

EXHIBIT B - DEED RESTRICTIONS AND COVENANTS

These Deed Restrictions and Covenants are established to maintain the quality, value, and enjoyment of all properties in the subdivision.

1. LAND USE

Property shall be used for single-family residential, agricultural, and recreational purposes only. Commercial operations, including but not limited to hospitals, clinics, duplex houses, apartment buildings, boarding houses, and hotels are prohibited. Only one single-family dwelling shall be constructed on each lot. Further subdivision of any lot is expressly prohibited.

2. PETS AND LIVESTOCK

a) Domestic pets must be kept under reasonable control and not create a nuisance to neighboring properties. b) Dogs and cats must be kept within fenced areas or otherwise controlled when outdoors. c) Livestock is permitted for personal use, but no commercial feedlots or stockyards. d) All animals must be properly maintained according to standard agricultural practices. e) No swine shall be raised, bred, or kept in a commercial capacity.

3. WASTE MANAGEMENT

a) All residences must install septic systems that comply with federal, state, and local regulations. b) No outdoor toilets are permitted. c) Drainage of sewage into any road, waterway, or open area is prohibited. d) All household waste must be kept in closed containers until proper disposal.

4. PROPERTY MAINTENANCE

a) Properties must be kept free of garbage, debris, and unsightly materials. b) No derelict vehicles (inoperable and/or unlicensed) may be stored on property unless kept in an enclosed structure. c) Storage tanks, clotheslines, and equipment must be screened from street view. d) Construction materials may only be stored temporarily during active construction.

5. ENVIRONMENTAL PROTECTION

a) Trees with trunk diameter of six inches or more (measured two feet above ground level) may only be removed if dead, diseased, or necessary for construction of homes, driveways, utilities, or fire prevention. b) Commercial timber harvesting is prohibited. c) Natural streams or springs may not be dammed, re-routed, or polluted. d) All outdoor burning must comply with local regulations and burn bans.

6. ENFORCEMENT

These restrictions run with the land and are binding upon all owners, their heirs, successors, and assigns. Violations may be enforced by legal action from the seller, their assigns, or any other property owner in the subdivision.

7. AMENDMENT

These restrictions may be amended only by written instrument signed by two-thirds (2/3) of all property owners in the subdivision.

8. SEVERABILITY

Invalidation of any one of these restrictions by judgment or court order shall not affect the validity of the remaining provisions.

These Deed Restrictions and Covenants shall be effective for a period of thirty (30) years from the date of recording, after which they shall automatically extend for successive periods of ten (10) years unless otherwise modified as provided herein.