

## Exhibit "B"

The deed from the Seller to the Buyer will included the following **RESTRICTIONS** as covenants running with the land:

1. No mobile or modular homes shall be permitted. Permanent structure homes only with a 1500 sq. ft. minimum
2. No telecommunications facilities, towers, oil and gas industry compressor stations, or the like shall be allowed.
3. Tract shall be kept neat in appearance. No dumping, garbage, or other refuse shall be permitted thereon.
4. No commercial, or for profit, or charitable, poultry or swine operations shall be allowed.
5. No confined animal feed lot operations of any sort shall be allowed.
6. If any one or more of the above terms or provisions of these covenants and restrictions shall be held invalid or for any reason is not enforceable, none of the others shall be affected or impaired thereby but shall remain in full force and effect.
7. These covenants and restrictions shall run with and color of the title of the land, as to the buyers, his heirs, successors, and assigns.
8. Enforcement of the covenants and restrictions and provisions herein provided shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain and abate any violation or to recover damages.

### **Additionally**

Seller reserves the right to convey utility easements, such as an electric power lines across a portion of this property to utility companies to service any land retained by seller, with location agreement with buyer.

**SELLERS:**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

**BUYERS:**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE