

Exhibit “C”
[To Deed]

DEED RESTRICTIONS FOR BRAY TRACT, NASSAU COUNTY, FL

“Restrictive Covenants”

By acceptance of this Special Warranty Deed, Grantee hereby covenants and agrees for itself, its heirs, successors and assigns that the land conveyed hereby shall be subject to the following restrictive covenants (“Deed Restrictions”), which shall expire on December 31, 2045:

1. This Property shall be used for single family residential, recreational, and/or agricultural purposes only.
2. A maximum of 3 divisions allowed on lots 1, 2 & 3.
3. Single-family site-built homes only. Site built homes must be a minimum of 1,500 sq ft.
4. No mobile homes allowed.
5. No broken down or junk vehicles, old appliances, trash, or unsightly material of any kind may be kept or maintained on the Property within sight of the public right of way.
6. No animals shall be kept on the Property in such numbers that they create a nuisance due to noise or odor.
7. No commercial borrow pits or mining of any kind shall be allowed on the Property.
8. No commercial cellular towers shall be allowed on the Property.
9. No commercial billboards shall be allowed on the Property.

These Restrictive Covenants shall run with the land and shall be binding on all parties and persons claiming under them or subject thereto.

If Grantee, Grantee’s heirs, successors or assigns shall violate any of these restrictive covenants, Grantor, its successors or assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys’ and paralegals’ fees, whether or not suit be brought to enforce a violation.