

EXHIBIT B
Addendum to Listing Agreement
RESTRICTIONS AND RESERVATIONS

RESTRICTIONS AND RESERVATIONS effective upon that certain 10.003 acres of land in the B. Orsett League, Abstract 33, known as Tract 9 in the Foxwood Addition, Section 2, Walker County, Texas.

For the purpose of enhancing and protecting the value, attractiveness and desirability of said land, the owner FF Jameson, LLC and its successors in title (hereinafter "Owner"), hereby declare that all or any portion of the above-described property shall be held, sold, and conveyed only subject to the following RESTRICTIIONS and RESERVATIONS.

- I. All residences shall be a single-family dwelling.
- II. No mobile home shall be allowed upon the property for the purpose of a residence. Travel trailers and motor homes may be kept on the property but not used as a residence.
- III. All residences must be site built upon the property on a solid concrete foundation. No structures may be moved upon the property to be used as residence.
- IV. Residence must contain a living area of not less than 1,200 square feet in a single-story structure and 1,600 square feet in a two-story structure.
- V. No splits or land divisions.
- VI. No rubbish, garbage, manure, debris or other waste material shall be kept or permitted on any portion of the property except in sanitary containers located in appropriate areas concealed from public view.
- VII. Livestock shall be permissible in so long as animals and their quarters are maintained in a lean, well-kept manner. No swine, goats, sheep or fowl may ever be kept upon the property in commercial quantities. No animal may be maintained upon the property in a manner that would depreciate the value of the property or of the surrounding property.
- VIII. No business of any kind shall be conducted from the property that would devalue or be a nuisance to the surrounding property. Specifically, the property may never be used as a trash dump, auto or equipment salvage yard, and shooting range. Any business structure must be located to the rear of the residence. No signs larger than a 2 foot by 2 foot may be placed upon property advertising any business.



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- IX. All septic systems must be approved by the Walker County Health Department prior to installation. No outside toilet shall be permitted on the property.
- X. No designation of property for commercial or industrial use.
- XI. No selling or transferring property to governmental units for public use.
- XII. These RESTRICTIONS AND RESERVATIONS shall run with the land, and shall be binding on all persons having record title to the property, their heirs, successors, and assigns, and all persons or parties claiming under it, for a period of twenty-five (25) years beginning on the date of sale. After which time, said RESTRICTIIONS AND RESERVATIONS shall be automatically extended for periods of ten (10) years unless an agreement to amend or change said RESTRICTIONS AND RESERVATOINS is executed by Grantor or Grantor's successors and assigns. Any and all amendment and/or changes must be of record in the Official Public Records of Walker County, Texas.



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