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Kim Painter RECORDER
Johnson County, Iowa

Prepared by and return to: Robert N. Downer, Shuttleworth & Ingersoll, P.L.C., 327 2nd Street, Suite 300
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**PROTECTIVE COVENANTS AND RESTRICTIONS
OF
GREENBELT TRAIL PART FIVE AND PART SIX SUBDIVISIONS
NORTH LIBERTY, JOHNSON COUNTY, IOWA**

The undersigned, Greenbelt 5-6, L.L.C., (“Developer”), and Scanlon Family, L.L.C., (“Owner”), collectively the owner of all lots in the subdivision to North Liberty, Johnson County, Iowa, known as Greenbelt Trail Part Five, North Liberty, Iowa, the plat for said subdivision being recorded in the office of the County Recorder of Johnson County, Iowa, at Plat Book 69, Page 105, (“Subdivision”) does declare, covenant and agree with and for mutual benefit of those persons to whom Developer has contracted to sell or may hereafter sell any lot, lots, or land referred to in Article I hereof (who, by acceptance of title thereto, shall be deemed thereby to have consented hereto), and for the benefit of itself and its respective successors, assigns, or legal representatives, that each and all of the lots in the Subdivision shall be held, transferred, sold, conveyed and occupied subject to the conditions, covenants, restrictions, reservations and easements (sometimes hereinafter collectively referred to as “Covenants”) hereinafter set forth.

**ARTICLE I
PROPERTY SUBJECT TO THIS DECLARATION**

The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to the Covenants set forth herein is located in Johnson County, Iowa and is more specifically described as follows to wit:

Lots 25-30, 51-78, and 92-103, inclusive, Greenbelt Trail Part Five Subdivision, North Liberty, Iowa, according to the Final Plat thereof recorded in Book 69, Page 105, Plat Records of Johnson County, Iowa (the “Property”). However, notwithstanding anything herein to the contrary, the Owner shall have the right, and hereby reserves to itself the right, at any time, and from time to time, to add to the Property and subject to the Covenants to additional real property (“Additional

Property”). Any portion of the Additional Property shall be added to the Property, and therefore and thereby becomes a part of the Property and subject in all respects to the Covenants and all rights, obligations and privileges herein, when Owner places of record in Johnson County, Iowa, a supplement to the Covenants so declaring the same to be part of the Property.

ARTICLE II
GENERAL PURPOSES OF THIS DECLARATION

The Property is subject to the Covenants hereby declared to ensure the tasteful and consistent development of the Subdivision and every part thereof; to protect each property owner therein from such improper use of surrounding lots as may depreciate the value of his or her property; to guard against the erection thereon of buildings built of a design or materials that may not be in harmony with the architectural style the Developer’s design team wants to maintain; to ensure adequate and reasonable development of the Property; to encourage the erection of original designs and attractive improvements thereon; with appropriate locations thereof; to prevent haphazard and inharmonious improvements; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; to ensure a long-term and a desired high standard of maintenance of the outlots; and in general, to provide adequately for a residential subdivision of high quality and character.

ARTICLE III
USE AND BUILDING RESTRICTIONS

1. Lots: 25-30, 51-78, 92-99 and 101-103, (45 residential dwelling lots) shall be used for single-family residential purposes and no structure shall be erected on any lot other than a single-family dwelling not exceeding two (2) stories, or two (2) stories and an exposed basement to the side or rear, and an attached garage with three (3) car capacity; provided, additional or less garage capacity may be constructed with the prior approval of Developer (which term, when used in this context, shall include all duly designated representatives of Developer), in its sole discretion. All garages must be located on the high side elevation of the lot unless the Developer approves in writing an alternative location. Lot 100 will not be allowed to be used as a residential lot until another through street to the north is built, removing the dead end and providing access to adjoining City streets. Until that time, a temporary turnaround driveway along with a temporary easement will be constructed and placed on the lot, and the HOA will be responsible for its maintenance and snow removal. When through access is granted to the north end of Strub Street, Lot 100’s temporary easement will be terminated, and its owner will be free to build a residential structure under the same restrictions as the 45 other residential lots. At such time lot 100 will join the HOA as a member with 46 lots, and the HOA will no longer be responsible for the driveway’s maintenance, and the owner will be responsible for returning the temporary turnaround back to City standards for a residential driveway as well as any portion of the street that would need to be

replaced or repaired if they are seeking a permit to build a residence. All dwellings shall be constructed in accordance with the applicable governmental building code. Developer may, at its discretion, approve gazebos, pool houses and other detached structures in accordance with the building plan approval process set forth in subparagraph 2(c) herein.

