

Deed Doc: COVE

Recorded 01/24/2019 10:23AM

JENNIFER JORDAN
 Clerk Superior Court, PICKENS County, Ga.
 Bk **01170** Pg **0655-0675**

-----[SPACE ABOVE RESERVED FOR RECORDING DATA]-----

Return to: NowackHoward, LLC.
 Resurgens Plaza, Suite 1250
 945 East Paces Ferry Road, NE
 Atlanta, Georgia 30326

AFTER RECORDING, RETURN TO
McGEE & OXFORD
105 NORTH MAIN STREET
SUITE 3
JASPER, GA 30143

Cross Reference: Deed Book 139
 Page 390

STATE OF GEORGIA
 COUNTY OF PICKENS

RESTRICTIVE COVENANT

This Restrictive Covenant is imposed this 15th day of November, 2018 by the Big Canoe Property Owners Association, Inc. ("Association").

WITNESSETH:

WHEREAS, the Big Canoe Property Owners Association, Inc. ("Association") is the Owner of that certain tract of land located in Pickens County, Georgia described in Exhibit "A" ("Wilderness Parkway Main Gate"); and

WHEREAS, Association is the Owner of that certain tract of land located in Pickens County, Georgia described in Exhibit "B" ("Sconti Point Tract"); and

WHEREAS, Wilderness Parkway Main Gate and Sconti Point Tract are subject to the Amended and Restated General Declaration of Covenants and Restrictions of the Big Canoe Property Owners Association, Inc. and Big Canoe Company, as amended, recorded in Deed Book 139, Page 390 of the Pickens County, Georgia land records ("Declaration"); and

WHEREAS, the Association acquired the properties as described in Exhibit "A" and Exhibit "B" to control growth and preserve green space in Big Canoe ("Properties"); and

WHEREAS, the Board of Directors has determined it is in the best interest of the Association and its Members to impose a covenant that restricts the use of those properties unless approved by the Members of the Big Canoe Property Owners Association, Inc.

NOW, THEREFORE, the following covenant shall be imposed on the "Wilderness Parkway Main Gate" described in Exhibit "A" and on the "Sconti Point Tract" described in Exhibit "B".

1.

No portion of the property described in Exhibit "A" and no portion of the Property described in Exhibit "B" may be developed for residential purposes or commercial purposes without the approval of the majority of the total number of eligible Members of the Association. Voting may be conducted at any annual meeting or special meeting of the Association or by eligible Members who are in attendance, in person or by proxy, at an annual or special meeting of the Members of the Association or by written ballot in accordance with the Bylaws of the Big Canoe Property Owners Association, Inc. and the Georgia Non-profit Corporation Act. "Residential Purposes" shall mean a Family Dwelling Unit, Residential Lot or Lot, or Multi-family Tract as those terms are defined in the Declaration. "Commercial Purposes" shall mean a Public and Commercial Unit and a Public and Commercial Suite as those terms are defined in the Declaration.

2.

Membership approval shall be evidenced by the filing of a statement in the Pickens County, Georgia land records attesting to the action of the Members approving the change in the use of the Properties.

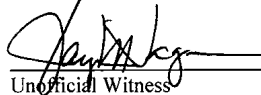
3.

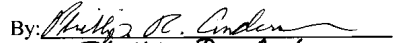
This covenant shall run with and bind the Properties in accordance with O.C.G.A. §44-3-80 (b) and thereafter shall automatically renew for successive terms of twenty (20) years, unless a majority of the Members of the Board of Directors of the Association and a majority of the total number of eligible Members of the Association each vote to terminate this covenant or change this covenant in whole or in part. Voting shall be conducted in accordance with the Bylaws of the Association.

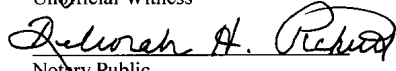
IN WITNESS WHEREOF, the undersigned officers of the Association have hereunto set their hands and seals as of the date first above written.

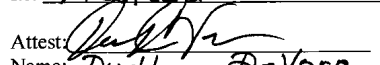
Signed, sealed and delivered in the presence of:

BIG CANOE PROPERTY OWNERS ASSOCIATION, INC.


Unofficial Witness

By: 
Name: Phillip R. Anderson
Its: President


Notary Public

Attest: 
Name: Dudley DeVore
Its: Secretary



Wilderness Parkway

Main Gate Tract "I"

ALL THAT TRACT or parcel of land lying and being in Land Lots 61, 92 and 93 of the 4th District, 2nd Section, Pickens County, Georgia, as shown on that compiled plat for Big Canoe Company, LLC, prepared by Cranston Engineering Group, P.C., dated March 2, 2014, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the common corner of Land Lots 60, 61, 92 and 93 of the 4th District, 2nd Section, Pickens County, Georgia, thence along the common land lot line of Land Lots 92 and 93 South 00° 03' 15" West 282.80 feet to a point, the POINT OF BEGINNING South 00° 13' 51" West 361.32 feet to a point of curvature on the northerly right-of-way of Wilderness Parkway (60' R/W); thence along said right-of-way which forms an arc to the right (which arc has a radius of 127.06 feet and is subtended by a chord bearing of North 83° 27' 30" West for a distance of 59.30 feet) 59.85 feet to a point of tangency; thence along said right-of-way North 20° 02' 13" East 5.00 feet to a point of curvature; thence along said right-of-way which forms an arc to the left (which arc has a radius of 4,360.89 feet and is subtended by a chord bearing North 70° 48' 38" West for a distance of 120.65 feet) 120.66 feet to a point of curvature; thence along an arc with a curve to the left (which arc has a radius of 832.22 feet and is subtended by a chord bearing North 79° 53' 54" West for a distance of 240.14 feet) 240.98 feet to a point of curvature; thence along the right-of-way which forms an arc to the right (which arc has a radius of 62.30 feet and is subtended by a chord bearing North 71° 22' 35" West for a distance of 36.05 feet) 36.57 feet to a point of tangency; thence along said right-of-way North 54° 33' 33" West 130.20 feet to a point of curvature; thence along the right-of-way which forms an arc to the left (which arc has a radius of 182.93 feet and is subtended by a chord bearing North 69° 03' 29" West for a distance of 91.59 feet) 92.58 feet to a point of tangency; thence along said right-of-way North 83° 33' 23" West 220.47 feet to a point of curvature; thence along said right-of-way which forms an arc to the right (which arc has a radius of 37.00 feet and is subtended by a chord bearing North 55° 28' 09" West for a distance of 34.84 feet) 36.28 feet to a point of curvature; thence along said right-of-way which forms an arc to the left (which arc has a radius of 1,647.07 feet and is subtended by a chord bearing North 31° 15' 47" West for a distance of 222.98 feet) 223.15 feet to a point of tangency; thence along said right-of-way North 35° 08' 39" West 66.00 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the left (which curve has a radius of 267.95 feet and is subtended by a chord bearing North 51° 27' 41" West for a distance of 150.57 feet) 152.62 feet to a point of tangency; thence along said right-of-way North 67° 46' 44" West 43.00 feet to a point of curvature; thence along said right-of-way which forms an arc to the right (which arc has a radius of 51.59 feet and is subtended by a chord bearing North 61° 30' 40" West for a distance of 11.26 feet) 11.29 feet to a point of tangency; thence leaving said right-of-way North 54° 24' 05" East 182.16 feet to a point; thence North 54°

24' 05" East 402.05 feet to a point; thence South 87° 41' 55" East 152.15 feet to a point;
thence South 38° 35' 32" East 640.81 feet to a point; thence South 63° 14' 09" East
198.23 feet to a point, the POINT OF BEGINNING.

Said tract contains 13.81 acres according to said plat.

Wilderness Parkway

Main Gate Tract "J"

ALL THAT TRACT or parcel of land lying and being in Land Lots 60, 92 and 93 of the 4th District, 2nd Section, Pickens County, Georgia, as shown on that compiled plat for Big Canoe Company, LLC, prepared by Cranston Engineering Group, LLC, Wayne Swann, G.R.L.S. No. 2410, dated March 2, 2014, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the common corner of Land Lots 60, 61, 92 and 93 of the 4th District, 2nd Section, Pickens County, Georgia; thence along the common land lot line of Land Lots 92 and 93 South 00° 03' 15" West 282.80 feet to a point, the POINT OF BEGINNING; thence North 85° 07' 58" East 154.61 feet to a point; thence North 01° 05' 58" East 201.51 feet to a point; thence North 68° 05' 58" East 219.13 feet to a point on the easterly right-of-way of Steve Tate Highway (100' R/W) and a point of curvature; thence along said right-of-way which forms an arc with a curve to the right (which arc has a radius of 2,931.28 feet and is subtended by a chord bearing South 24° 47' 53" East for a distance of 279.64 feet) 279.75 feet to a point of curvature at the intersection of the right-of-way with Wilderness Parkway (50' R/W); thence along the right-of-way of Wilderness Parkway which forms an arc with a curve to the right (which arc has a radius of 183.16 feet and is subtended by a chord bearing South 04° 09' 08" East for a distance of 129.87 feet) 132.76 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the right (which arc has a radius of 68.28 feet and is subtended by a chord bearing South 38° 01' 42" West for a distance of 50.13 feet) 51.33 feet to a point of tangency; thence along said right-of-way South 59° 33' 49" West 76.43 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the right (which arc has a radius of 3,089.94 feet and is subtended by a chord bearing South 61° 40' 09" West for a distance of 227.05 feet) 227.10 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the right (which arc has a radius of 8,979.26 feet and is subtended by a chord bearing South 63° 31' 02" West for a distance of 80.67 feet) 80.67 feet to a point of tangency; thence South 63° 15' 36" West 88.19 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the right (which arc has a radius of 127.06 feet and is subtended by a chord bearing South 73° 09' 12" West for a distance of 43.66 feet) 43.88 feet to a point of tangency; thence leaving said right-of-way North 00° 13' 51" East 361.32 feet to a point, the POINT OF BEGINNING.

Said tract contains 4.41 acres according to said plat.

