the sale or transfer of a Lot by Mortgage foreclosure of a first Mortgage to which the assessment lien is subordinate shall extinguish the assessment lien as to payments which became due prior to such sale or transfer; provided, further, that such sale or transfer was made in good faith and not for the primary purpose of avoiding the assessment lien. After a sale or transfer of a Lot by Mortgage foreclosure the Lot and the new Owner shall be subject to the lien and personal obligation for all assessments thereafter becoming due.

ARTICLE V

RESIDENTIAL USE, BUILDINGS AND LOCATION OF STRUCTURES

1. Single-Family Residential Use. No portion of the Property shall be used for commercial or mercantile purposes. Each lot shall be used for single-family residential purposes, common areas may be used for greenspace. By way of example and without limiting the generality of the foregoing, the following uses of any portion of the property are specifically prohibited: apartment houses, hospitals, infirmaries, boarding houses, stores, offices or hotels. Notwithstanding the above, home offices are allowed subject to the same restrictions applicable to the zoning laws of Edgefield County. However, under no circumstances shall day care or personal care services be allowed on any portion of the property.

2. Minimum Size. All requirements related to the size of any improvement or residence constructed on any lot shall be established by the Architectural Control Committee, enacted in paragraph 8 of this Article; and the size and plans of any such construction must be approved pursuant to paragraph 9 of this Article. The Minimum size of the one-story structure shall be 1000 sq. ft. heated space. All 2nd story Bonus Rooms shall be a minimum of 250 Sq. Ft. heated space. All two-story homes must have a minimum of 1000 sq. ft. heated space on the 1st floor, and 250 sq. ft. heated space on the 2nd floor. However, meeting this Minimum Size does not automatically qualify the structure for approval. The final decision shall be made by the Architectural Committee.

3. Exterior. All exterior siding may be Fiber Cement, Vinyl, Brick or Stone, The soffit and fascia can be Vinyl and Metal. Any other siding variations must be approved by the Architectural Control Committee.

4. Sleeping Quarters in Attic, Garage or Outbuilding Prohibited. No attic, shack, garage, barn or detached outbuilding shall be used for sleeping quarters. This provision shall not prohibit the conversion of a garage and attic into sleeping quarters or bonus space if conversion of said space is incorporated as part of the main residential building with approval of the Architectural Control Committee.

5. Altering Lot Boundaries. No lot shall be subdivided, or its boundary lines changed, nor shall application for same be made to Edgefield County, except with the written consent of the Declarant. However, the Declarant hereby expressly reserves to itself, its successors and assigns, the right to change the boundary lines or subdivide any lot or lots owned by it in order to create a modified building lot or lots, and to take such other steps as are reasonably necessary to make such re-platted lot or lots suitable and fit as building sites, including, but not limited to, the

relocation of easements, walkways, rights-of-way, private roads, bridges, parks, recreational facilities and other amenities to conform to the new boundaries of said platted lots. The provisions of this paragraph shall not prohibit the combining of two (2) or more contiguous lots into one (1) larger lot. Following the combining of two (2) or more lots into one (1) larger lot, the only exterior boundary lines of the resulting larger lot shall be considered in the interpretation of this Declaration.

6. Location of Building on Lot. No building of any kind or character shall be erected on a lot nearer the street than the minimum building line as shown on the recorded subdivision plats depicting said lot, nor shall any building of any kind or character be erected any closer to the side or rear boundary line of any lot than the area reserved for easements as shown on the recorded subdivision plat. If any lot is re-subdivided or enlarged pursuant to the provisions of paragraph “4” of Article V hereof, side and rear line restrictions shall be applicable only to the side and rear lines of the lot as altered or re-subdivided. All boundary lines between corner lots and contiguous lots shall be considered as side boundary lines. The location of the home may be dictated by the Architectural Committee.

7. Main Dwelling Built First. No building or structure shall be constructed prior to the construction of the main dwelling structure on the lot. The provisions of this Declaration shall not prohibit the Declarant from using a house or other dwelling units constructed on lots as models.

