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Online Land Hub LLC  
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Allen, TX 75013

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Online Land Hub LLC  
DECLARATION OF COVENANTS AND RESERVATIONS  
From: July 1, 2025

Online Land Hub, LLC a Texas LLC is the owner of the following described real property situated in Wayne County, Kentucky to wit:

Property Name: Poppy's Point

**LEGAL DESCRIPTION** - A certain tract of land located adjacent to 132 Nathan Haynes Road, Wayne County, Kentucky and being further described as follows.

NOTE: Any monument referred to herein as a "set iron pin and cap" is a set 1/2" diameter, 18" in length iron pin with a plastic yellow cap stamped "GREG WEST LPLS 3802", any monument referred to herein as a "found iron pin and cap" is a found 5/8" diameter iron pin with a blue plastic cap stamped "LS 3914", and tree mentioned herein was marked with a pk nail and metal washer stamped "GREG WEST LPLS 3802" this survey. The basis of bearings was taken from Deed Book 414 Page 498.

BEGINNING at a set iron pin and cap in the north right of way of Nathan Haynes Road, said right of way being fifteen feet as measured from the centerline, said iron pin being located approximately 0.1 miles east of the intersection of Marvin Jones Road, said iron pin being a corner of Lorene Haynes (DB 341 PG 337) and being in the centerline of a drain, THENCE leaving said right of way and with the lines of Haynes and following said drain the following six calls: N15°10'57"W 4.66 feet to a found 1/2" diameter iron pipe no cap, N14°36'30"W 112.67 feet to a

point, N22°50'55"W 152.74 feet to a point, N06°02'27"W 39.84 feet to a point, N45°37'52"E 59.32 feet to a point, N10°26'44"W 272.21 feet to a point being the corner of Stephen Trent (DB 278 PG 465), THENCE leaving the lines of Haynes and with the lines of Trent and continuing with said drain the following two calls: N14°06'54"E 176.72 feet to a point, N28°15'06"E 113.98 feet to a found iron pin and cap, THENCE leaving said drain and continuing with the lines of Trent the following two calls: N65°24'20"W 574.54 feet to a found iron pin and cap, N10°34'34"E 425.85 feet to a set iron pin and cap in the south right of way of an unnamed gravel road, said right of way being fifteen feet as measured from the centerline, THENCE leaving the lines of Trent and with said unnamed road the following eight calls: N89°59'19"E 58.90 feet to a point, N87°36'17"E 39.12 feet to a point, S88°52'25"E 55.49 feet to a point, N82°57'04"E 52.96 feet to a point, N70°55'09"E 60.28 feet to a point, N57°50'18"E 171.17 feet to a point, N37°35'35"E 233.83 feet to a point, N15°53'21"E 99.84 feet to a found iron pin and cap being a corner of WRD Land & Timber LLC (DB 406 PG 412), THENCE leaving said right of way and with the lines of WRD Land & Timber LLC the following three calls: S38°18'26"E 1595.14 feet to a found iron pin and cap being at the end of an easement, S04°57'09"W 687.19 feet to a found iron pin and cap, S04°57'09"W 4.93 feet to a set iron pin and cap in the north right of way of Nathan Haynes Road, THENCE leaving the lines of WRD Land & Timber LLC and with said right of way the remaining calls: S63°45'56"W 34.14 feet to a point, S62°12'48"W 34.23 feet to a point, S57°50'06"W 42.43 feet to a point, S52°04'01"W 44.89 feet to a point, S51°30'19"W 44.86 feet to a point, S53°58'11"W 42.26 feet to a point, S59°06'12"W 43.35 feet to a point, S67°31'21"W 36.11 feet to a point, S74°38'26"W 43.28 feet to a point, S76°51'47"W 44.64 feet to a point, S76°43'38"W 44.58 feet to a point, S76°06'51"W 35.59 feet to a point, S81°29'37"W 29.62 feet to a point, S88°52'56"W 32.85 feet to a set iron pin and cap, N81°23'41"W 23.00 feet to a point, N75°25'36"W 31.89 feet to a point, N68°20'05"W 35.31 feet to a point, N63°25'31"W 32.78 feet to a point, N57°47'51"W 42.57 feet to a point, N57°31'34"W 48.31 feet to a point, N61°10'31"W 42.34 feet to a point, N67°50'25"W 33.69 feet to a point, N70°16'07"W 49.55 feet to a point, N63°45'32"W 39.38 feet to a point, N58°29'33"W 35.67 feet to a point, N54°50'38"W 35.45 feet to a point, N58°11'02"W 39.79 feet to a point, N68°21'07"W 32.06 feet to a point, N81°58'30"W 34.00 feet to a point, S89°58'09"W 26.48 feet to a point, S79°32'10"W 36.95 feet to a set iron pin and being the Point of Beginning by survey ended May 31, 2025 by Greg West Land Surveying, Inc., Gregory A. West LPLS 3802, and containing 45.24 acres and being a Parcel 1 of the same land as conveyed from Family Rentals LLC to Gooch Properties LLC as shown in Deed Book 414 Page 498 as shown in Wayne County Clerks Office.