TRACT T1

Golf Course Edge Tracts

All that tract or parcel of land lying and being in Land Lots 53, 54, 61 and 62 of the 4th District, 2nd Section, Pickens County, Georgia, as shown on a compiled plat for Big Canoe Company, L.L.C. dated March 22, 2014, revised May 21, 2014, prepared by Cranston Engineering Group, P.C., and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the common corner of Land Lots 61, 62, 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia thence North 35° 16' 28" East 1,702.94 feet to a point which is on the east right-of-way of Wilderness Parkway (60' R/W) which is the POINT OF BEGINNING; thence continuing along said right-of-way line of Wilderness Parkway which forms an arc of a curve to the left (which arc has a radius of 175.43 feet and is subtended by a chord bearing North 31° 20' 58" West for a distance of 88.44 feet) 89.41 feet to a point of tangency; thence along said right-of-way North 45° 57' 00" West 110.00 feet to a point of curvature; thence along said right-of-way which forms an arc with a curve to the left (which arc has a radius of 1,227.98 feet and is subtended by a chord bearing North 52° 08' 30" West for a distance of 264.89 feet) 265.40 feet to a point of tangency; thence continuing along said right-of-way North 58° 20' 00" West 120.00 feet to a point of curvature; thence continuing along said right-of-way which curves to the right (which arc has a radius of 445.97 feet and is subtended by a chord bearing North 52° 26' 49" West for a distance of 91.47 feet) 91.64 feet to a point of tangency; thence continuing along said right-of-way North 46° 33' 38" West 35.12 feet to a point of curvature; thence continuing along said right-of-way which curve forms an arc to the left (which arc has a radius of 404.05 feet and is subtended by a chord bearing North 58° 19' 16" West for a distance of 164.71 feet) 165.87 feet to a point of tangency; thence continuing along said right-of-way North 70° 04' 55" West 180.00 feet to a point of curvature; thence continuing along said right-of-way which curve forms an arc to the right (which arc has a radius of 326.73 feet and is subtended by a chord bearing North 57° 29' 23" West for a distance of 142.46 feet) 143.61 feet to a point of curvature; thence continuing along said right of way which curve has an arc to the right (which arc has a radius of 233.42 feet and is subtended by a chord bearing North 33° 37' 16" West for a distance of 91.29 feet) 91.88 feet to a point of tangency; thence continuing along said right-of-way North 22° 20' 40" West 66.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the left (which arc has a radius of 373.35 feet and is subtended by a chord bearing North 34° 37' 40" West for a distance of 158.86 feet) 160.08 feet to a point of tangency; thence continuing along said right-of-way North 46° 54' 41" West 38.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the right (which arc has a radius of 399.48 feet and is subtended by a chord bearing North 35° 14' 41" West for a distance of 161.56 feet) 162.69 feet to a point of tangency; thence continuing along said right-of-way North 23° 34' 41" West 113.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the left (which arc has a radius of 388.48 feet and is subtended by a chord bearing North 36° 16' 11" West for a distance of 170.70 feet) 172.11 feet to a point of tangency; thence continuing along said right-of-way North 48° 57' 41" West 48.00 feet to a point of

curvature; thence continuing along said right-of-way which arc has a curve to the right (which arc has a radius of 41.59 feet and is subtended by a chord bearing North 03° 56' 54" East for a distance of 66.35 feet) 76.81 feet to a point of tangency; thence continuing along said right-of-way North 56° 51' 29" East 84.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the left (which arc has a radius of 90.81 feet and is subtended by a chord bearing North 27° 37' 29" East for a distance of 88.70 feet) 92.67 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the left (which arc has a radius of 124.58 feet and is subtended by a chord bearing North 22° 46' 50" West for a distance of 89.99 feet) 92.07 feet to a point of tangency; thence continuing along said right-of-way North 43° 57' 09" West 125.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the right (which arc has a radius of 140.37 feet and is subtended by a chord bearing North 35° 13' 20" West for a distance of 42.61 feet) 42.78 feet to a point of tangency; thence continuing along said right-of-way North 26° 29' 32" West 229.00 feet to a point of curvature; thence continuing along said right-of-way which arc has a curve to the right (which arc has a radius of 58.94 feet and is subtended by a chord bearing North 02° 13' 24" West for a distance of 48.45 feet) 49.93 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the right (which arc has a radius of 56.21 feet and is subtended by a chord having a bearing of North 45° 37' 43" East for a distance of 44.98 feet) 46.27 feet to a point of tangency; thence continuing along said right-of-way North 69° 12' 43" East 20.00 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the right (which arc has a radius of 45.92 feet and is subtended by a chord having a bearing of South 79° 47' 15" East for a distance of 47.30 feet) 49.69 feet to a point of tangency; thence continuing along said right-of-way South 48° 47' 19" East 60.00 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 660.87 feet and is subtended by a chord having a bearing of South 57° 16' 21" East for a distance of 195.00 feet) 195.72 feet to a point of tangency; thence continuing along said right-of-way South 65° 45' 24" East 63.00 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 95.52 feet and is subtended by a chord having a bearing of North 75° 50' 24" East for a distance of 118.67 feet) 128.05 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 191.21 feet and is subtended by a chord having a bearing of North 19° 08' 43" East for a distance of 120.02 feet) 122.09 feet to a point of tangency; thence continuing along said right-of-way North 00° 51' 13" East 44.00 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 265.53 feet and is subtended by a chord having a bearing of North 19° 09' 17" West for a distance of 181.71 feet) 185.45 feet to a point of tangency; thence continuing along said right-of-way North 39° 09' 47" West 140.00 feet to a point of curvature; thence continuing along said right-of-way curve has an arc to the right (which arc has a radius of 178.70 feet and is subtended by a chord having a bearing of North 23° 32' 17" West for a distance of 96.26 feet) 97.47 feet to a point of tangency; thence continuing along said right-of-way North 07° 51' 33" West 58.21 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the right (which arc has a radius of 50.00 feet and is subtended by a chord having a bearing of North 22° 55' 54" East for a

