

EXHIBIT "B" - RESTRICTIVE COVENANTS

- A. No structure shall be erected thereon other than one single family dwelling. Such dwelling shall have a centrally heated and cooled floor space of at least 1500 square feet in a one story house, and 2100 square feet in a two story house.
- B. No trailer, basement, tent, attic, shack, garage or other outbuilding shall be used as a residence, nor shall any structure of temporary character be used as a residence.
- C. No residential structure shall be erected or located on said property without prior written consent and approval of its plans and specifications by the Grantor.
- D. No mobile homes shall be allowed on the property.
- E. There shall be no swine kept on said property. No cows shall be kept on the property without permission of the Grantor.
- F. Above ground tanks will only be permitted for propane utilities.
- G. No trade or business shall be carried on, suffered or allowed on said property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- H. Said tract may NOT be subdivided or split off into smaller tracts, but shall remain as one intact contiguous tract for so long as these covenants are in effect.
- I. The restrictions, limitations, conditions and covenants herein set forth shall run with the land and be binding on said Grantee until January 1, 2045, at which time they shall terminate.
- J. If said Grantee or Grantee's heir, executors, administrators and assigns shall fail to comply with, violate or attempt to violate any of the restrictions, limitations, conditions and covenants herein contained, it shall not result in a forfeiture or reversion title, but it shall be lawful for any other person or persons having any interest in the enforcement of these covenants to prosecute any proceeding at law or in equity against said Grantee to prevent him from so doing or to recover damages or other dues or both.
- K. Invalidity of any of these restrictions, limitations, conditions and covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- L. All structures placed on the property shall have a minimum setback of 100 feet from Hannah Lane or Spread Oak Roads and a minimum of 50 feet setback from the rear and sides of the lot property lines.

Buyer _____

Grantor _____