

EXHIBIT B

Covenants and Restrictions for River Farm (Tracts A-D)

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. Any further subdivision of these tracts must be in accordance with Claiborne County, Tennessee requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
3. No noxious animals, i.e., commercial pig or poultry operations, 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. This does not prevent having horses, cattle or other such livestock.
4. No single-wide, double-wide, triple-wide or manufactured home built on a steel frame will be allowed.
5. 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 apparatus, or clutter of any kind shall be permitted to remain on any parcel or any portion thereof.
6. 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:

BUYER

Date

BUYER

Date