

EXHIBIT B

Covenants and Restrictions

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 extended 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 residential purposes only. No commercial business shall be conducted on Tracts 1-24. Tracts 27-32 are condominiums and are subject to the recorded restrictions for Hillside Condominiums at White Sulphur Springs. Tracts 25 and 26 could be used for business purposes such as an event venue, vacation rental, or agricultural business. The restriction does not prevent the operating of 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 1,000 square feet
 - b) Two-story dwelling must have a minimum floor space of 1,800 square feet.
 - c) Detached guest residence will be permitted as will detached garages. Guest residences must contain at least 750 square feet of heated living space. Wherever a guest residence is built, the primary residence must be completed first.
4. Any further subdivision of these tracts must be in accordance with Surry County requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
5. No animals or livestock except horses and common household pets shall be kept on any lot. Household pets shall not be kept if they are being bred or boarded for commercial purposes. No pet shall be allowed to remain on the property if it becomes a nuisance. No owner may have more than four household pets.
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 another outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
7. No residence shall have exposed concrete, cinder block, or masonry foundation extend above finish grade and 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 to prevent

unsightly conditions or the structure falling into disrepair. This provision shall not prevent the construction of a guesthouse quarter in addition to the main residence. All property owners are required to maintain their lot and open space by mowing and maintaining the grounds and not allowing yards and open space to become unsightly or overgrown.

9. Once construction of improvements is started on any lot, the improvements must be constructed of a substantial quality of antique, reclaimed or new materials, completed within one year from the date of commencement. No residence shall be occupied unless it has been substantially completed as specified by the plans and specifications, and a certificate of occupancy has been issued by the County of Surry.
10. All exterior surfaces of any lot improvement must comply with the following requirements:
 - a) No vinyl siding allowed.
 - b) Only wood shakes, tin, copper, slate or asphalt shingles shall be used as roofing materials. The minimum roof pitch permitted will be 6/12.
 - c) Owners are encouraged to use colors that will blend with the natural surroundings such as brown, tans, and other earth tones.
 - d) Driveways must be gravel, surface treated or paved and well maintained with culvert pipe entrances where needed.
11. Any fencing must be well-maintained board or split rail along all roadways. No gates shall be erected that would block a private road.
12. No all-terrain vehicles (ATV) or motorized trail bikes will be allowed on the roads of the White Sulphur Springs. This will not prevent an owner of making use of these on their tract so long as such usage does not constitute a nuisance to other owners in the Community. Golf carts or other such utility vehicles are permitted.
13. No unlicensed or inoperable vehicles may be kept on any lot, including car parts. No debris, trash or any other unsightly conditions shall be permitted on any lot at any time.
14. 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.
15. The undersigned agrees to execute all instruments or agreements necessary to place these Covenants and Restrictions on record in the Surry County.

Buyer acknowledges and agrees to be bound by the same.

BUYER

Date

BUYER

Date