

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, for a period of thirty (30) years beginning January 1, 2007 and shall automatically be renewed for successive terms of ten (10) years unless the same are altered, amended, or revoked by all the owners of the 42.018 acre tract of land as described in Volume 1273, Page 199, Fannin County Deed Records:

1. Each residence must contain a minimum of 1200 sq feet living space excluding garages and porches (this excluded residences commonly called singlewide mobile homes). One doublewide shall be permitted with the same specifications as above per 5 acres. Any doublewide moved onto the property must be no more than four years old when moved onto property and approved by Seller or Seller's representative before being moved onto property. Any older home moved onto property must be approved by Seller or Seller's representative before being moved onto property.
2. The exterior construction of any kind and character, be it the primary residence, garage, porches, or appendages thereto, shall be completed within eight (8) months after the start of foundation.
3. 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 covered sanitary containers. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
4. No noxious or offensive trade or activity shall be carried on or maintained on the property, nor shall anything be done thereon which may 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.
5. No shack shall be moved on to the property, nor shall any camper, garage, or other outbuilding be used as a temporary or permanent residence on the property without approval of the Seller or Seller's representative. This restriction shall not prohibit the construction of other structures as may be suitable and proper for the use of residences as provided above. Neither shall the restriction prohibit the storage of the resident's camper and/or trailer on the property.