NOTE : There is herein also described an easement dedication being thirty feet in total width with the centerline of said easement being described as follows: BEGINNING at a point in the centerline of Nathan Haynes Road also being in the centerline of an existing gravel lane, said Point of Beginning being located N84°12'36"E 459.22 feet from the southeast corner of the above described Parcel, THENCE leaving the centerline of Nathan Haynes Road and through the lands of WRD Land & Timber LLC and following said gravel lane the following calls: N67°23'41"E 38.50 feet to a point, S83°15'50"E 45.76 feet to a point, N89°38'08"E 25.19 feet to a point, N74°18'54"E 60.50 feet to a point, N21°07'01"E 38.79 feet to a point, N25°39'10"W 20.34 feet to a point, N56°13'02"W 40.75 feet to a point, N14°36'30"W 57.83 feet to a point, N05°17'38"W 33.79 feet to a point, N26°51'25"W 94.90 feet to a point, N31°09'28"W 36.14 feet to a point, N35°22'47"W 38.22 feet to a point, N45°00'43"W 33.94 feet to a point, N54°21'06"W 37.97 feet to a point, N48°39'32"W 42.59 feet to a point, N29°20'29"W 40.72 feet to a point, N22°51'33"W 40.25 feet to a point, N45°00'40"W 28.05 feet to a point, N57°07'02"W 51.92 feet to a point, N64°59'23"W 79.34 feet to a point, N66°49'12"W 82.43 feet to a point, N66°21'20"W 106.88 feet to a found iron pin and cap being in the lines of Gooch Properties LLC and being the Point of Terminus.

A certain tract of land located adjacent to 132 Nathan Haynes Road, Wayne County, Kentucky and being further described as follows.

NOTE: Any monument referred to herein as a "set iron pin and cap" is a set 1/2" diameter, 18" in length iron pin with a plastic yellow cap stamped "GREG WEST LPLS 3802", any monument referred to herein as a "found iron pin and cap" is a found 5/8" diameter iron pin with a blue plastic cap stamped "LS 3914", and tree mentioned herein was marked with a pk nail and metal washer stamped "GREG WEST LPLS 3802" this survey. The basis of bearings was taken from Deed Book 414 Page 498.

BEGINNING at a set iron pin and cap in the south right of way of Nathan Haynes Road, said right of way being fifteen feet as measured from the centerline, said iron pin being located approximately 0.1 miles east of the intersection of Marvin Jones Road, said iron pin being a corner of Lance Dobbs (DB 334 PG 436), THENCE