distance of 51.19 feet) 53.74 feet to a point of tangency on the south right-of-way line of Choctaw Pass; thence continuing along said right-of-way North 53° 43' 22" East 28.13 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the right (which arc has a radius of 91.83 feet and is subtended by a chord having a bearing of North 81° 58' 00" East for a distance of 86.91 feet) 90.54 feet to a point of tangency; thence continuing along said right-of-way South 69° 47' 22" East 145.05 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 172.71 feet and is subtended by a chord having a bearing of South 82° 55' 47" East for a distance of 78.52 feet) 79.22 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the left (which arc has a radius of 334.71 feet and is subtended by a chord with a bearing of North 70° 01' 50" East for a distance of 160.81 feet) 162.40 feet to a point of tangency; thence continuing along said right-of-way North 56° 07' 52" East 88.04 feet to a point of curvature; thence continuing along said right-of-way which curve has an arc to the right (which arc has a radius of 676.68 feet and is subtended by a chord having a bearing of North 60° 52' 10" East for a distance of 111.80 feet) 111.92 feet to a point of tangency; thence leaving said right-of-way line South 14° 21' 28" West 252.08 feet to a point; thence South 14° 47' 11" West 642.58 feet to a point; thence South 42° 10' 29" East 252.10 feet to a point; thence South 09° 54' 26" West 157.15 feet to a point; thence South 10° 56' 42" West 457.02 feet to a point; thence South 31° 54' 23" West 74.43 feet to a point; thence South 15° 24' 31" East 51.05 feet to a point; thence South 80° 49' 31" East 292.50 feet to a point; thence South 44° 42' 35" East 575.23 feet to a point; thence South 55° 39' 49" East 550.20 feet to a point; thence North 56° 59' 29" East 152.46 feet to a point; thence North 82° 18' 38" East 70.16 feet to a point; thence South 56° 59' 30" West 253.30 feet to a point; thence South 83° 13' 14" West 112.54 feet to a point; thence South 24° 08' 03" West 126.61 feet to a point; thence North 81° 07' 45" West 194.93 feet to a point on the east right-of-way of Wilderness Parkway, the POINT OF BEGINNING.

Said Tract "T1" contains 32.03 acres according to said plat.

TRACT T2

Golf Course Edge Tracts

All that tract or parcel of land lying and being in Land Lots 61 and 92 of the 4th District, 2nd Section, Pickens County, Georgia as shown on a compiled plat for Big Canoe Company, L.L.C. prepared by Cranston Engineering Group, P.C. dated March 22, 2014, revised May 21, 2014, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 61, 62, 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia; thence North 37° 40' 09" East 1,614.37 feet to a point on the East right-of-way of Wilderness Parkway which is the POINT OF BEGINNING; thence South 81° 07' 45" East 162.05 feet to a point; thence South 09° 09' 12" West 113.29 feet to a point; thence South 90° 00' 00" East 221.00 feet to a point; thence North 70° 24' 50" East 155.26 feet to a point; thence North 53° 00' 00" East 552.00 feet to a point; thence North 09° 08' 11" West 152.15 feet to a point; thence North 82° 17' 33" East 280.81 feet to a point; thence South 73° 31' 09" East 164.52 feet to a point; thence North 80° 44' 59" East 232.10 feet to a point; thence North 83° 02' 04" East 182.97 feet to a point; thence South 20° 40' 03" East 223.18 feet to a point of curvature; thence along the curve which forms an arc to the left (which arc has a radius of 595.80 feet and is subtended by a chord with a bearing of South 00° 36' 55" East for a distance of 5.03 feet) 5.03 feet to a point of tangency; thence South 00° 46' 33" East 304.30 feet to a point; thence North 82° 16' 19" West 11.80 feet to a point; thence North 02° 11' 05" West 257.58 feet to a point; thence North 55° 26' 34" West 133.77 feet to a point; thence North 56° 47' 35" West 115.40 feet to a point; thence South 75° 03' 01" West 147.28 feet to a point; thence South 80° 30' 07" West 223.93 feet to a point; thence South 45° 25' 46" West 112.01 feet to a point; thence South 16° 54' 27" West 89.82 feet to a point; thence South 38° 59' 08" West 169.98 feet to a point; thence South 47° 05' 48" West 366.15 feet to a point; thence South 38° 47' 46" West 584.98 feet to a point; thence South 39° 09' 11" West 139.76 feet to a point; thence South 46° 17' 45" East 539.70 feet to a point; thence South 54° 24' 05" West 180.64 feet to a point of curvature on the East right-of-way of Wilderness Parkway; thence continuing along said right-of-way which curve forms an arc to the left (which arc has a radius of 51.59 feet and is subtended by a chord with a bearing of North 25° 13' 56" West for a distance of 9.95 feet) 9.97 feet to a point of tangency; thence continuing along said right-of-way North 19° 41' 53" West 130.00 feet to a point of curvature; thence continuing along said right-of-way which curve forms an arc to the left (which arc has a radius of 147.51 feet and is subtended by a chord with a bearing of North 47° 57' 48" West for a distance of 139.71 feet) 145.54 feet to a point of tangency; thence continuing along said right-of-way North 76° 13' 43" West 33.00 feet to a point of curvature; thence continuing along said right-of-way which curve forms an arc with a curve to the left (which arc has a radius of 190.28 feet and is subtended by a chord with a bearing of South 81° 46' 17" West for a distance of 142.56 feet) 146.12 feet to a point of tangency; thence continuing along said right-of-way South 59° 46' 17" West 14.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 103.23 feet and is subtended by a chord with a bearing of South 40° 27' 42" West for a