2. The provisions of this Section 2 shall be applicable to construction on lots within the Subdivision. It is the intention of the Covenants to ensure that all dwellings shall be of desired quality, design, workmanship and materials approved by Developer. The Developer will consult with an Architectural Review Committee ("ARC") prior to rendering such decisions. The ARC will initially consist of only a designated representative of Developer. When the Developer no longer wants to staff the ARC, it may designate such other individual or individuals as it may determine to serve on the ARC. No later than two (2) years, as determined by the Developer, following the substantial completion of dwellings on all 46 lots in the Subdivision, the ARC will be designated by the Board of Directors of the Home Owners Association, to be established as the Greenbelt Trail Parts Five and Six Subdivisions Owners Association ("Association").

a. No lot shall be re-subdivided. This provision shall not prevent a conveyance of a portion of one (1) lot to the abutting owner of another lot so long as said conveyance does not result in an additional building lot being created thereby.

b. With respect to all single family residential lots, no dwelling shall be erected on any lot having a ground floor living area of less than one thousand four hundred-fifty (1,450) square feet in the case of a one (1) story structure nor less than two thousand (2,000) square feet above ground in the case of a One and One-half (1½) or two (2) story structure, provided that said one and one-half (1½) or two (2) story structure contains a minimum total of nine hundred-fifty (950) square feet on the ground floor. Garages, breezeways, screened porches, open porches, or decks shall not be considered as above-ground floor areas.

c. No trailer, dog run, mobile home, tent, boat, unattached garage, barn, shipping container or unattached structure of any kind shall be placed upon any lot except as specifically provided in these Covenants. Garden sheds or other sheds, storage buildings, greenhouses, gazebos, pergolas and other similar structures may be allowed but must be less than 200 square feet gross floor area and no more than 10' in height, and approved by the Developer, in its sole discretion. The accessory building must be sited in the rear yard and be at least 5' away from the property line or in the case of a two-family lot, they must be 5' away from the shared rear lot line. They shall not be used as a dwelling unit and shall be constructed out of similar materials as the dwelling unit on the lot that are intended for long-term exposure to the elements.

d. The front of the dwelling on each lot shall be sited on the line which is twenty-five (25) feet back from the front lot line, no nearer than eight (8) feet to any side lot line in the case of a

single family dwelling, and no taller than thirty-five (35) feet above the ground plane. Lots needing special consideration, may request to the Developer, in its sole discretion, to allow siting further from the twenty-five (25) foot line.

e. With prior written approval from the Developer, which may be granted or withheld in its sole discretion, an owner may apply to the City of North Liberty, Iowa, ("City") for variances to said building setbacks where unusual terrain features or other unusual circumstances exist.

f. With respect to all lots in the Subdivision, no less than twenty-five (25) percent of the exterior front surfaces of the dwelling shall be constructed of stucco, stone or brick, with these and the remaining front exterior material to be approved by the Developer in its sole discretion. T-1-11 board or other similar inverted bat board is not permitted.

g. All dwelling roofs shall be surfaced according to plans and specifications approved in advance by the Developer, in its sole discretion. It is expected that all dwelling roofs shall be surfaces with thirty-year (30) architectural shingles, weathered wood or black color, with such material or color as approved by Developer. All dwellings' main roofs must have a minimum pitch of 6/12 (i.e. 6" of rise for each 12" of run) and the building plans submitted for approval shall show the roof pitch. Other materials may be approved in writing. Accent, dormer, and porch roofs may have metal surface materials, and have flatter slopes than the minimum roof pitch, but must be approved by the Developer. In the cases where a majority of the dwelling's front facade contains gables or dormers with a minimum slope of 6/12, a less steep pitch for the main roof can be requested for approval by the Developer, in its sole discretion.

