



EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 140, 8th District, 2nd Section, Fannin County, Georgia and being Lot 13 of The Landings at Blue Ridge, Phase 1, containing 1.27 acres, more or less, as shown on a plat of survey by Blue Ridge Mountain Surveying RS No. 3007, dated May 11, 2022, and being recorded in Plat Book F373, Page 8 and Plat Book F374, Page 1, Fannin County, Georgia records, which description is incorporated herein by reference and made a part hereof.

The property is conveyed with and subject to the road easements as shown on the aforesaid plat.

The property is subject to the Right of Way Deed recorded in Deed Book 146, Page 524, Fannin County, Georgia records.

The property is subject to the 40' non-exclusive access easement for ingress and egress as described in that certain deed recorded in Deed Book 1386, Pages 598-600, Fannin County, Georgia records.

The property is conveyed subject to a utility easement for the benefit of Grantee and Tri-Sate EMC.

The property is conveyed subject to the setbacks as shown on aforesaid Plat.

The property is conveyed subject to the Deed Restrictions set forth as follows:

1. No Lot shall be further subdivided after conveyed with the exception of Lot 15, which may be subdivided with compliance to local land ordinances.
2. Only one house and one outbuilding permitted per lot and all homes must be site-built. No manufactured, modular or mobile homes permitted. No vinyl or aluminum permitted on the exterior permitted. Exception that Tiny Houses that are 400 square feet in floor area or less, excluding lofts with building specifications as set forth in Section AQ102 of the 2018 International Residential Code shall be allowed if the wheel/trailer structure is covered in a decorative manner as to not be seen, if local zoning and ordinances allow Tiny Houses or RV's to be placed upon placed upon the Lot.
3. Professionally state licensed recreation vehicles (RV) of 20 feet or longer in length shall be allowed on said Lots up to 30 consecutive days. RV Park Models may be placed on said Lots indefinitely provided the wheel/trailer structure is covered in a decorative manner.
4. Fences must be constructed of iron, aluminum or wood. No chain link, barbed wire or privacy fences allowed and the height of the fence may not exceed five feet.
5. No mining, quarrying, drilling, or other such land disturbing activities shall be permitted on any portion of said property, provided, however, land disturbing activities, as necessary for construction of road, trails, utility lines, house sites, driveways, septic tanks and drain fields, shall be permitted so long as all disturbances for any and all such land disturbing activities are done in an environmentally sound manner with minimal impact on the sensitive water environment and resources including but not limited to; (i) the construction and maintenance of all sedimentation fences, etc. necessary to prevent all sedimentation, siltation, erosion, etc. from entering into the said streams, branches and/or springs and (ii) taking all steps necessary to prevent chemicals and/or