



Carolina Farms & Estates, LLC



**CLAUSES FOR ADDENDUM/AMENDMENT TO**

Address Boheler Rd  
City Clover Zip 29710 County York  
Tax Map # 257-05 & 257-06 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 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.
- \_\_\_\_\_ 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  \_\_\_\_\_

**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 Perc Fees upon execution of contract, Culvert Fee, and roll back taxes if applicable. All fees are non-refundable.

\_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_