

EXHIBIT B

Covenants and Restrictions

***Existing structures are exempt from these covenants and restrictions.

Note: If Tracts 1,2,3,4,5,6,7,8 and 10 are sold to one owner than these covenants and restrictions shall not apply.

1. These Covenants and Restrictions are made covenants running with the land, and shall inure to the benefit of and be enforceable by any association formed by (i) the owners of land subject to these Covenants and Restrictions and (ii) other owners of land subject to these Covenants and Restrictions and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date hereof. Upon the expiration of said third (30) year period, these Covenants and Restrictions shall be automatically extend for successive ten (10) year periods unless at least two-thirds of the owners of land subject to these Covenants and Restrictions vote in favor of terminating the same.
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 800 square feet
 - b. Two-story dwelling must have a minimum floor space of 1,600 square feet.
4. Any further subdivision of these tracts must be in accordance with Craig County requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
5. No noxious animals, i.e., 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. This does not prevent having horses, cattle or other such livestock.
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.
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 apparatus, 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. The intent of these restrictions is not to prevent an owner from coming to the property seasonally and spending a short period of time camping, using a motorhome or a camper as shelter. However, no motorhome or camper shall be left on any lot for a period greater than 120 days at any one time and no more than 180 days in a year. A motorhome or camper may not be used as a permanent dwelling. No addition may be placed on motorhomes and campers such as decks, screened porches or roofs. Periodic tent camping shall be allowed under these covenants and restrictions.
11. Any fencing must be well maintained board or woven wire fencing along all roadways. No gates shall be erected that would block a private road. However, cattle guards are permitted on private roads and shall be properly maintained by the respective owner and not with the funds provided by the Road Maintenance Agreement.
12. 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.
13. The undersigned agrees to execute all instruments or agreements necessary to place these Covenants and Restrictions on record in the Craig County.

Buyer acknowledges and agrees to be bound by the same.

BUYER

Date

BUYER

Date