

EXHIBIT "B"

RESIDENTIAL AREA COVENANTS:

1. No property shall be used except for single family residence purposes.
2. No mobile homes shall be permitted.
3. The floor area of all one-story residences, exclusive of open porches and garages shall be not less than 1400 square feet. In the event a two-story residence is erected, the lower level may be a minimum of 1000 square feet, exclusive of open porches and garages. The design, materials and workmanship of all buildings shall be in conformity with standards in common use by architects and builders of quality homes.
4. Any residence, once commenced, must be "dried in" within six months. By the term "dried in" means that the outside must have the appearance of being a completed house, with all necessary windows, doors, roofs, paint and trim.
5. No goats, hogs or pigs shall be allowed, but other animals, in small numbers are permitted providing there is no offensive odor.
6. Whenever a residence is established on any lot, it shall be provided with an inside toilet, and shall be connected immediately with a septic tank, at the expense of the owner of said lot. Such sewage disposal system shall be in accordance with the requirements of the State Health Department and shall be subject to the inspection and approval of the Health Officer of Fort Bend County, Texas. The drainage of septic tanks into a road, street, alley, or other public ditch, either directly or indirectly, is strictly prohibited.
7. Property must be mowed at least twice a year.
8. No sign, advertisement, billboard, or advertising structure of any kind may be erected or maintained on any lot.
9. All residences and other building must be kept in good repair and must be painted when necessary to preserve the attractiveness thereof.
10. No property may be used for commercial enterprises.
11. No pipe shall be laid in Amber Lane Road ditch and used to build roads into lots. Access to lots to be made via bridge built over Amber Lane ditch. Minimum clearance of 8" from bottom of bridge to bottom of ditch.