

EXHIBIT B

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 here on are for residential purposes only. No commercial business shall be conducted on any tract.
3. Minimum living space shall be as follows:
 - a. Single-story dwelling shall have a minimum floor space of 1,200 square feet
 - b. Two-story dwelling must have a minimum floor space of 1,800 square feet.
4. No noxious animals, i.e., commercial pig or poultry, 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.
5. 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 or other outbuilding shall be used on any lot at anytime as a residence, either temporarily or permanently.
6. 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
7. 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.
8. Dwellings shall be well maintained so as to prevent unsightly conditions or the structure falling into disrepair.
9. Any fencing must be well maintained board, woven or smooth wire fencing along all roadways. No gates shall be erected that would block a private road.
10. If Parcels 5, 6, 7, or 8 sell individually, they are restricted to one single-family residence per Parcel. Should they be grouped with Parcels 2 or 9, which have state road frontage, then Bedford County requirements apply.

11. On April 5, 2011 notice was given by Bedford County that the building located above the pond on Auction Parcel 4 known as "The Sycamore Ridge Golf Club House" has been posted as an unsafe structure. Occupancy in any form is prohibited until code deficiencies have been remediated.
12. Should any proceeding at law or in equity decree that anyone 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