8. Architectural Control Committee. The Architectural Control Committee shall contain one to three members to be appointed by the Declarant. The Declarant may assign its right to appoint members of the Architectural Control Committee. Initial members of the committee shall be David Thompson, Stuart Thompson and Dylan Matthews.

9. Approval of Plans. No building, storage house, cabana, fence, wall, swimming pool, or other structure shall be commenced, erected, or maintained, nor shall any addition to, exterior change or alteration thereto be made, until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, exterior color scheme, location, approximate square footage and the grading and landscaping of the lot shall have been submitted to and approved in writing by the Architectural Control Committee. The Architectural Control Committee shall have the right to refuse to approve any such building plans, specifications, site plans, landscaping, or grading plans which are not suitable or desirable in its sole opinion for any reason, including purely aesthetic reasons. In so passing upon such plans, specifications, site plans or grading plans, the Architectural Control Committee shall take into consideration the suitability of the proposed building, the materials out of which it is to be built, the location of the proposed building on the lot, the harmony of the building and its location with surroundings and the effect of the building as planned, on the outlook from adjacent or neighboring portions of the Property. All fences, walls, barbecue pits, detached garages, and other accessory buildings or recreational facilities shall be constructed in general conformity with the architecture of the main building and out of materials which shall conform to the materials used in such main building. Special exceptions may be granted by the Architectural Control Committee for the construction of accessory buildings, but in no event shall any exception be granted unless the provisions of Article VII, paragraph 3 are met and approved. Building plans and specifications submitted to the Architectural Control Committee shall consist of not less than the following: foundation plans, section details, floor plans of all floors, elevation drawings of all exterior walls, roof plans, material specifications and site plan showing location and orientation of building on the lot, with all setbacks indicated in such detail as may be required by the Architectural Control Committee.

Such plans and specifications shall show the driveway, service court or area, parking and any other buildings, improvements or facilities to be constructed. Neither the main residential building nor accessory buildings may be constructed on any lot without the full and active supervision of an architect or building contractor.

10. Completion of Construction Within One Year. The exterior of all buildings and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, national emergency, or natural calamities.

11. Reconstruction of Damages Structures. Should any dwelling unit or other structure on any portion of the property be destroyed in whole or in part, it must be reconstructed in accordance with paragraph 9 above; or the debris therefrom must be removed and the property restored to a neat and clean condition within three (3) months after the date of such destruction. In the event the debris is not removed and the property restored to a neat and clean condition within three (3) months after the date of destruction, it shall be considered a violation of these Covenants, and the costs of cleanup and restoration shall be subject to the "Enforcement" provisions described in Article VIII, paragraph 2, herein.

12. Fences and Hedges. No fence, wall, shrub, bush, tree or other thing, natural or artificial shall be placed, maintained or permitted to remain on any lot or area if the location of such obstructs the vision of the motorists on any adjacent street or lane and thus creates a traffic hazard.

No fence, wall or similar structure shall be constructed or maintained on any lot more than six feet in height. No fence, wall or similar structure shall be constructed no closer than from the front edge of the house to the street boundary line, unless approved otherwise by the

Architectural Control Committee. It is the purpose to make it aesthetically pleasing for all of Forest Ridge.

ARTICLE VI
UTILITY AND DRAINAGE EASEMENTS, PRIVATE ROAD, COMMON AREAS,
RECREATIONAL POND, DETENTION POND

1. Reservation of Easement. The Declarant reserves unto itself a perpetual, alienable and releasable easement and right on, over and under the ground to erect, maintain and use electric service, community antenna television, and telephone poles, wire, cables, conduits, drainage ways, sewers, water mains and other suitable equipment for the conveyance and use of electricity, telephone equipment, gas, sewer, water, drainage or other public conveniences or utilities as shown on the subdivision plat recorded in the Edgefield County Clerk of Court Office. In the event of the re-subdivision or the altering of any lot under Article II, paragraph 4, hereof, this easement shall apply to the lot as altered or re-subdivided, unless the installation of drainage or utility facilities shall have been completed in accordance with the lot as shown on the initial recorded subdivision plat.