distance of 68.27 feet) 69.58 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 157.10 feet and is subtended by a chord with a bearing of South 06° 41' 16" West for a distance of 78.48 feet) 79.32 feet to a point of tangency; thence continuing along said right-of-way South 07° 46' 35" East 66.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 354.09 feet and is subtended by a chord with a bearing of South 14° 07' 20" East for a distance of 78.27 feet) 78.43 feet to a point of tangency; thence continuing along said right-of-way South 20° 28' 05" East 26.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the right (which arc has a radius of 45.65 feet and is subtended by a chord with a bearing of South 17° 25' 39" West for a distance of 56.08 feet) 60.39 feet to a point of tangency; thence continuing along said right-of-way South 54° 29' 49" West 364.38 feet to a point; thence continuing along said right-of-way South 70° 10' 53" West 42.43 feet to a point; thence continuing along said right-of-way North 78° 33' 29" West 39.00 feet to a point; thence continuing along said right-of-way North 41° 15' 39" West 35.46 feet to a point; thence continuing along said right-of-way North 13° 55' 35" West 23.32 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the right (which arc has a radius of 134.71 feet and is subtended by a chord with a bearing of North 02° 19' 29" East for a distance of 97.65 feet) 99.92 feet to a point of tangency; thence continuing along said right-of-way North 23° 34' 29" East 15.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 838.09 feet and is subtended by a chord with a bearing of North 14° 37' 44" East for a distance of 260.64 feet) 261.71 feet to a point of tangency; thence continuing along said right-of-way North 05° 41' 00" East 214.39 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the right (which arc has a radius of 146.98 feet and is subtended by a chord with a bearing of North 16° 05' 26" East for a distance of 53.10 feet) 53.40 feet to a point of tangency; thence continuing along said right-of-way North 26° 29' 53" East 43.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 1,126.38 feet and is subtended by a chord with a bearing of North 20° 31' 13" East for a distance of 234.61 feet) 235.03 feet to a point of tangency; thence continuing along said right-of-way North 14° 32' 33" East 218.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 188.05 feet and is subtended by a chord with a bearing of North 04° 18' 42" West for a distance of 121.54 feet) 123.76 feet to a point of tangency; thence continuing along said right-of-way North 23° 09' 57" West 100.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the right (which arc has a radius of 117.19 feet and is subtended by a chord with a bearing of North 11° 41' 44" West for a distance of 46.61 feet) 46.92 feet to a point of tangency; thence continuing along said right-of-way North 00° 13' 32" West 104.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the left (which arc has a radius of 823.69 feet and is subtended by a chord with a bearing of North 03° 07' 24" West for a distance of 83.29 feet) 83.32 feet to a point of tangency; thence continuing along said right-of-way North 06° 01' 17" West 42.00 feet to a point of curvature; thence continuing along said right-of-way along a curve with an arc to the right (which arc has a radius of 203.32 feet

and is subtended by a chord with a bearing of North $00^{\circ} 45' 13''$ West for a distance of 37.33 feet) 37.39 feet to a point of tangency; thence continuing along said right-of-way North $04^{\circ} 30' 50''$ East 25.80 feet to a point, THE POINT OF BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 61 of the 4th District, 2nd Section, Pickens County, Georgia, being more particularly described as follows:
TO FIND THE POINT OF BEGINNING commence at the common corner of Land Lots 61, 62, 91 and 92 of the 4th District, 2nd Section, Pickens County, Georgia, thence North $52^{\circ} 57' 32''$ East 2,142.02 feet to a point, which is the POINT OF BEGINNING; thence North $46^{\circ} 02' 22''$ East 204.39 feet; thence North $55^{\circ} 57' 13''$ East 104.15 feet to a point; thence South $50^{\circ} 34' 23''$ East 91.26 feet to a point; thence South $32^{\circ} 10' 27''$ West 151.38 feet to a point; thence South $44^{\circ} 55' 58''$ West 146.53 feet to a point; thence North $53^{\circ} 11' 53''$ West 149.63 feet to the POINT OF BEGINNING.

Said tract contains 23.87 acres according to said plat.