leaving said right of way and with the lines of Dobbs and following said drain the following eight calls: S18°46'10"E 47.53 feet to a point, S42°42'38"E 116.03 feet to a point, S33°22'34"E 187.67 feet to a point, S31°31'18"E 72.17 feet to a point, S06°50'36"E 58.00 feet to a point, S42°03'18"E 206.49 feet to a point, S47°52'01"E 181.97 feet to a point, N80°53'42"E 75.59 feet to a set iron pin and cap in the north bank of Little South Fork and being in the lines of Minnie Gregory (DB 196 PG 1 McCreary Co), THENCE leaving the lines of Dobbs and with the lines of Gregory the following five calls: N39°14'02"E 122.65 feet to a point, N51°00'37"E 114.49 feet to a point, N73°25'56"E 322.52 feet to a set iron pin and cap, N80°03'11"E 325.31 feet to a point, S78°53'27"E 365.30 feet to a found 12" Cedar being in the lines of Calvin Anderson (DB 405 PG 366), THENCE leaving the lines of Gregory and with the lines of Anderson, N03°29'24"W 348.53 feet to a found 5/8" diameter iron pin with no cap in the south right of way of Nathan Haynes Road, THENCE leaving the lines of Anderson and with said right of way the remaining calls: N82°03'41"W 32.25 feet to a point, N81°52'33"W 25.76 feet to a point, N72°25'57"W 30.99 feet to a point, N59°54'21"W 33.42 feet to a point, N50°31'35"W 25.21 feet to a point, N44°29'34"W 56.30 feet to a point, N46°46'20"W 36.32 feet to a point, N57°47'50"W 32.52 feet to a point, N67°09'50"W 24.69 feet to a point, N74°32'17"W 42.08 feet to a point, N79°55'22"W 46.76 feet to a point, N83°12'28"W 44.46 feet to a point, N87°29'58"W 35.83 feet to a point, S83°09'14"W 26.52 feet to a point, S72°58'06"W 49.07 feet to a point, S62°30'01"W 35.04 feet to a point, S63°12'43"W 50.34 feet to a point, S65°41'12"W 57.45 feet to a point, S64°14'52"W 41.59 feet to a set iron pin and cap, S63°45'56"W 36.49 feet to a point, S62°12'48"W 32.68 feet to a point, S57°50'06"W 39.77 feet to a point, S52°04'01"W 43.23 feet to a point, S51°30'19"W 45.35 feet to a point, S53°58'11"W 44.25 feet to a point, S59°06'12"W 46.90 feet to a point, S67°31'21"W 40.19 feet to a point, S74°38'26"W 45.73 feet to a point, S76°51'47"W 45.19 feet to a point, S76°43'38"W 44.38 feet to a point, S76°06'51"W 36.84 feet to a point, S81°29'37"W 32.97 feet to a point, S88°52'56"W 37.34 feet to a set iron pin and cap, N81°23'41"W 27.11 feet to a point, N75°25'36"W 35.32 feet to a point, N68°20'05"W 38.46 feet to a point, N63°25'31"W 35.54 feet to a point, N57°47'51"W 44.12 feet to a point, N57°31'34"W 47.42 feet to a point, N61°10'31"W 39.64 feet to a point, N67°50'25"W 31.30 feet to a point, N70°16'07"W 50.62 feet to a point, N63°45'32"W 42.47 feet to a point, N58°29'33"W 38.00 feet to a point, N54°50'38"W 35.53 feet to a point, N58°11'02"W 36.24 feet to a point, N68°21'07"W 25.80 feet to a point, N81°58'30"W 28.30 feet to a point, S89°58'09"W 22.02 feet to a point, S79°32'10"W 29.77 feet to a set iron pin and being the Point of Beginning by survey ended May 51, 2025 by Greg West Land Surveying, Inc., Gregory A. West LPLS 3802, and containing 14.36 acres and being a Parcel 1 of the same land as conveyed from Family Rentals LLC to Gooch Properties LLC as shown in Deed Book 414 Page 498 as shown in Wayne County Clerks Office.

**SECTION I: The following reservations and restrictive covenants are imposed upon the Property all of which are to be construed as covenants running with the title to the Property and with every part thereof.**

Online Land Hub, LLC intends to subdivide the property and sell the property in parcels and desires to protect the property from environmental harm and unpleasant living conditions.

The foregoing reservations and restrictive covenants are to run with title to the Property and shall be binding upon all parties and all persons owning any part of the Property and shall continue in force until July, 2055, and shall automatically be extended thereafter for successive periods of ten years, provided however, that the then-owners of two-thirds of the square feet of surface area contained in the Property may vote to change these reservations and restrictive covenants in whole or in part at any time.

If the owner or any person in possession of any part of the Property shall violate any of the reservations and restrictive covenants herein set forth, it shall be lawful for any other person owning any part of the Property to prosecute any proceedings at law or in equity against any person or persons violating any such reservations and restrictive covenants either to prevent the violation thereof, or to recover damages, or both. Invalidation of any of these reservations and restrictive covenants by judgment or court order shall in no wise affect any of the other restrictions and restrictive covenants all of which shall remain in full force and effect.

**Single Family Residential and Recreational Use Only:** All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Kentucky State Building Codes and if applicable, Wayne County Building and Zoning Department regulations and permitted uses.

**Dwelling Type (if occupied):** Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

**Pets and Livestock:** Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted. Dogs must be contained to your property.

**Waste and Debris:** Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited. If you do not remove such debris within thirty days of notice, you agree to pay Online Land Hub, LLC \$100 per week until this infraction is corrected.

**Environmental Protection:** Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

**Roads:** You agree to keep the easement clear of blockages of any kind, which includes the roadway and ditches. The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road, unless necessary for construction. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair the road back to its original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

**Structure/Fencing Setbacks:** You agree not to construct any buildings or locate any residence within seventy feet of the access road(s) or within fifty feet of a boundary, or as prescribed in any recorded easements or plats. Fences must not encroach upon the road easements as defined in the survey.

