

EXHIBIT B**EXHIBIT B****RESTRICTIONS TO THE USE OF PROPERTY**

The Restrictions are set forth below and hereby impressed on the Property and shall run with the land for 15 (fifteen) years from date of conveyance of the Property from Seller to Purchaser, unless otherwise permitted by Seller, or its successors or assigns, by a date prior to expiration date of said Restrictions:

1. The Property is to be used as recreational and/or residential property. No manufactured home or mobile home park is permitted to be developed on the Property. All buildings must be maintained in good appearance at all times.
2. No portion of the Property may be used for the following uses:
 - (a) Any use that is unlawful;
 - (b) Dumping, disposal, or reduction of garbage, sewage, dead animals, or refuse;
 - (c) The construction or operation of water or sewage treatment plants or electrical substations (excluding such plants and facilities as may be operated by public utility companies or by utility districts or governmental authorities);
 - (d) Smelting of iron, tin, zinc or other ores refining of petroleum or its products;
 - (e) A junkyard, a scrap metal yard, or auto salvage yard;
 - (f) Resale or pawn shops, flea markets, or bankruptcy, fire sale or auction business;
 - (g) A tavern, bar, nightclub, discotheque or any other establishment selling alcoholic beverages for on premises consumption;
 - (h) An adult bookstore or other establishment selling, renting or exhibiting pornographic materials or any sexually oriented business;
 - (i) Any sexually oriented business, as the term is generally construed.
3. No used existing building or structure of any kind and no part of a used existing building or structure shall be moved onto the Property for the purpose of storing said structure.
4. No building or structure other than a fence shall be located nearer to the Property line than twenty-five (25) feet.
5. No animals, shall be kept, bred or maintained on the Property for any commercial purpose except as follows, provided that no government regulation are violated: livestock, however to not include poultry and/or swine. It is the intent of this restriction to prohibit the keeping of groups of animals in such a number that they create a nuisance due to excessive noise or noxious odors brought about by keeping of such animals.
6. No outside toilet or privy shall be erected or maintained on any Property. The materials installed in, and all sanitary plumbing shall conform with the requirements of the Health Department of the State of Texas and the local authorities having jurisdiction. This provision does not apply to "porta-can" temporary toilets on the Property so long as such "porta-can" does not remain on the property longer than fifteen (15) days after any construction project is completed.
7. No Property or portion of Property shall be used as a dumping ground for any hazardous materials, or waste. No refrigerators or other large appliances shall be placed outdoors and no inoperative motor vehicles without current license and inspection sticker shall be placed on or allowed to remain on Property.
8. No commercial, skeet, trap, or rifle range operation is allowed.