

EXHIBIT B

MACON COUNTY, NORTH CAROLINA
FRANKLIN, NC
Auction Tracts 9-13

Covenants and Restrictions

***NOTE: If the property is purchased as a whole (Tracts 9-13) will not apply these 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 twenty (20) years from the date hereof.
2. 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. Tiny Homes will be allowed to be built on any tracts but must be set on a permanent foundation. Owners will be allowed to camp on their lots in RV's but they cannot be on a permanent foundation and cannot stay for more than 6 months at a time.
3. 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.
4. 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.
5. 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