

## Exhibit B- Restrictions

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (1) the Restrictions touch and concern the Property; (2) privity of estate exists by reason of the ownership of the Property; (3) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (4) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and affected property owners who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, affected property owners, and their successors and assigns forever.

1. The Property conveyed herein must never be used for the purposes of:
  - a. Junkyards, landfills, or feedlots.
  - b. Quarrying, mining, manufacturing, or other similar industrial or commercial operations.
  - c. Communication towers, wind turbines, or solar or wind farms.
2. The following must never be placed on the Property conveyed herein:
  - a. Mobile, manufactured or modular homes.
  - b. Recreational vehicles or travel trailers, except for temporary recreational use.
3. Any dwelling or residence constructed on the Property must have a minimum of 800 contiguous square feet of gross living area according to the standards of the American National Standards Institute (ANSI) exclusive of unfinished basements and below-grade spaces, unfinished attics, shops, decks, balconies, porches, garages, and carports.