

Exhibit "B"

Covenants, Conditions, and Restrictions

The intent of the following restrictions is to insure that future uses of the property remain commensurate with the current use, that being a hill country ranch for either or both domestic livestock and wildlife species. These restrictions are further intended to maintain the beauty, charm, peace and tranquility of the property.

The Uses of the Property ("Property") shall be restricted as follows:

- The property may be subdivided into a maximum of two tracts
- The property shall only be used for residential, recreational, agricultural and wildlife purposes except for the following uses: cattle feed lots; dairy operations; commercial dog kennels; swine or poultry; gun clubs or claybird ranges; public or private racetracks for motorized vehicles/bicycles; domestic livestock in excess of the number of animal units recommended by the Kimble County Extension Office or successor agency.
- No noxious or offensive activity shall be carried on upon the property nor shall anything be done which would reasonably constitute an annoyance or nuisance to any adjoining property or property owner.
- There shall be no use of this property for the following: commercial hunting activities; wind turbines; antennae except for personal or household use; mining or quarrying other than for the construction of improvements on the property; dump grounds for rubbish, abandoned vehicles, garbage, waste, junk or as a landfill area [This would include, but not be limited to: a wrecking yard; abandoned or inoperative vehicles or machinery. Any temporary containers for the storage of garbage or waste shall be placed in areas screened by natural vegetation or terrain or artificial structures so it is not visible from the roads or from neighboring landowners. The property shall be kept in a neat and clean condition. No trash burning barrels will be used for trash disposal.]
- No tent, shack, barn or other outbuilding may be used for any type of permanent human habitation. Except for temporary recreational use, there shall be no use of any vehicle, camper or recreational vehicle to be occupied overnight on this property except for brief periods of recreational use or for no more than 60 consecutive days out of any period of 180 days before a permanent dwelling is constructed on the property.
- All hunting and discharge of firearms shall be undertaken in a safe and cautious manner so as to not pose any nuisance or risk of danger to neighboring persons or property. No hunting blind or game feeder shall be located nearer than 300 feet to a property boundary line.
- The entrance to the Property shall not be ostentatious, but in keeping with the usual and customary hill country property entrances. Other than for the entrance to the property, no billboards, signs or advertising shall be placed or erected on the property or any fences.

Residential Restrictions

- Each tract shall have no more than one main residence and one guest quarters.
- Any residence shall be a single-family, custom built home located not less than 300 feet from any property line. Any residence shall contain not less than 1400 square feet of heated and air-conditioned living area excluding garages, covered patios and attached storage areas. All residential construction shall have 50% exterior of brick, stucco or stone and using materials, exterior colors and architectural styles which are customary, natural and commensurate with hill country ranch residences. The construction of a residence shall be concluded within 360 days of its starting date.

- All outbuildings shall be complementary to any residence and constructed using materials, exterior colors and styles which are customary, natural and commensurate with hill country ranch residences.
- All residences shall be connected to a permanent septic tank system for sewage disposal. Each septic tank system shall comply with the most stringent minimum standards required or recommended by the State of Texas or Kimble County, Texas.
- No mobile home, house trailer, prefabricated home or modular home shall be placed or maintained on the Property except that any mobile home or house trailer owned by a contractor may be maintained only during the period of construction.
- Except with advance written consent of Grantor, all new fencing shall be constructed of new materials as follows: (I) if a game proof fence is preferred, the materials and construction shall be accomplished in first-class in a manner using specifications similar to those suggested by commercial fence contractors such as Twin Mountain Fence Company, San Angelo, Texas; (II) for non-game proof fencing, the fence should be constructed in a first-class manner under specifications which are usual and customary to the area and using 47" high net wire with 6" stays. All posts should be either cedar posts of appropriate lengths and widths or steel posts specified as follows: all corners and stretch posts shall be not less than 8 feet long and having an outside diameter of 2 7/8ths. All line posts shall be either cedar posts or steel posts not less than 6 1/2 feet long and having an outside diameter of 2 and 3/8ths inch, combined with steel "T" posts. All pipe posts shall be properly cemented.

** These Restrictions PERTAIN to
the whole 354 Acres.*