

# **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. 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) A junkyard, a scrap metal yard, or auto salvage yard;
- (d) Commercial poultry operation;
- (e) Mobile home park, RV Park;

2. No manufactured home (including mobile homes, manufactured homes, and modular homes) shall be allowed to be placed on any tract, except as follows:

a. One complete manufactured home that is at least 20 feet in width on its shortest side may be placed on each tract. Said home shall have a minimum of 1200 square feet of heated floor area. Said manufactured home must be in good condition and no older than 5 years old when placed on the property.

b. Any manufactured home placed on any tract must have the trailer tongue/hitch removed and must be under-skirted with standard and customary materials. These items shall be performed within 30 (thirty) days of the date the manufactured home is placed on the property.

3. No tract will be re-subdivided.

Seller, hereby retain the right to execute amendments to, including granting variances from, all restrictive covenants and other limitations imposed by this instrument on the subject property, provided it, in the exercise of its reasonable judgment and discretion, is of the opinion that any such amendments or variances are acceptable and reasonable for the development of the property. Any such variance or amendment must be evidenced in writing and must be signed by Seller.