

EXHIBIT "B"
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RESTRICTIONS

1. This property shall be used for "Single Family", "Residential Property" only, and only one single family residence shall be constructed on this tract. No tract shall be re-subdivided or sold in part. The terms "residence purpose" as used herein shall be held and construed to exclude hospitals, duplex houses and apartment houses, and to exclude commercial and professional uses, and any such use of this property is hereby expressly prohibited. The term "residence" as used herein with reference to building lines, shall include galleries, porches, porte cocheres, steps, projections and every other permanent part of the improvements, except roofs.
2. Manufactured homes, motor homes, trailers, mobile homes or modular homes may not be placed upon this tract for use as a residence, either temporarily or permanently.
3. No garage or outbuildings on this property shall be used as a residence or living quarters, either temporarily or permanently, except by servants engaged on the premises.
4. The ground floor of the main area of the main structure of a residence, exclusive of open porches and garages, shall not be less than 3000 square feet for a one story dwelling. All new buildings must contain a minimum of 75% brick or masonry material. All roofing material must be wear rated for twenty-five (25) years or more.
5. All buildings must be located, set back, at least three hundred (300) feet from the front of this parcel.
6. All permanent improvements, including, but not limited to driveways and porte cocheres, must be located, set back, at least 5 feet from the sides.
7. No sign or other advertising of any kind, with the exception of a realtor or owner's sign advertising the sale of the premises, may be placed or erected on the premises. No professional, business or commercial activity to which the general public is invited shall be conducted on said property.

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8. No animals, livestock or poultry of any kind shall be raised, bred or kept on this tract, except for dogs, cats or other household pets which may be kept, provided that all dogs are kept under fence and not allowed to run loose, and provided further, that they are not kept or maintained for any commercial purpose.

9. All residential homes under construction must be completed within nine (9) months from the beginning date of such construction.

10. All vehicles, including, but not limited to, automobiles, camping trailers and motor homes, must have current license and inspection stickers at all times.

11. Not more than one (1) home may be constructed on the subject property.