The rights herein reserved may be exercised by any successor, assign, or licensee of the Declarant, but this reservation shall not be considered an obligation of the Declarant to provide or maintain any such utility or service. Declarant may transfer easements, streets and common areas to Edgefield County, or to the appropriate utility company or service provider.

2. Restoration. Following the installation of any equipment or apparatus needed for service, maintenance or use of any utilities, or other improvement on any portion of a lot pursuant to the provisions of this Article, the Declarant shall restore such portion of the lot as nearly as is reasonably possible to its condition immediately prior to such installation.

3. Private Road. The Association shall have the obligation to maintain all private roads, and any rights-of-way thereof in a good, safe and well-kept condition, and shall levy annual assessments on lots in the subdivision to pay the cost thereof, and to establish and maintain reserves for future significant repair, rebuilding, repaving and maintenance of such roads. Said covenant shall run with the land and shall be binding on all parties, their heirs, assigns and successors, and shall inure to the benefit of each owner located within FOREST RIDGE subdivision.

4. Private Road easement. All private roads are subject to a perpetual easement for ingress and egress to all of the lots in the subdivision, which easement shall be appurtenant to and pass with title to the lots in the subdivision.

5. Detention Pond. The Association shall be responsible for the exclusive management and maintenance of any Detention Pond located on property. The Association shall maintain the Detention Pond, its features and landscaping, and other improvements which may be placed in or around the Detention Pond in an attractive condition, and in good order and repair. No person shall alter the appearance of the Detention Pond without the consent of the Board, nor shall any person damage or destroy the features, landscaping and other improvements which may be placed in or around the Detention Pond. The Board may adopt rules governing the use and enjoyment of the Detention Pond. There shall be a buffer area and easement around the borders and shoreline of the Detention Pond, extending to any lot boundary line, and public or private road right-of-way boundary line, in favor of the Association for the maintenance and care required for the upkeep of the Detention Pond and its surrounding buffer area. No grass, flowers, shrubs, trees or improvements shall be placed or installed within the buffer area and easement without the written approval of the Architectural Control Committee.

7. Common Areas. The Association shall be responsible for the exclusive management and maintenance of the Common Areas. The Association shall maintain the Common Areas and the entrance features, signs, amenities, landscaping, and other improvements thereon in a safe and attractive condition, and in good order and repair. The Association may provide lighting and sprinklers for the Common Areas. No person shall alter the appearance of the Common Areas without the consent of the Board, nor shall any person damage or destroy the entrance features, signs, amenities, landscaping, and other improvements located thereon. The Board may adopt rules governing the use and enjoyment of the Common Areas. The “undisturbed buffers” located on the Common Areas as shown on the plat of FOREST RIDGE referenced on Exhibit “A” hereto are buffers established in accordance with the Edgefield County zoning ordinance. No alteration or use of said buffers shall violate said ordinance as it exists on the date of this Declaration.

ARTICLE IV
LAND USE RESTRICTIONS

1. Animals. No animals, livestock, poultry, any kind of farm animals or fowls or bait farms shall be maintained on any lot, less and except written permission of the Architectural Control Committee is given for such animals. Not more than a total of two (2) domestic pets may be kept on any lot except with the written permission of the Architectural Control Committee and said pets must be contained by a fence.

2. Vegetable Gardens. No vegetable garden may be planted on a lot except behind the line of the rear of the main dwelling structure as the same is extended to intersect with the side lot lines.

3. Screened Areas of Unsightly Items. No garbage receptacles, storage buildings, clotheslines, or other unsightly objects may be maintained except in screened areas which conceal them from view from the road and adjacent portions of the Property. Plans for such screened areas delineating the size, design, texture, appearance and location must be approved by the Architectural Control Committee prior to their construction.

4. No Dumping or Rubbish. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers screened from view as provided in Article IV, paragraph 3 hereof. It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on his lot which shall tend to substantially decrease the beauty of FOREST RIDGE as a whole or the specific area of his lot. No outside burning of wood, trash, leaves, garbage or other refuse shall be permitted on any lot.

