

Exhibit B

Covenants, Conditions and Restrictions

Grantor hereby imposes upon the Property these covenants, conditions and restrictions (collectively "CCRs"), which shall run with the land and be binding upon Grantee and Grantee's heirs, successors and assigns.

1. Property is for family residential and recreational purposes.
2. The following uses of or activities on the Property are prohibited:
 - a. commercial enterprise;
 - b. activity prohibited by law;
 - c. nuisance, noxious, or offensive activity;
 - d. dumping of trash or rubbish;
 - e. excavating sand, gravel, or rocks (other than for use on Property);
 - f. storage of building materials, except during construction, repair, or renovation;
 - g. storage of inoperable vehicles or equipment, broken or disused objects, or other junk, unless shielded from view by structure or landscaping;
 - h. keeping or installing a mobile home or manufactured home;
 - i. keeping a recreational vehicle (including a motor home, house trailer, travel trailer, or other movable container equipped with living spaces and amenities), unless shielded from view by structure or landscaping;
 - j. keeping animals for other than personal use (which may include occasional sale), not appropriately confined or in excessive numbers (e.g. more than one cow, goat, or horse per acre would be excessive);
 - k. constructing or keeping more than one residence and one guest house;
 - l. keeping or installing a billboard; and
 - m. subdivision into any tract smaller than five acres or conveyance of any portion of the Property smaller than five acres.
3. Any residence on the Property is required to be:
 - a. constructed on site;
 - b. at least one-half clad with masonry, wood, or fiber-cement siding;
 - c. not less than 1400 livable square feet (exclusive of porches);
 - d. not more than three stories in height; and
 - e. not nearer than 25 feet to any property boundary.
4. Any guest house (i.e. secondary dwelling of less than 1400 livable square feet, accompanying a residence) on the Property is required to be:
 - a. constructed on site;
 - b. at least one-quarter clad with masonry, wood, or fiber-cement siding;
 - c. no more than two stories in height; and
 - d. not nearer than 25 feet to any property boundary.
5. Any barn, stable, fence, or other structure is required to be built of quality materials in a workmanlike manner.

After 20 years from the date hereof, these CCRs may be modified or terminated by written instrument signed by at least three-quarters of similarly-restricted landowners (each deeded tract of land having one vote) situated within the area presently bounded by R.M.3137, Wilson Road, Brown Road and Lakeview Drive, and such modification or termination shall be effective when filed of record.

Nothing herein shall impose or imply any restriction on any property other than the specific Property conveyed by this deed.