

EXHIBIT B

PULASKI COUNTY, DRAPER, VIRGINIA 450 ACRE - RAY SAUNDERS ESTATE - Auction Tracts 1-8

Covenants and Restrictions

*NOTE: If the property is purchased as a whole, Tracts 1-8, these covenants and restrictions will not apply.

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, recreational and residential purposes only. Additional uses must be in accordance with the current A-1 zoning uses.
3. Any further subdivision of these tracts must be in accordance with requirements from Pulaski County. Any additional tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
4. 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. Motor homes or campers may be used on a seasonal basis for no more than eight (8) months a year.
5. 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.
6. Trash, garbage or other waste shall not be kept except in sanitary containers. No non-farm/agricultural 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 that creates unsightly appearance.
7. Dwellings shall be well maintained so as to prevent unsightly conditions or the structure falling into disrepair. All areas around dwellings and other buildings shall be kept free of litter, machinery clutter and shall not be unsightly in appearance.
8. 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