

EXHIBIT "B"

RESTRICTIVE COVENANTS

The Property is conveyed subject to the following restrictive covenants:

1. No mobile home, modular or manufactured type housing shall be placed on any portion of the Property.

2. No hogs, swine or chickens shall be raised, kept or bred on any portion of the Property.

3. The Property may not be used as a junk yard, and no inoperable or unusable automobiles, trucks, trailers or other vehicles may be parked or stored on any portion of the Property.

4. These Restrictive Covenants shall be deemed covenants running with the land and shall be binding upon and inure to the benefit of each of the parties hereto, their respective heirs, legal representatives, successors and assigns. It is understood that Grantors own the residue of that certain 26 acre tract of land adjoining the Property on the north side thereof, being the same tract of land conveyed to Isaac Edwin Smith and wife, Margie Marie Smith, by Deed recorded in Volume 413, Page 357, Deed Records, Harrison County, Texas, and a 5 acre tract of land conveyed Keith Mayes and wife, Sandra Ann Mayes, by Deed recorded under Clerk's File No. 14639, Official Records, Harrison County, Texas, and Grantors, their heirs, successors and assigns, as owners of said adjoining land shall be entitled to enforce these restrictions.

5. These restrictions may be enforced by any manner allowed by applicable laws, including seeking injunctive relief from a court of competent jurisdiction. In the event of a suit or other legal action to enforce these restrictions, Grantors shall be entitled to an award of reasonable attorney fees and cost of court.

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