

Exhibit B

PROPERTY RESTRICTIONS

1. The property hereby conveyed shall be used and occupied for single family residential purposes only. Any residence on tract shall have a total floor living area of not less than 1,700 square feet, exclusive of garages, carports and porches.
2. No mobile home or manufactured home of any nature shall be placed on the property hereby conveyed. No previously occupied building or structure shall ever be moved onto said property. No used materials are to be used on any residence or structure, nor are any building materials to be stored on any tract, except for immediate construction of residence. This shall not prohibit storage of building materials which are covered and kept in an orderly manner.
3. No building shall be located less than fifty (50) feet from front, side or rear property line.
4. No structure or building including outbuildings shall be erected, placed or altered on the property hereby conveyed until the construction plans and specifications and a plan showing the location of the structure has been approved by the Architectural Control Committee as to quality of materials, workmanship, design and as to location with respect to set-back requirements. The Architectural Control Committee shall be composed of Ray Mickan, Randy Merkord, Larry Kokel and Burt Carnes. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to act until the member or members appoint a replacement member(s). Each replacement member shall be an owner of record of property out of the 115.286 acres described in DOC #9505871 and DOC #9538896. The Architectural Control Committee shall have full authority based on a majority vote of the committee to approve or disapprove the design and location of structures, buildings and fences proposed to be constructed on any tract located on said 115.286 acres. In the event said committee fails to approve or disapprove such design and location within 90 days after said plans and specifications have been submitted, such approval will not be required and this covenant will be deemed to have been fully complied with. Plans shall be considered delivered when mailed or hand delivered to at least two of the members of the Architectural Control Committee. The members of such committee shall be entitled to no compensation for services and no fee shall be charged by the committee for review of plans and specifications defined in this covenant. The powers and duties of such committee shall cease on and after January 1, 2017 regardless of the automatic ten year extension stated in restriction Number 11.
5. Every outbuilding, except for stables, barns, and a greenhouse, shall correspond in style and architecture to the dwelling to which it is appurtenant. All stables, barns, and greenhouses shall be of new construction and be a minimum of enameled steel exterior siding. The Architectural Control Committee must approve all outbuildings including stables, barns, and greenhouses in regards to construction quality and location prior to construction.
6. Raising of poultry is prohibited and pigs or hogs shall not be housed or kept on said property. No livestock shall be permitted until said property is fenced and then no more than one (1) per two (2) acres shall be permitted. Livestock consists of horses, cattle, sheep and goats. Commercial dog kennels shall not be permitted.

7. Said property shall not be used as a dumping ground for rubbish, trash, garbage or other waste. Said property shall not be used for storage of non-operating automotive vehicles.
8. The property hereby conveyed shall not be subdivided into a tract size less than five acres and only one single family residence shall be placed on each five acre tract. Any tract of land 10.0 acres or greater must have a minimum of 30 feet of frontage on County Road 317. Any tract of land less than 10.0 acres but greater than 5.0 acres must meet the subdivision requirements of Williamson County. The 5.0 acre minimum size restriction shall expire on January 1, 2017 regardless of the automatic ten year extension stated in restriction Number 11.
9. The owners of each of the tracts comprising the said 115.286 acre tract, their heirs and assigns, shall have full right to prosecute any violation of these restrictions and covenants at law or in equity.
10. Invalidation of any one or more of these covenants and restrictions by judgement of a court having jurisdiction shall in no way affect the validity of any other covenants and restrictions which shall remain in force and effect upon said property.
11. All restrictions and covenants shall be binding until January 1, 2017 on which date they shall automatically be extended for an additional 10 year period, unless a majority of property owners owning tracts out of the 115.286 acre tract agree in writing to change or eliminate said restrictions, uses and covenants. Those property owners whose collective ownership constitutes at least 51% of the acreage of the original 115.286 acres shall be the majority required herein.

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