

EXHIBIT B
DEED RESTRICTIONS

(subject to review and final drafting by an attorney)

In consideration of the premises, said property is hereby made subject to the following restrictions, limitations, conditions and protective covenants, reservations and easements.

1. All homes shall have a minimum of 1,800 square feet of heated and cooled living area.
2. No Mobile homes, Modular Homes, or Manufactured Homes shall be placed or built on any parcel.
3. No parcel shall be used as a dirt pit or landfill. No business shall be allowed on any lot. No pigs or pig farms allowed.
4. No subdividing or re-subdividing of any lot shall be allowed. No Business shall be allowed on any lot.
5. No junk, no broken cars, and no waste shall be stored or allowed to remain on any lot. No semi-trucks or semi-truck trailers shall be permitted to park on any lot.
6. All homes shall have a minimum set back of 75' from the front lot lines along Driskell Loop Road West and Howells Ferry Road and 25' from any side or rear property line. All out-buildings shall be located at least 125' from the front lot lines along Driskell Loop Road West and Howells Ferry Road. All heated and cooled areas within outbuildings shall not count towards the living area of the primary dwelling. All boats, utility trailers, tractors and motor homes must be kept 125' or more from Driskell Loop Road West and Howells Ferry Road.
7. No obnoxious or offensive activities shall be carried on that become an annoyance or nuisance to the neighborhood.
8. These restrictions shall run with the land and shall be binding on all owners or upon all parties claiming under or through them, each of whom shall agree to abide by the terms of this instrument which shall remain in full force and effect.
9. Buyer acknowledges that Seller has the right to seek enforcement of these restrictions in a court of law but is not obligated to do so.

IN WITNESS WHEREOF, the undersigned owners have hereunto affixed their respective hands
this day of _____ 2026.