**Additional Subdivision of Parcels:** No parcel may be subdivided into more than 2 parcels without the express written consent of the Seller.

**SECTION II: The foregoing reservations and restrictive covenants are to run with the land until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.**

**Residing on the Property:** You agree not to take up residence on the property until you have completed a Residency Permit from Online Land Hub, LLC. You further agree to keep Online Land Hub, LLC apprised of your full-time address.

**Single Family Residential and Recreational Use Only:** All parcels shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes commercial growing of marijuana. One (1) greenhouse for personal use is allowed, so long as it is not larger than 200 square feet (an 8'x24' greenhouse is 192 square feet for example). All uses shall comply with Kentucky State Building Codes and if applicable, Wayne County Building and Zoning Department regulations and permitted uses.

**Dwelling Type (if occupied):** Conventional buildings, portable buildings, and tiny homes are all permitted. A travel trailer, recreational vehicle (RV), portable cabin, or camper unit may be used as a single-family dwelling. No structure of temporary character; tent, tent shack, or lean-to shall be used on any Parcel as a residence. Such structures may be used for recreational purposes only but shall not be allowed to remain on any parcel for more than 21 days per calendar year. There shall be only one single-family dwelling per five (5) acres of land.

**Subleasing:** You agree not to rent, lease, sublet, loan, or assign any part of this property for the duration of this Contract for Deed.

**Pets and Livestock:** Farm animals are permitted with exceptions. They are not allowed to create any nuisance to neighboring landowners and must not contaminate natural streams or springs. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) be permitted. No more than three (3) dogs are permitted per Contract for Deed. Dogs must be contained to your property.

**Utility/Water Installation:** Any utility construction on a parcel shall be the Buyer's responsibility at the Buyer's sole expense. Any well drilled on a parcel will also be the Buyer's responsibility and sole expense. Well permits must be obtained from the county if required.

**Waste and Debris:** Property must be kept free of any refuse, debris, and/or garbage: including but not limited to household wastes, derelict vehicles, inoperable machinery, old tires, or unused building materials. Derelict vehicles are defined as any vehicle that either does not run and/or is not licensed. Waste materials must always be kept in closed containers. Burying or dumping of garbage (including junk, trash, oil, petroleum, any other liquid, and solid waste) or littering of any kind on any parcel is strictly prohibited. If you do not remove such debris within thirty days of notice, you agree to pay Online Land Hub, LLC \$100 per week until this infraction is corrected.

**Septic Systems:** If occupied by a residence; a septic system, composting system, a maintained portable toilet, or outhouse must be constructed in accordance with all federal, state, and local standards.

**Environmental Protection and Cutting Timber:** You agree not to cut or remove marketable timber (Any tree with a stump diameter of 16" and larger, no lower than 6" from ground level) from the property without the express written permission of Online Land Hub, LLC during the term of indebtedness. Should you violate this clause by cutting any tree or trees of stated size without permission, you agree to pay Online Land Hub, LLC not less than \$1,000 per tree cut. The beauty of the property is in the mixture of trees and open space. Trees having a stump diameter of 16" and larger, no lower than 6" from ground level may only be cut if the following conditions are met: a) are dead or dying or b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event, not more than twenty percent (20%) of any one parcel may be cut or cleared. Any timber cut from the property shall not be removed from the premises or sold for profit; including but not limited to logs, lumber, firewood, etc. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.

**Hunting:** Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from any of the access roads within the property. Please contact the State Wildlife Dept. for required licenses and seasons.

**Roads:** You agree to keep the easement clear of blockages of any kind, which includes the roadway and ditches. The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road, unless necessary for construction. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair the road back to its original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the access roads.

**Structure/Fencing Setbacks:** You agree not to construct any buildings or locate any residence within seventy feet of the access road(s) or within fifty feet of a boundary, or as prescribed in any

recorded easements or plats. Fences must not encroach upon the road easements as defined in the survey.

**Additional Subdivision of Parcels:** No parcel may be subdivided until the Contract for Deed has been paid in full and ownership has been conveyed to the purchaser.

No deviation of any kind shall be permitted from these covenants unless written permission is granted from the Seller.

In witness whereof, these reservations and restrictive covenants have been executed this day of July 1 2025

By:   
Dustin Murphy - Managing Member

ACKNOWLEDGEMENT  
State of Texas

County of Collin

On this 2 day of July, 2025, before me, the undersigned Notary Public, personally appeared Dustin Murphy, personally known to me (or proved to me based on satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: 

