

**Exhibit "B"**  
**Restrictions**

1. Manufactured homes, recreational vehicles (RV), campers, and other similar improvements and structures cannot be used as a residence on the property. RVs, golf carts, four-wheelers, Ranger UTVs and other similar items are allowed to be stored on- site.
2. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.  
Burning of items that are not environmentally friendly like rubber, plastics, painted/treated wood, garbage, etc. is not allowed.
3. No noxious or offensive activity shall be conducted on the property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or a nuisance to the neighborhood or other adjoining property owners. There shall not be maintained any plant, device, animal, livestock or wild fowl or any other thing whose normal activity or existence is in any way obnoxious, dangerous, unsightly, unpleasant or of a nature that shall diminish or destroy the enjoyment of other property in the immediate area.
4. The property may not be subdivided without the written consent from the previous owner, Mr. Bass.
5. No structures of a temporary character, trailer, recreational vehicle, mobile home, camper, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. Notwithstanding the above language, a garage apartment or barndominium is expressly allowed.
6. No building shall be located on the property nearer than 50' feet to the front lot line or nearer than 25' feet to any side or rear lot line except a garage or other permitted accessory building located on the rear one-half (1/2) of the property; in any event no building shall be located nearer than 10' feet to any side or rear interior lot line.
7. These restrictions are to run with the land and shall be binding on all parties and on all persons claiming under them for a period of thirty (30) years from the date these restrictions are recorded, after which time said restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by the surrounding landowners of a majority of the directly adjoining properties, has been recorded, agreeing to change said restrictions in whole or in part. In addition, these conditions and restrictions may be amended at any time by an instrument signed by Mr. Bass, and a majority of the directly adjoining landowners.
8. Enforcement of these restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction, either to restrain violation or to recover damages. The prevailing party in any litigation to enforce these restrictions shall recover its reasonable attorney's fees to plaintiffs.
9. Invalidation of any one of these restrictions by judgment or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.