h. Prior to the construction of any structure or the installation of any landscaping, a set of plans and specifications for such proposed structure or landscaping shall be submitted electronically to the Developer for review by its ARC for approval. This shall include a grading plan. With respect to such plans and specifications for any proposed structure or landscaping, the submitted materials should show location and type of fences, parking areas, plantings, landscaping (including, without limitation, detailed information with respect to type and variety of trees, grass and shrubs to be installed), and other relevant matters including the location on the lot of all proposed improvements (plot plan), and the materials to be used and the exterior color scheme proposed. The submitted materials shall also set forth a time schedule for construction of improvements, and in no event will plans and specifications be approved when the proposed construction will take longer than twelve (12) months. The Developer, through its ARC, or its designee, shall approve or disapprove the submitted materials within thirty 30 days after receipt of all the above documentation and, in the event of disapproval, shall specify the exact reason therefor to enable the applicant to correct the material breach in order to obtain approval. All plans will be converted to an electronic approval application, and approved with electronic signature for easy

access for recordkeeping. Any plans, whether architectural or landscape, submitted by an owner or builder will alert Developer of any variance from these covenants so that the Developer may make an informed approval. Any approved plans that have not called out any such variance shall not be considered approved by Developer simply because it was not discovered in the review process. The purpose of the foregoing plan approval and architectural review process is to secure an attractive and harmonious residential development having continual appeal. Developer hereby retains, in its absolute discretion, the right to refuse any construction, grading, and/or landscaping plans which are not suitable or compatible with the intent of the foregoing.

- i. All driveways, vehicle parking areas, and walkways will be constructed of concrete or brick, if approved in advance by the Developer, and will be completed within the twelve (12) month period set forth in the immediately preceding paragraph.

- j. All lot owners assume all responsibility for construction of sidewalks on their lot. At such time as building construction occurs on a lot, but in no event later than five (5) years from the date the subdivision plat is recorded, the lot owner shall install sidewalks in said subdivision abutting said lots per the widths approved on the preliminary plat, in accordance with the plans and specifications of the City, and subject to inspections by the City Engineer or designate, unless otherwise shown on the plat.

- k. No fences will be installed unless the same are poly-covered black chain link fence construction, four (4) feet in height. No fence will extend along any boundaries of the front yard. No fence shall extend closer to the front of the residence than the furthest rear corner of said dwelling. In the case of corner lots, no chain link fencing may be located in the front or side setback areas of either street frontage. Swimming pools must be below ground level and located in the rear yard and may be bordered by a four (4) feet high poly-covered black chain link fence or other material approved by Developer. All fencing, including swimming pool fencing, will comply with current City of North Liberty Code. Currently, North Liberty also has rules for interior window height from finished floor and self closing doors abutting a pool, and allow for certain pool covers to be used in lieu of a barrier fence.

- l. During the course of all construction, the building contractors and lot owners shall keep mud, dirt, debris, and building materials off of all Subdivision roads and other building lots. Building contractors will also ensure that storm sewer intakes are protected from debris entering during construction. During the home construction phase, Developer shall have the right of first refusal on excess soil and dirt from all lots. If such excess soil is not needed by Developer, all construction related excess dirt, soil, including basement level dirt, as well as construction debris shall be disposed of offsite at the cost of the builder or lot owner.

- m. Each lot owner will plant, at a minimum, TWO (2) or more deciduous trees (with at least two (2) deciduous tree being planted in the front yard) with a minimum trunk caliper diameter of

THREE (3) inches, of the following types: Osage Orange (males only), Betula Nigra (River Birch); Maples, Marmo and Firefall only, no silver maple or other seeding cultivar; all oak, except Bur; and thornless Honey Locust; Beech, American, Catalpa, Northern; Ginkgo (males only); Hackberry, common; Locust, Black Chicago Blues; Zelkova, Japanese; or other species approved by the Developer. Each lot owner will additionally plant, at a minimum, TWO (2) or more coniferous trees with a minimum trunk caliper diameter of TWO (2) inches of the following types: all Spruce; all pines, except Austrian; and all fir. Said trees shall be planted by the owner within one hundred eighty (180) days from the date of an occupancy permit being issued for the property.

