

## EXHIBIT B

### FOXCROSS FARM Covenants and Restrictions

1. **These covenants and restrictions are made covenants running with the land and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date hereof.**
2. **Lots shown hereon are for agricultural and residential purposes only. No commercial business shall be conducted on any tract. This does not prevent the operating of a bed and breakfast, personal farm or stable. .**
3. **Minimum living space shall be as follows:**
  - a. **Single-story dwelling shall have a minimum floor space of 1,250 square feet**
  - b. **Two-story dwelling must have a minimum floor space of 1,800 square feet.**
4. **Any further subdivision of these tracts must be in accordance with Greenbrier County, West Virginia requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.**
5. **No noxious animals, i.e., commercial pig or poultry farms, or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become obnoxious, a nuisance or a health hazard to the neighborhood.**
6. **No structure of a temporary character, trailer, single-wide, double-wide, triple-wide or manufactured home built on a steel frame, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at anytime as a residence, either temporarily or permanently. This does not prevent an off frame modular home with a minimum 5/12 pitch roof.**
7. **No residence shall have exposed concrete, cinder block, or masonry foundation extend above finish grade so as to be visible from an adjoining property. All foundations must be brick, stone or decoratively finished masonry.**

- 8. Trash, garbage or other waste shall not be kept except in sanitary containers. No tractor-trailers, non-operating vehicles or unlicensed automobiles, unused objects or clutter of any kind shall be permitted to remain on any parcel or any portion thereof.**
  
- 9. No more than one single-family dwelling shall be constructed on any current or future tract subject to these Covenants and Restrictions. Dwellings shall be well maintained so as to prevent unsightly conditions or the structure falling into disrepair. This provision shall not prevent the construction of a guesthouse quarters in addition to the main residence.**
  
- 10. Should any proceeding at law or in equity decree that any one or part of any one of the foregoing Covenants and Restrictions be declared invalid, the same will not invalidate all or any part of the remaining covenants and restrictions.**

**Buyer acknowledgement:**

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BUYER

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Date

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BUYER

\_\_\_\_\_

Date