Wilderness Parkway

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 4th District, 2nd Section, Pickens County, Georgia, being Tracts "Z-1", Z-2" and "Z-3" as per plats prepared by Baldwin & Cranston Associates, Inc., dated February 16, 1973, recorded in Plat Book N, Pages 69-73, Pickens County, Georgia Records revised per plat dated June 14, 2014 to correct drafting errors on the original plats and add acreages for the right-of-way and "Z-1, Z-2, Z-3 and Z-4 tracts" more particularly described as follows:

Tract "Z-1"

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 4th District, 2nd Section, Pickens County, Georgia, being Tract "Z-1" as shown on that revised plat prepared by Baldwin & Cranston Associates, Inc., n/k/a Cranston Engineering Group, P.C. revised June 19, 2014, said revised added the acreage amount of 21.8 acres which is the amount of acreage in the right-of-way of Wilderness Parkway (60' and 50' R/Ws) shown on said plats for Tract "Z-1".

Tract "Z-2"

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 4th District, 2nd Section, Pickens County, Georgia, being Tract "Z-2" as shown on the revised plat prepared by Baldwin and Cranston Associates, Inc., n/k/a Cranston Engineering Group, P.C., revised June 19, 2014, said revised plat added the acreage amount of 4.87 acres for Tract "Z-2" which is the island between Steve Tate Highway and the twin forks of Wilderness Parkway.

Tract "Z-3"

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 4th District, 2nd Section, Pickens County, Georgia being Tract "Z-3" as shown on that revised plat prepared by Baldwin and Cranston Associates, Inc., n/k/a Cranston Engineering Group, P.C., revised June 19, 2014, said revised plat added the acreage amount of 0.29 acres for Tract "Z-3" which is the smaller northermost island between Steve Tate Highway and the Wilderness Parkway entrances to Big Canoe Subdivision.

Tract "Z-4"

ALL THAT TRACT or parcel of land lying and being in Land Lot 93 of the 4th District, 2nd Section, Pickens County, Georgia, being Tract "Z-4", as shown on that plat prepared by Baldwin and Cranston Associates, Inc., n/k/a Cranston Engineering Group, P.C., revised June 19, 2014, said revised plat added the acreage amount of 0.14 acres for Tract "Z-4", the "island" which contains the security gatehouse for Big Canoe Subdivision.

Sconti Point Tract

Tract "S"

ALL THAT TRACT or parcel of land lying and being in Land Lots 23, 24 and 54 of the 4th District, 2nd Section, Pickens County, Georgia, as shown on the plat compiled for Big Canoe Company, LLC, prepared by Cranston Engineering Group, LLC, dated March 21, 2014, more particularly described as follows:

To find the POINT OF BEGINNING, commence at a point at the common corner of Land Lots 23, 24, 53 and 54 of the 4th District, 2nd Section, Pickens County, Georgia, thence North 31° 29' 55" East 445.49 feet to a point, the POINT OF BEGINNING; thence South 70° 52' 42" East 161.97 feet to a point; thence South 52° 47' 39" East 80.00 feet to a point; thence South 65° 22' 13" East 89.71 feet to a point; thence South 71° 31' 16" East 184.11 feet to a point; thence South 70° 07' 41" East 87.80 feet to a point; thence South 52° 12' 36" East 117.62 feet to a point; thence running North 54° 27' 44" East 67.70 feet to a point; thence running North 30° 45' 01" East 95.16 feet to a point; thence North 60° 59' 55" East 167.07 feet to a point; thence South 76° 13' 50" East 20.95 feet to a point; thence South 10° 20' 25" East 65.14 feet to a point; thence South 62° 15' 12" West 63.99 feet to a point; thence South 46° 23' 57" West 84.02 feet to a point; thence South 03° 19' 43" West 116.99 feet to a point; thence South 23° 23' 02" West 82.50 feet to a point; thence South 41° 32' 28" West 298.37 feet to a point located at the edge of Sconti Lake; thence running in a northwesterly direction following the meanderings thereof North 85° 42' 35" West 154.61 feet to a point; thence North 73° 12' 24" West 77.19 feet to a point; thence North 61° 32' 56" West 67.17 feet to a point; thence North 50° 20' 09" West 56.44 feet to a point; thence North 28° 40' 34" West 69.83 feet to a point; thence North 01° 53' 42" West 52.40 feet to a point; thence North 83° 43' 23" West 35.85 feet to a point; thence North 57° 47' 50" West 76.95 feet to a point; thence North 66° 36' 03" West 66.75 feet to a point; thence North 39° 20' 15" West 46.48 feet to a point; thence North 18° 44' 58" West 60.75 feet to a point; thence North 05° 01' 22" East 137.49 feet to a point; thence North 18° 45' 43" West 30.43 feet to a point; thence North 52° 17' 37" West 100.75 feet to a point; thence North 82° 36' 52" West 23.83 feet to a point; thence North 56° 15' 14" West 29.68 feet to a point; thence North 74° 19' 49" West 60.54 feet to a point; thence North 60° 32' 07" West 66.75 feet to a point; thence North 87° 31' 13" West 50.37 feet to a point; thence North 69° 20' 04" West 30.18 feet to a point; thence North 55° 24' 41" West 25.34 feet to a point; thence North 44° 48' 15" West 32.78 feet to a point; thence North 01° 00' 03" East 28.39 feet to a point; thence North 62° 32' 32" East 59.44 feet to a point; thence leaving the edge of Lake Sconti North 87° 48' 20" East 60.43 feet to a point; thence North 19° 48' 48" East 33.51 feet to a point; thence South 23° 33' 43" East 73.81 feet to a point; thence South 52° 30' 58" East 96.63 feet to a point; thence South 81° 18' 36" East 136.45 feet to a point, the POINT OF BEGINNING.