- n. The exterior color of the dwelling shall be subject to the approval of the Developer.
- o. Split-foyers, A-frames, pre-manufactured or geodesic or other dome houses will not be permitted.
- p. The rear, front and side yards and the parking area between the front yard and the paved street shall be sodded except where the sidewalks may be located.
- q. The titleholder of each of said lots or unit lot, vacant or improved, shall keep his/her lot or lots or unit lot free of weeds and debris. If a lot is unimproved, the grass shall be mowed to a 12" length until improved.
- r. The elevation of the top of the foundation of all improvements on a lot shall be a minimum of eighteen (18) inches above the street curb at the centerline of the lot. At the discretion of the Developer, a higher or lower top of foundation elevation may be approved in writing at the time the site plan (plot plan) is reviewed.
- s. Foundation/basement walls may not be exposed on the front elevation of any improvements built on a lot. Any portion of such walls that may be above grade must be backfilled with dirt and then properly retained with appropriate landscaping retaining wall material. The Developer may approve in writing other materials to cover or screen any exposed concrete or concrete block basement/foundation walls.
- t. Other than applicable requirements of the North Liberty Code of Ordinances and the Developer's Agreement entered into with the City of North Liberty in connection with the approval of the Subdivision, the Developer may, in writing, waive or consent to variances in any of the preceding building regulations and requirements described herein, provided that the Developer, in its sole and absolute discretion, determines such variance is consistent with the general purposes of this Declaration or otherwise deems that there are practical difficulties or particular hardships evidenced by the owner desiring such variance. In the event of such variance, said waiver, or consent shall not be construed as being applicable to any other lot owner.

3. The Following restrictions shall be applicable to the use of lots in the Subdivision:

a. No act constituting a nuisance, as defined under the provisions of Chapter 657, Code of Iowa, or the common law of Iowa, shall be permitted, and the restrictions pertaining to acts within a county in said Code chapter shall be applicable to the Subdivision.

b. Vegetable gardens may be maintained only in the rear yard of a dwelling.

c. No animals, livestock or poultry shall be raised or kept within the Subdivision except for usual household pets, provided the same are not kept or maintained for commercial purposes. For the avoidance of doubt, chickens, roosters, ducks, geese and other similar fowl, are prohibited. Pets shall be managed in such a way they do not interfere with the quiet enjoyment of property by other lot owners. Pets which continue to make loud noises, damage shrubs, or other flora, attack other pets or people, shall be considered a nuisance. All dogs located off the owner's premises shall be leashed at all times.

d. Motor vehicles used by residents shall be parked in areas designated in the building plans as parking areas. There shall be provided on each lot sufficient off-street parking area including driveway for the parking of at least two (2) automobiles, which area shall be surfaced in concrete or brick. At no time may motor vehicles be parked on grass, and no portion of the front yard, except for the above referenced driveway and off-street parking area, may be paved over as a parking surface. No motor vehicle shall be parked on the street of the subdivision overnight or at any time in any manner which would interfere with the flow of traffic. All campers, trailers, boats, recreation vehicles, all-terrain vehicles, or snowmobiles shall be stored within a garage or at such other enclosed places where such items are not visible from the street.

e. No lot shall contain an above-ground swimming pool or a tree house. Trampolines must be in the back yard and must either contain safety netting around the perimeter or be buried so that the jumping surface is at grade.

f. No satellite dish (except for a satellite dish no larger than two (2) feet in diameter attached to the roof of the house or garage), radio tower or antenna shall be located on any lot. Satellite dishes are prohibited in any front or side yard and shall not be visible from the street. Antennas are permitted if attached to the rear roof structure and do not extend more than eight feet above the peak of the home.

g. All construction shall be completed within one (1) year from the date of commencement. The owner of any building damaged by fire or force majeure shall within ninety (90) days thereof,

commence restoration or reconstruction of said building, and work shall be completed within one (1) year from the date of occurrence.

- h. No motor homes, trucks/cargo vans larger than a typical "sprinter" type van (24' L x 7' W x 9.5' H), boats and other watercraft, recreation vehicles, ATV's, dune buggies, snowmobiles, trailers and other non-standard passenger vehicles shall be maintained, parked or kept overnight for any purpose on the street, driveways, and yards of any lot or unit lot.
- i. No lot owner may lease or sublease his or her home for fewer than 30 consecutive days at a time. The intent of this provision is to counter leasing companies that do short term rentals to clients.

