

Exhibit "B"

Use Restrictions-Buffalo Creek Estates LLC (BCELLC)

1. All dwellings, yards, drives, and landscaping must be maintained in an attractive and appealing manner at all times.
2. All garbage and trash containers, oil tanks, bottled gas tanks, and the like shall be kept clean and sanitary at all times.
3. No noxious or offensive activity is permitted and nothing may be done which may be or become an annoyance or nuisance to owners of adjacent parcels.
4. The minimum square footage of any home shall be no less than 1,900 sq. ft. heated and cooled square feet, on lots.
5. No Mobile homes, Modular Homes, DCA approved or otherwise, shall be allowed.
6. House shall be set back at least 200 feet from the front Lot line, 50 feet from each side Lot line, and 50 feet from the rear Parcel line.
7. The improvement of the parcel and the construction, repair, or remodeling of any improvement must be diligently and continuously pursued once begun, and in any event, promptly completed. "Promptly completed" means completed within 12 months of the date improvement commences.
8. Off road vehicles, jeeps, buggies, boats, campers, trailers, motor homes, recreational vehicles, cars, trucks, and tractors (collectively "vehicles") shall be kept at all times completely inside a garage or fence, and cannot be parked elsewhere on a lot so as to be detrimental to the appearance of the property from any lot line.
9. No animals kept on the Lot shall constitute a nuisance to the surrounding Property Owners. If animals are off a lot, they shall be ridden, caged, or leashed. In no event may any animal be kept, bred, or maintained for any commercial purpose. No more than one (1) hooved animal (bovine, equine, caprinae) may be kept on each lot for every one (1) fenced acre of Land. Swine are not to be kept on any lot.
10. No individual sewage disposal system shall be permitted on any lot unless the system is designed, located, and constructed in accordance with the requirements, standards, and recommendations of the Santa Rosa County Health Department and any other governmental entity having jurisdiction thereof. Approval of such individual sewage disposal system, as installed, shall be obtained from such authority or authorities.
11. These restrictions shall run with the land for a period of 40 years and, if not changed by a duly organized homeowner's association created and joined by all adjacent lot owners whose properties are encumbered by these restrictions, will automatically renew for successive 10 year periods.
12. All Lots shall be used and occupied solely for residential purposes and shall not be used for commercial, trade, public amusement, public entertainment, or business purposes of any kind or character. No residential structure shall be erected, altered, or placed, or permitted to remain on any lot other than one single family structure with a private garage or carport attached to the main structure, or a detached garage or carport for no more than three vehicles with a servant's room, mother in law quarters, tool room, and/or laundry room attached to the same. No living quarters for guests or servants may be used as rental units, SUBJECT TO SANTA ROSA COUNTY CODE.
13. The exterior of the accessory buildings shall be designed to conform with the general design of the principal residential building, and accessory buildings shall be located in such a manner with respect to the principal residential building that the same will present an attractive and harmonious appearance. No more than three barns or outbuildings for horses or other permitted livestock shall be

allowed. All buildings, whether permanent or temporary, shall be located to the rear of the principal residential building.

14. An accessory building or barn, with guest quarters, including a kitchen, may be constructed on a Lot, prior to, during or after the construction of the principal residential building thereon. Such guest quarters shall be for the exclusive use of the applicable Lot Owner, and such Owner's family, guests, or servants. In the event that guest quarters are constructed on any Lot prior to the principal residential building being constructed thereon, the guest quarters may be used for a temporary residence for a maximum of one hundred eighty (180) days per year, provided, however, that during construction of the principal residential building, the guest quarters may be used as a temporary residence for a maximum of three hundred sixty five (365) days.
15. Until public water lines are available to a Lot, if at all, every Owner of a Lot, upon commencement of construction on such Lot, must install and maintain, at the sole cost and expense of the Owner, one or more wells and associated equipment for potable water service for all improvements constructed upon such Lot.
16. No mineral excavations shall be permitted upon any Lot.
17. BCELLC, its successors or assigns retains the right to waive or amend these restrictions.
18. No parcel shall be further subdivided.