5. Truck, Trailers, Recreational Vehicles, Mobile Homes. No parking of cars, trucks, commercial trucks (two tons or over), trailers, recreational vehicles or mobile homes shall be permitted on the streets, lots or other portions of the Property except during construction; and, thereafter, except for delivery and pickup or remodeling and repair of buildings on the Property. Campers, vans, motorcycles, motorbikes, motor homes, travel trailers, trucks two tons or over, or boats and boat trailers under forty-five (45) feet in length may be kept on a lot if parked behind the rear corners of the house.

6. Hobbies & Use of Front Yard. The pursuit of hobbies or other activities, including without limiting the generality hereof, the assembly and disassembly of motor vehicles and other mechanical devices which might lead to disordered, unsightly or unkempt conditions, shall not be pursued or undertaken on any lot. The front yard is to remain clean at all times and acceptable

landscaping to be maintained in the same condition as when the lot is purchased from the Declarant.

7. Driveways and Walkways. All driveways, entrances and walkways must be paved with either concrete or asphalt. There shall be no gravel, dirt, crush and run, or similar entrance ways or driveways allowed on any lot.

8. Noxious or Offensive Activity. No noxious or offensive activity shall be carried on upon any lot nor shall anything be on thereon tending to cause embarrassment, discomfort, annoyance or nuisance to FOREST RIDGE or any portion of the Property. There shall not be maintained any plants or animals, or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant or of such a nature as may diminish or destroy the enjoyment of other portions of Forest Ridge.

9. Signs and Mailboxes. No signs shall be erected or maintained on any portion of the Property by anyone including, but not limited to, an Owner, a realtor, a contractor or subcontractor, except with the written permission of the Declarant or except as may be required by legal proceedings. If such permission is granted, the Declarant reserves the right to restrict size, color and content of such signs. Likewise, one sign of not more than four (4) square feet used by a contractor during the construction period of the main dwelling structure or accessory structures is permissible; and only one industry standard "For Sale" realtor sign, or "For Sale By Owner" sign, may be erected during the construction/new home sales period without the permission of the Declarant. Personal mailboxes are not allowed. The developer will provide a mailbox Kiosk for the subdivision.

10. Window Treatment. All windows of each home facing any road shall have acceptable drapery or window treatment in the windows. However, under no circumstances, window

treatments and drapery shall not include sheets, towels or any other unaesthetic covering of a window.

ARTICLE V
ADDITIONAL COVENANTS

1. Term of Declaration. All covenants, restrictions, and affirmative obligations set forth in this Declaration shall run with the land and shall be binding on all grantees of the Declarant and persons claiming under them, specifically including, but not limited to their successors and assigns, if any, for a period of twenty (20) years from the filing date of this Declaration, after which time all said covenants shall be automatically renewed and extended for successive ten (10) year periods. The number of ten (10) year renewal periods hereunder shall be unlimited and this Declaration shall be automatically renewed and extended upon the expiration of each ten (10) years renewal period for an additional ten (10) year period. There shall be no renewal or extension of the term if this Declaration, if, prior to the expiration of the initial twenty (20) year period or prior to the expiration of any subsequent ten (10) year renewal period, an instrument signed by a majority of the then Owners of the Property has been recorded, agreeing to terminate this Declaration upon the expiration of the initial twenty (20) year term or the then current ten (10) year renewal period

2. Enforcement. In the event of a violation or breach of any of the restrictions contained herein by any Owner or agent of such Owner, the Owners of the Property, or any of them jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent the violation or breach in any event. In addition to the foregoing, the Declarant shall have the right to proceed at law or in equity to compel compliance with the terms hereof or to prevent their violation or breach in any event. In addition to the

foregoing, the Declarant shall have the right, whenever there shall have been built on any portion of the Property any structure in violation of these restrictions, to enter upon such Property where such violation exists and summarily abate or remove the same at the expense of Owner. If after thirty (30) days written notice of such violation, such violation shall not have been removed or corrected by the Owner, any such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any rights, reservations, restrictions or conditions contained in this Declaration, regardless of how long such failure shall continue, shall not constitute a waiver of, or a bar to, such right to enforce. In the event the Declarant, or any owner or owners take legal action to enforce the provisions of these covenants, and should the Declarant, or owner or owners prevail in such action, the Owner deemed in violation shall pay all costs of the legal action of the Declarant, or owner or owners seeking enforcement of the Covenants, including reasonable attorney's fees.