ARTICLE IV
GREENBELT TRAIL PARTS FIVE AND SIX SUBDIVISIONS OWNERS ASSOCIATION

- 1. Each single family lot owner (46 lots) shall automatically become a member of the GREENBELT TRAIL PARTS FIVE AND SIX SUBDIVISIONS OWNERS ASSOCIATION ("Association") and shall be subject to assessment to carry out the purposes of the Association. Each single family lot and regardless of the number of owners, shall be entitled to one (1) vote in matters over which the Association has control - forty six (46) votes total. Should Additional Property be subject to the Covenants the total number of votes shall be adjusted accordingly. The Association shall be organized and shall operate for the purpose of owning, maintaining, controlling and managing the mailboxes and any private drainage easement. However, the owner of the lot where the mailboxes are located, will be responsible for removal of snow along with snow along their property's sidewalk.
- 2. The Association shall form a board of directors as established by its bylaws. As long as the Developer owns one lot within the Subdivision, and for a period of two (2) years thereafter, Developer's designee will automatically be elected to one of the seats of the Board of Directors, as long as desired by the Developer.
- 3. The Association shall also have the right to enforce any of the protective covenants and restrictions set forth herein as well as to represent the interests of lot owners on issues affecting development of surrounding areas and maintaining the quality of environment and quality of life within the Subdivision.
- 4. Mailboxes/Snow Removal

The Association will be required to maintain the mailboxes, including repairs and replacement as needed. The owners of any lots adjacent to a mailbox will be required to remove the snow and mow around them. The 8' trail on the west side of Seven Oaks Road and the north side of Berkshire

Lane will be maintained and plowed by the City of North Liberty. If the City determines it will no longer plow this trail, it will be the responsibility of the Association, and not the abutting homeowners. Any damage done to the 8' trail due to the negligence of any lot owner, including but not limited to construction, will be the responsibility of the lot owner.

5. Private Easements

Storm sewer and drainage swales located in the rear of lots 51-71 and 93-103 are constructed within Private easements. The Association will be responsible for maintenance and repairs of these facilities and has access rights through the private easements for purposes of inspecting, conducting required maintenance, or making necessary repairs to confirm these facilities are operating properly. If any obstructions or damage to these facilities occur and is caused by work performed inside or outside of the private easements by a lot owner, or their assigns, the Association shall perform the required maintenance or make the necessary repairs and has the right to assess all costs to the lot owner for all work performed and the fees, charges, and expenses incurred in performing the required maintenance or making the necessary repairs.

6. The assessments, together with interest, costs and reasonable attorney's fees required for collection of past due assessments, shall be a charge on the assessed property and shall be a continuing lien upon the lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the owner of such property at the time when the assessment falls due. The personal obligation for delinquent assessments shall not pass to any successors in title unless expressly assumed by such successor, but the lien therefore shall remain until foreclosed or released. The assessments will be determined first by the Developer, then successively by the Board of the Association. Such assessments shall be subordinate to the lien of any first mortgages encumbering any lot within the Subdivision.

ARTICLE V
GENERAL PROVISIONS

1. A perpetual easement for utility purposes is reserved on a portion of each lot as designated on the Subdivision plat. No improvements shall be placed within the easement rights-of-way which in any manner interfere with the installation and maintenance of the utilities within the easements rights-of-way. A perpetual easement is hereby granted in favor of (utility providers) and the City of North Liberty, upon, over and under, along and across the areas marked on the plat of the Subdivision as "utility easement", "U.E." Each of said utilities shall have the right to install, lay, construct, reconstruct, renew, operate, maintain and remove conduit, cables, pipes, poles and wires, overhead and underground, with all the necessary braces, guys, anchors, crossarms, electric lines, insulators, and other equipment or appurtenances for the purpose of serving the Subdivision and other property with electricity, gas, communication, and cable service; the right to trim, cut

down, and remove trees, brush, saplings and bushes that may interfere with the proper construction, maintenance, operation or removal of said facilities, equipment, and appurtenances; and the right of ingress and egress for all the purposes aforesaid. No permanent dwelling's trees shall be placed on the areas so designated for utility easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein reserved.

2. These restrictive covenants shall not be binding upon any lot in said Subdivision so long as title thereto remains held by Developer.

3. The approval, waiver or consent required or permitted of the Developer under the terms of these Covenants shall be exercised by Developer, the ARC, or such other person or entity as Developer may designate in writing.

4. These covenants are to run with the land and shall be binding on all parties (except as provided in Article VI, Paragraph 2) and all persons claiming under them for twenty one (21) years. These covenants may be extended for additional terms of twenty one (21) years any time during the current term by any lot owner filing a Verified Claim with the Johnson County Recorder, at any time prior to the expiration of the then current term in accordance with the requirements of Section 614.24 Code of Iowa, or its successor. Pursuant to Section 614.25, Code of Iowa, the filing of such Verified Claim shall cause these covenants to be extended for an additional twenty one (21) year term from the date of such filing.

