



Carolina Farms & Estates, LLC



CLAUSES FOR ADDENDUM/AMENDMENT TO

Address 11+/-AC Chester Hwy
City York Zip 29745 County York
Tax Map # 3410000036 Portion of Tax Map # _____
Lot _____ Other _____

The Undersigned Parties agree the following checked provisions are part of and control any conflicts in their contract:

DEED RESTRICTIONS: Buyer and Seller agree to allow the Closing Attorney to add the following Deed Restrictions to the Deed at time of Closing and to allow the Closing Attorney to word these restrictions as he/she deems appropriate:

- Minimum heated SQFT Total 1850 1st story _____ 2nd story _____
- No Mobile, No Modular. Stick-Built home only
- No Sub-division of Lot/Land
- Barndominium Plans Must be Approved by Seller or Sellers Listing Agency.
- Only One Family Dwelling permitted.
- _____ ft tree buffer to remain on all lot lines

SURVEY: Buyer to pay survey Seller to pay survey Buyer and Seller to split cost 50/50

- Land is priced per acre. The Purchase Price shall be adjusted in accordance with the survey's Total Acreage. Prorated per acre according to the contracts agreed upon Purchase Price or \$ _____/acre.
- Land sells at the Purchase Price regardless of the final surveyed Total Acreage.
- Proposed sketch has approximate acreage and lot lines. Final Total Acreage and lot lines are subject to survey.
- Utility easement on all lot lines _____

CONTINGENCIES: If the following contingencies cannot be met, the seller agrees to have the Earnest Money returned to the Buyer.

County approval of plat Buyer to sign sahred driveway easement

Sells "AS-IS": Property conveys "as-is" condition with any/all buildings, trash and debris, drainage, equipment or other man-made items to remain on the property. Additional agreed-to and/or exception items below.

Buyer to pay non-refundable Perc Fees upon execution of contract in order for Soil Scientist to be scheduled. Buyer will be responsible to pay the additional Septic Permit Fee (after receiving soils report) to the Soil Scientist in order to obtain a Septic Permit from DHEC. Number of Bedrooms for proposed dwelling: _____.

Buyer to pay Culvert Fee and roll back taxes if applicable. All fees are non-refundable.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Seller _____ Date _____