

SUMMARY OF BILLS OF ASSURANCE AND COVENANTS FOR SPRING RIVER LANDING

Spring River Landing is a waterside and wooded community designed to enhance the natural beauty of its pristine setting. This community will allow each of its residents the opportunity to enjoy the following benefits of community ownership:

1. Deeded access to natural rivers and lakes for all owners and guests through riverfront, lakefront and wooded community access points.
2. Use of up to 200 acres of commonly-owned green space for hunting, fishing, riding, walking and other recreational activities.
3. Security of a gated community.
4. Participation in a property owners' association which is self-governing set up for rules and community standards.

Spring River Landing will protect and enhance the investments of all owners by ensuring that all structures and amenities are designed to enhance the natural beauty of the community through the following guidelines, and others:

1. All structures and improvements will be reviewed by a community-controlled architectural review board to ensure such structures conform with community standards and do not impair any owners' investments in the community.
2. Some restrictions are: No wire fences, signs, dangerous animals, fire arms hunting, and/or other nuances.
3. They are written so that the P.O.A. (Property Owners Association) can do things such as, adding a swimming pool, parking area, playground etc. as the P.O.A. desires.

In general, Bills of Assurance and Covenants are written to protect each property owners investment in the community of Spring River Landing.