5. If the parties hereto or any of them or their assigns, shall violate or attempt to violate any of the covenants or restrictions herein during their existence as provided for in Paragraph 5, it shall be lawful for any other person or persons owning any other lot in said development or Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants or restrictions and either prevent said person or persons from so doing or to recover damages (including reasonable attorney fees and court costs) or other dues for such violation.

6. Invalidation of any one (1) of these Covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

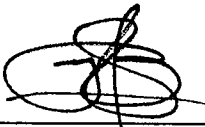
7. The owner of any lot subject to these Covenants assumes, by acceptance of a deed for the lot, Developer's obligations with respect to such lot for: (i) soil erosion control on such lot, including inspection cost, from and after delivery of the deed; and (ii) installation of sidewalks or trails as required by the City of North Liberty, Iowa, if not already installed by the Developer. Such owner shall cooperate with Developer in obtaining a transfer of any soil erosion control NPDES, CSR, or other governmental permits with respect to soil erosion, wetland and other

environmental laws, to such owner or the cancellation or other termination of the permit currently in the name of Developer or its affiliate, and reissuance of a permit in the name of such owner. At any time required by Developer, any party accepting a Deed for any lot or part thereof shall execute the appropriate documentation required by the Iowa Department of Natural Resources ("DNR"), the City of North Liberty, Iowa, or other governmental body to release Developer from responsibility for executing a soil erosion plan (including monitoring, inspecting and record keeping) as it applies to the lot for the period of time after the delivery of a Deed for such a lot, and to release Developer from any other obligations for environmental matters for the period of time after delivery of a Deed. Any party that accepts a Deed for any lot or part thereof who fails to cooperate with Developer, fails to execute documentation to relieve Developer from responsibility for soil erosion or fails to comply with the lawful requirements for control of soil erosion shall be obligated to hold Developer harmless from all liability, costs and expense, including reasonable attorney fees, arising from such failure by such party. Developer is not required to renew NPDES, CSR, or other governmental permits with respect to soil erosion, wetland and other environmental laws when they expire, but may do so in its sole discretion.

8. These Restrictive Covenants may be amended from time to time with the written consent of the owners of at least two-thirds (66.67%) of the lots/units fifty (50) votes total within Greenbelt Trail Part Five and Part Six Subdivisions located in North Liberty, Iowa, at the time of the amendment. Said amendment shall be executed in writing and signed by the owners of at least two-thirds (66.67%) of the lots/units within said Subdivision and the same shall be filed of record in the office of the Johnson County Recorder. For so long as Developer owns at least one (1) lot in the Subdivision, no amendment shall be valid or enforceable unless approved by Developer in writing.

DATED this 30th day of September, 2025.

GREENBELT 5-6, L.L.C.

By: 
James Patrick Scanlon, Jr., Manager

"Developer"

SCANLON FAMILY, L.L.C.

By:

James Patrick Scanlon, Jr., Manager

“Owner”

COMMONWEALTH OF MASSACHUSETTS

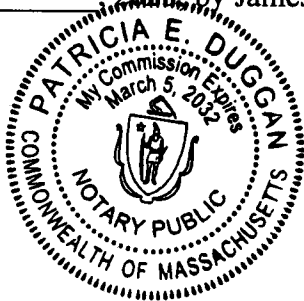
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SS:

COUNTY OF NORFOLK

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This instrument was acknowledged before me on this 30 day of September, 2025, by James Patrick Scanlon, Jr., Manager of Greenbelt 5-6, L.L.C.



Notary Public in and for the Commonwealth
of Massachusetts

COMMONWEALTH OF MASSACHUSETTS

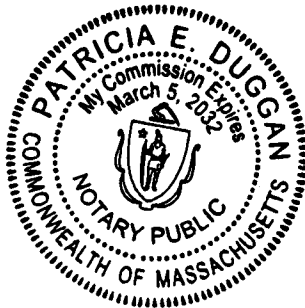
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SS:

COUNTY OF NORFOLK

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This instrument was acknowledged before me on this 20 day of September, 2025, by James Patrick Scanlon, Jr., Manager of Scanlon Family, L.L.C.



Notary Public in and for the Commonwealth
of Massachusetts