3. Addition to Other Land. The Declarant reserves in each instance the right to add additional restrictive covenants, or supplement these covenants, in respect to lands subjected in the future to this Declaration or to limit the application of this Declaration to lands subjected to it in the future.

4. No Liability. Neither the Declarant nor any appointee to the Architectural Control Committee shall be liable to an Owner or to any other person on account of any claim, liability, damage or expenses suffered or incurred by, or threatened against, an Owner or such other person arising out of, or in any way relating to, the subject matter of any reviews, acceptances inspections, permissions, consents or required approvals which must be obtained from the Architectural Control Committee, whether given, granted or withheld.

5. Assignment of Declarant's Rights. The Declarant reserves the right to assign in whole or in part to a successor in title, its rights reserved in these covenants which include, but are not limited to, its right to appoint members of the Architectural Control Committee to establish rules and regulations, and all other rights reserved herein by the Declarant. Following the assignment of such rights, the assignee shall assume all of the Declarant's obligations which are incident thereto, if any, and the Declarant shall have no further obligation or liability with respect thereto. The assignment of such right or rights by the Declarant to an assignee shall be made by written instrument which shall be recorded in the Office of the Clerk of Court of Edgefield County, South Carolina.

6. Severability. Should any covenant or restriction herein contained, or any article, section, subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal or unenforceable for any reason by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such judgment shall in no way affect the other provisions hereof which are hereby declared to be severable and which shall remain in full force and effect.

7. Amendments. (a) Declarant specifically reserves the right to amend this Declaration, or any portion hereof, on its own motion without the consent of any other Owners, for so long as the Declarant owns any part of the Property. In all other instances the procedure for amendment shall be as follows: all proposed amendments shall be submitted to a vote of the Owners at a duly called meeting of Owners and any such proposed amendment shall be deemed approved if two-thirds (2/3) of the votes cast at such meeting vote in favor of such proposed amendment. Notice shall be given to each Owner at least thirty (30) days prior to the date of the meeting at which such proposed amendment is to be considered. If any proposed amendment to

this Declaration is approved by the Owners as set forth above, the Owners shall execute an addendum to this Declaration which shall set forth the amendment, the effective date of the amendment (which in no event shall be prior to the date on which such addendum is recorded in the Office of the Clerk of Court of Edgefield County, South Carolina), the date of the meeting of the Owners at which such amendment was adopted, the date that notice of such meeting was given, the total number of votes of Owners of the subdivision, the total number of votes required to constitute a quorum at a meeting of the Owners, the total number of votes necessary to adopt the amendment, the total number of votes cast in favor of the amendment, and the total number of votes cast against the amendment. Such amendment shall be recorded in the Office of the Clerk of Court of Edgefield County, South Carolina. Notwithstanding any provision herein to the contrary, this declaration shall not be amended without the express written consent of the Declarant until Declarant has sold all lots and assigned his rights.

(b) Unless otherwise stated herein as regards to the Declarant, Owners shall have “one vote per lot owned” in connection with any homeowner’s meetings, as set forth or contemplated in the Covenants. Each lot is entitled to one vote regardless of the number of owners of that lot.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed and its seal affixed, this 11 day of February, 2026.

Witnesses

[Signature]
Lisa W. Thompson

Blue Sky Properties and Investments, LLC

By: Stuart Thompson

[Signature]
(Member/Manager)

STATE OF SOUTH CAROLINA
COUNTY OF EDGEFIELD

The foregoing instrument was acknowledged before me this date by Stuart Thompson as
Member/Manager of Blue Sky Properties and Investments, LLC.

SWORN before me on this 11 day of February, 2026.

Allison Rodriguez
Notary Public for South Carolina

My Commission Expires: 3/1/2026

