

EXHIBIT B RESTRICTIONS

Conflict with Zoning Statutes – In the event of any conflict of the restrictions hereof, with any zoning ordinances or statutes, or subdivision law or regulation which would require a more stringent or strict standard, regulation or use than required herein, then the terms, conditions and requirements of such more stringent zoning or subdivision law, statute or ordinance shall prevail.

USES PERMITTED AND PROHIBITED

The uses permitted and prohibited and the terms, conditions and limitations hereinafter set forth shall apply as follows:

Use for Single Family Residences – The Real Property shall be used exclusively for a single family residence and for residential or domestic purposes connected therewith not specifically prohibited by the terms of these conditions. Notwithstanding the foregoing, the owner shall have the full right to lease all or any portion of the Real Property for residential or domestic purposes, subject to applicable City, State, and Federal regulations.

Square Footage Minimums and Crawlspace/Basement Restrictions – No residence or main dwelling shall be constructed on the Real Property containing less than 1,500 square feet of floor space, exclusive of porches, screened and unscreened, garages, basements, and breezeways. The square footage minimum herein refers to heated, finished area of the main dwelling only.

Pets – Dogs, cats, and other ordinary household pets, horses, livestock, cattle, goats, pigs or poultry may be kept, provided that they are not kept, bred or maintained for commercial purposes. No pet shall be permitted outside the boundaries of the Owners Lot unless accompanied by their Owners and all household pets must be on a leash. Horses, livestock, cattle, goats, pigs or poultry must be fenced in at all times.

Commercial Activity – No commercial activities other than homesteading and home based businesses.

Mobile Home Restrictions – No mobile home, trailer, or other temporary or movable building

or structure of any nature or kind shall be erected, placed or permitted to remain on the Real Property.

Commercial Trailers – No trailer over six (6) wheels may be stored or kept on the Real Property for any period of time. No more than one (1) ‘road tractor’ shall be stored or kept on the Real Property.

Vehicles – Vehicles in disrepair shall not be stored on the Real Property. No vehicles without current registration and license tags will be allowed on the Real Property.

Subdivision of Existing Lot – The Real Property may only be subdivided once so long as the new lot meets the minimum acreage requirement of 4 acres.

Enforcement - The restrictions contained herein may be enforced by Declarant by way of proceedings in law or in equity against any person or persons violating or attempting to violate the terms of these restrictions, either to restrain such violation or to recover damages. In the event a party institutes any legal action or proceeding for the enforcement of the rights or obligations herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys’ fees incurred in the preparation and prosecution of such action or proceeding.

Variances - Notwithstanding anything to the contrary contained herein, the Declarant is authorized, in his sole discretion, to grant variances from any of the provisions of these restrictions.

Terms of Restrictions – These restrictions, unless released or waived by the Declarant, shall run with the land, remaining in full force and effect in perpetuity.

Governing Law - This Declaration shall be governed and controlled and shall be construed and enforced in accordance with the laws of the State of South Carolina.