Said tract contains 8.2 +/- acres according to said plat.

Easement Agreement for Sconti Knoll dated May 14, 1987, recorded May 20, 1987 in Deed Book 126, Pages 587-591, Pickens County, Georgia Records, attached hereto, assigned to Big Canoe Company, L.L.C., in limited warranty deed dated October 2, 1997, recorded October 7, 1992 in Deed Book 282, Pages 724-810, Pickens County, Georgia Records.

EASEMENT FOR SCOUT LAKE PROPERTY
5/14/87

EASEMENT AGREEMENT

1. The parties to this Agreement are BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. ("POA"), a Georgia not-for-profit corporation, and SOUTHEAST HOLDING COMPANY, LTD. ("SEHC"), a South Carolina corporation.
2. POA is the owner of a tract of land (the "POA Land") located in Land Lot 23 of the 4th District, 2nd Section, Pickens County, Georgia, which land is more particularly described in Exhibit "A" attached hereto and made a part hereof.
3. SEHC is the owner of a tract of land (the "SEHC Land") located in Land Lots 23, 24 and 54 of the 4th District, 2nd Section, Pickens County, Georgia, which land is more particularly described in Exhibit "B" attached hereto and made a part hereof.
4. In consideration of Ten Dollars (\$10.00), the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows.
5. POA hereby grants and conveys to SEHC the right, title and privilege of a non-exclusive, perpetual easement (the "Easement") in, over, across, under and through that portion of the POA Land which is necessary for the construction, maintenance and repair of a road, which road shall be fifty (50) feet in width, for the purpose of providing access to the SEHC Land. At such time as construction of the road shall have been completed, the Easement as it relates to the road shall be limited to an area consisting of twenty-five (25) feet on either side of the centerline of the road.
6. The Easement granted herein shall be appurtenant to and shall run with the SEHC Land, and shall be binding upon and inure to the benefit of each party hereto, its successors, assigns, mortgagees, employees and representatives.
7. This Agreement constitutes the entire agreement of the parties relating to the subject matter hereof, and no representation, inducement, promise, or agreement, oral or written, between the parties not embodied herein shall be of any force or effect. This Agreement shall be construed and interpreted in accordance with the laws of the State of Georgia. This Agreement may be executed in any number of

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counterparts, each of which shall be an original and all of which shall together constitute one and the same agreement.

SIGNED, SEALED AND DELIVERED ON MAY 14, 1987.

Signed, sealed and delivered on May 14, 1987 by BIG CANOE PROPERTY OWNERS ASSOCIATION, INC. in the presence of:

BIG CANOE PROPERTY OWNERS ASSOCIATION, INC., a Georgia not-for-profit corporation

Shaw C. Harrison
Witness
Ramon [Signature]
Notary Public

By: [Signature]
Name: Howard A. Davis
Title: President
Attest: Bill C. Wainwright
Name: BILL C. WAINWRIGHT
Title: Secretary-Treasurer

(NOTARY SEAL) Notary Public, Georgia, State at Large
My Commission Expires June 28, 1988
(NOTARY STAMP)

(CORPORATE SEAL)

Signed, sealed and delivered on May 14, 1987 by SOUTHEAST HOLDING COMPANY, LTD. in the presence of:

SOUTHEAST HOLDING COMPANY, LTD., a South Carolina corporation

Shaw C. Harrison
Witness
Ramon [Signature]
Notary Public

By: [Signature]
Name: Howard A. Davis
Title: Vice President
Attest: J. Michael M. Shaw
Name: J. MICHAEL M. SHAW
Title: Secretary

(NOTARY SEAL)

(NOTARY STAMP)

Notary Public, Georgia, State at Large
My Commission Expires June 28, 1988

(CORPORATE SEAL)

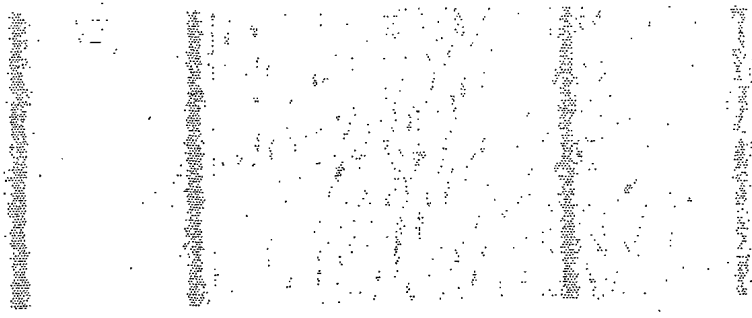
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EXHIBIT "B"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 23, 24 and 54 of the 4th District, 2nd Section, Pickens County, Georgia, more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the corner common to Land Lots 23, 24, 53 and 54 of the 4th District, 2nd Section, Pickens County, Georgia (Georgia State Plane Coordinates [West Zone] N-1,619,754.58, E-463,350.30); thence running North 31°29'55" East, 445.48 feet to a point, which point is the TRUE POINT OF BEGINNING.

FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence running South 70°52'42" East, 161.97 feet to a point; thence running South 52°47'39" East, 80.00 feet to a point; thence running South 65°22'13" East, 89.71 feet to a point; thence running South 71°31'16" East, 184.11 feet to a point; thence running South 70°07'41" East, 87.80 feet to a point; thence running South 52°12'36" East, 117.62 feet to a point; thence running North 54°27'44" East, 67.70 feet to a point; thence running North 30°45'01" East, 95.16 feet to a point; thence running North 60°59'55" East, 167.07 feet to a point; thence running South 76°13'50" East, 20.95 feet to a point; thence running South 10°20'25" East, 65.14 feet to a point; thence running South 62°15'56" West, 63.99 feet to a point; thence running South 46°23'57" West, 84.02 feet to a point; thence running South 03°19'43" West, 116.99 feet to a point; thence running South 23°23'02" West, 82.50 feet to a point; thence running South 41°32'28" West, 298.37 feet to a point. (hereinafter referred to as "Point A") located at the edge of Sconti Lake; thence running in a Northwesterly direction along the edge of Sconti Lake and following the meanderings thereof, 1,440.39 feet, more or less, to a point (hereinafter referred to as "Point B"), the aforesaid Point A and Point B being connected by traverse lines commencing at Point A and terminating at Point B as follows: North 85°42'36" West, 154.61 feet; North 73°12'22" West, 77.19 feet; North 61°32'58" West, 67.17 feet; North 50°20'07" West, 56.44 feet; North 28°40'33" West, 69.83 feet; North 01°53'43" West, 52.40 feet; North 83°43'20" West, 35.85 feet; North 57°47'50" West, 76.95 feet; North 66°36'03" West, 66.75 feet; North 39°20'14" West, 46.48 feet; North 18°44'58" West, 60.75 feet; North 05°01'21" East, 137.49 feet; North 18°45'45" West, 30.43 feet; North 52°17'37" West, 100.75 feet; North 82°36'47" West, 23.83 feet; North 56°15'14" West, 29.58 feet; North 74°19'48" West, 60.54 feet; North 60°32'08" West, 66.75 feet; North 87°31'42" West, 50.37 feet; North 69°20'08" West, 30.18 feet; North 55°24'40" West, 25.34 feet; North 44°48'19" West, 32.78 feet; North 01°00'04" East, 28.39 feet; and North 62°32'32" East, 59.44 feet; thence running North 87°48'19" East, 60.42 feet to a point; thence running North



19°48'52" East, 33.51 feet to a point; thence running South
 23°33'43" East, 73.81 feet to a point; thence running South
 52°30'58" East, 96.63 feet to a point; thence running South
 81°18'36" East, 136.45 feet to a point, which point is the TRUE
 POINT OF BEGINNING.

Said tract or parcel of land containing 8.21 acres, more or
 less, and being labeled Tract "A" as shown on that Compiled Plat
 for Big Canoe prepared by Cranston, Robertson & Whitehurst,
 P.C., dated May 11, 1987, and bearing the seal of Thomas Heard
 Robertson, Georgia Registered Land Surveyor No. 2024.

Pickens County filed for record on the 73 day
 of May 1987 at 11:27 o'clock AM. Recorded This 22
 Day of May 1987 Mildred C. Mullinax C.S.C.
 Book No. 146 Page 587-591.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 23 of the 4th District, 2nd Section, Pickens County, Georgia, more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at a point located at the corner common to Land Lots 23, 24, 53 and 54 of the 4th District, 2nd Section, Pickens County, Georgia (Georgia State Plane Coordinates [West Zone] N-1,619,754.58, E-463,350.30); thence running North 31°29'55" East, 445.48 feet to a point; thence running South 70°52'42" East, 161.97 feet to a point; thence running South 52°47'39" East, 80.00 feet to a point; thence running South 65°22'13" East, 89.71 feet to a point; thence running South 71°31'16" East, 184.11 feet to a point; thence running South 70°07'41" East, 87.80 feet to a point; thence running South 52°12'36" East, 117.62 feet to a point; thence running North 54°27'44" East, 67.70 feet to a point; thence running North 30°45'01" East, 95.16 feet to a point, which point is the TRUE POINT OF BEGINNING.

FROM SAID TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence running North 31°21'44" West, 25.00 feet to a point; thence running North 58°38'16" East, 178.74 feet to a point; thence running South 69°04'23" East, 55.30 feet to a point; thence running South 04°41'53" East, 64.33 feet to a point; thence running South 44°40'39" West, 26.13 feet to a point; thence running North 10°20'25" West, 65.14 feet to a point; thence running North 76°13'50" West, 20.95 feet to a point; thence running South 60°59'55" West, 167.07 feet to a point, which point is the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.17 acres and being labeled Tract "B" as shown on that Compiled Plat for Big Canoe prepared by Cranston, Robertson & Whitehurst, P.C., dated May 11, 1987, and bearing the seal of Thomas Heard Robertson, Georgia Registered Land Surveyor No. 2024.

