

EXHIBIT "B"

RESTRICTIONS

THE ABOVE DESCRIBED PROPERTY SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THESE GRANTEES, THEIR HEIRS AND ASSIGNS, UNTIL JULY 1, 2010 AND SHALL AUTOMATICALLY BE RENEWED FOR SUCCESSIVE TERMS OF TEN (10) YEARS UNLESS THE SAME ARE ALTERED, AMENDED, OR REVOKED BY THE OWNERS OF THE MAJORITY OF THE HEREIN DESCRIBED REAL ESTATE.

1. NO MORE THAN ONE (1) SINGLE-FAMILY RESIDENCE PER ACRE (WITH A MAXIMUM OF FIVE HOMES PER ORIGINAL TRACT SOLD BY RUTH SHAW) SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON THE PROPERTY AND ADDITIONALLY GARAGES AND OTHER STRUCTURES AS MAY BE SUITABLE AND PROPER FOR THE INTENDED USE OF THE PROPERTY FOR SINGLE-FAMILY PURPOSES. NO MORE THAN ONE OF AFOREMENTIONED FIVE HOMES CAN BE A MOBILE HOME OR PREMANUFACTURED HOME. SUCH MOBILE HOME SHALL BE NO LESS THAN A DOUBLE WIDE WITH SINGLE WIDE MOBILE HOMES PROHIBITED.
2. NO BUILDING SHALL BE ERECTED NEARER THAN FIFTEEN (15) FEET TO ANY SIDE OF PROPERTY LINE, NOR NEARER THAN FIFTEEN (15) FEET TO THE FRONT AND BACK OF PROPERTY LINE. THE SIZE OF PERMANENT HOMES MUST BE NO LESS THAN ONE THOUSAND (1000) SQUARE FEET.
3. THE EXTERIOR CONSTRUCTION OF ANY KIND AND CHARACTER, BE IT THE PRIMARY RESIDENCE, GARAGE, PORCHES OR APPENDAGES THERETO, SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS AFTER THE START OF FOUNDATION. ALL MOBILE HOMES MUST HAVE INSTALLED SKIRTING WITHIN ONE HUNDRED TWENTY (12) DAYS AFTER PLACEMENT ON THE PROPERTY. NO TIRES, CONCRETE BLOCKS OR UNSIGHTLY ITEMS SHALL BE PLACED ON MOBILE HOME ROOFS.
4. NO PROPERTY SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE. ALL GARBAGE OR TRASH ACCUMULATED FROM DAY TO DAY SHALL BE KEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON OR MAINTAINED ON THE PROPERTY, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE IN THE NEIGHBORHOOD. THE PROPERTY SHALL NOT BE USED FOR THE PURPOSE OF STORING JUNK AUTOMOBILES NOR SHALL ANY PROPERTY BE ALLOWED TO HAVE THE APPEARANCE OF A JUNK OR WRECKING YARD.
6. NO PERSONAL PROPERTY, SUBSTANCE, THING OR MATERIAL SHALL BE KEPT ON THE PROPERTY OR PART THEREOF THAT WILL EMIT FOUL OR OBNOXIOUS ODORS OR WILL CAUSE THE PROPERTY OR PART THEREOF TO APPEAR IN AN UNCLEAN OR UNTIDY CONDITION.

7. EASEMENTS ARE RESERVED OVER AND ACROSS THE PROPERTY FOR THE PURPOSE OF FURNISHING AND/OR THE MOVING OF ELECTRIC POWER, WATER, SEWAGE, DRAINAGE, AND TELEPHONE SERVICES IN AND THROUGH THE PROPERTY, AND ALL CONTRACTS, DEEDS, AND CONVEYANCES OF THE PROPERTY OR PORTION THEREOF IS HEREBY MADE SUBJECT TO SUCH EASEMENTS. SUCH EASEMENTS ALSO INCLUDE THE RIGHT TO REMOVE ALL TREES WITHIN THE EASEMENTS. ALL SUCH EASEMENTS FURTHER INCLUDE THE RIGHT TO TRIM OVERHANGING TREES AND SHRUBS LOCATED ON THE PROPERTY BELONGING TO OR BEING PART OF THIS SUBDIVISION. BUYER ACKNOWLEDGES THAT ANY ROAD ABUTTING THE PROPERTY HAS A 30' WIDE GENERAL EASEMENT ON EITHER SIDE OF ITS CENTER LINE.
8. NO SHACK SHALL BE MOVED ONTO THE PROPERTY, NOR SHALL ANY GARAGE OR OTHER OUTBUILDING BE USED AS A TEMPORARY OR PERMANENT RESIDENCE ON THE PROPERTY. THIS RESTRICTION SHALL NOT PROHIBIT THE CONSTRUCTION OF OTHER STRUCTURES AS MAY BE SUITABLE AND PROPER FOR THE USE OF RESIDENTS AS PROVIDED ABOVE. NEITHER SHALL THE RESTRICTION PROHIBIT THE STORAGE OF THE RESIDENT'S CAMPER AND/OR TRAILER ON THE PROPERTY.
9. A MAXIMUM OF ONE LARGE ANIMAL UNIT PER ACRE MAY BE KEPT ON THE PROPERTY (LARGE ANIMAL UNIT BEING DEFINED AS AN ANIMAL THE SIZE OF WHAT IS COMMONLY UNDERSTOOD TO BE THE SIZE OF A MATURE COW, HORSE, GOAT, SHEEP, OR SWINE) PROVIDED THAT SAID ANIMAL UNIT BE KEPT IN A FENCED AREA AND IN A MANNER TO NOT INFRINGE UPON ANY NEIGHBOR'S RIGHT TO PRIVACY. NO PROPERTY SHALL EVER BE USED FOR THE COMMERCIAL BREEDING AND FEEDING OF ANY ANIMALS OR BIRDS.
10. NO OUTSIDE TOILET FACILITIES SHALL BE CONSTRUCTED OR MAINTAINED ON THE PROPERTY, AND ANY SEWAGE DISPOSAL OR SEPTIC TANK SYSTEMS MUST BE APPROVED BY THE STATE AND LOCAL DEPARTMENT OF HEALTH AND SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH STATE AND COUNTY SANITARY LAWS. ALL PLUMBING AND DRAINS MUST BE CONNECTED WITH WATER TIGHT SEPTIC TANKS OF APPROVED CONSTRUCTION. FAILURE TO DO THIS WILL RESULT IN THE FILING OF A COMPLAINT TO THE PROPER AUTHORITIES.
11. NO BUILDING MATERIAL OR DEBRIS OF ANY KIND SHALL BE PLACED OR STORED UPON THE PROPERTY EXCEPT DURING CONSTRUCTION.
12. ALL MOBILE HOMES WILL BE SET UP AND TIED DOWN IN COMPLIANCE WITH THE STATUTORY REQUIREMENTS OF THE TEXAS MOBILE HOME STANDARDS ACT AND ALL APPLICABLE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LABOR STANDARDS.
13. NO PROFESSIONAL, BUSINESS OR COMMERCIAL ACTIVITIES TO WHICH THE GENERAL PUBLIC IS INVITED SHALL BE CONDUCTED ON THE PROPERTY.