

EXHIBIT B

COVENANTS, CONDITIONS AND RESTRICTIONS

Tracts 1-17

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 thirty (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. Any further subdivision of these tracts must be in accordance with Washington County requirements. Any tracts created by re-subdivision shall be subject to these Covenants and Restrictions.
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. This does not prevent having horses, cattle or other such livestock.
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, barn or other outbuilding shall be used on any lot at anytime as a residence, either temporarily or permanently. Campers will be allowed on the property but they cannot be used as a permanent residence or permanently fixed to the real estate and are for temporary use only.
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.
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.
9. Any fencing must be well maintained board or 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.

10. 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.
11. The undersigned agrees to execute all instruments or agreements necessary to place these Covenants and Restrictions on record in Washington County.

Buyer acknowledges and agrees to be bound by the same.

BUYER

Date

BUYER

Date