

## Exhibit "B"

### Deed Restrictions, Covenants and Conditions

1. Property use is restricted to agriculture or residential use. No commercial or industrial activity.
2. Property may not be subdivided into tracts smaller than 10 acres with exception being any most southern tract not being less than 12 acres.
3. Site built homes only.
4. All structures must be completed within 18 months of start of construction.
5. No commercial feed lots or kennels.
6. No swine (with exception of 4H or FFA show animal). Animals being raised for 4-H or FFA projects must have dedicated pen.
7. RVs and Motorhomes are allowed as long as they are in good working condition and appearance isn't unsightly and located no closer than 100 feet from Tract line and not be visible from public road.
8. No loud or offensive noise for prolonged periods shall be permitted to exist or operate upon any portion of the property so as to be detrimental to any other portion of the property or its occupants.
9. No prolonged or consistent discharge of permitted firearms.
10. No signs of any kind shall be displayed to the public view on any tract, or in the right of way, except on sign, commercially attractive and temporary to identify builder or owner tract that is for sale.
11. No structure shall be erected on any tract nearer than 100 feet from the neighboring tract line.
12. All acreage or tracts shall not be used as a dumping site or storage for garbage, junk, abandoned automobiles or any type of waste.
13. All homes or structures with sanitary facilities shall be connected to a septic system which meets the requirements of the Texas Department of Health and must be permitted through the County.
14. Mining, boring, quarrying, exploration, drilling, excavating or extraction of any type (for minerals, rock, gravel, caliche, etc.) which damage the ground surface shall not be permitted.
15. Production of water for sale or use outside an Owner's tract shall not be permitted.

### Additional Provisions

The Declarant, their assigns, or any persons owning a tract within the subject property shall have the right to prosecute (but not the obligation) any action by law they deem advisable against any person or persons violating the deed restrictions, covenants and conditions to this document. All expenses for remedying the violation will be the obligation of the violator.

These restrictions shall remain in effect until January 1, 2074.

In the case of controversy, dispute or claim that arises relating to this document or the provisions set forth, breach, or an enforcement, the prevailing party shall be entitled to recover from the losing party any reasonable expenses and attorney fees.