



Carolina Farms & Estates, LLC



CLAUSES FOR ADDENDUM/AMENDMENT TO

Address Eaker Rd and Neal Rd
City Kings Mountain Zip 28086 County Gaston
Tax Map # _____ Portion of Tax Map # 301428 and 16315
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 1650 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.

No fence past the back corners of house

_____ 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 15 ft

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

County approval of plat _____

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.

Seller to transfer mineral rights to buyer

Buyer _____

Date _____

Buyer _____

Date _____

Seller _____

Date _____

Seller _____

Date _____