

Exhibit B

## COVENANTS and RESTRICTIONS

The following covenants, which run with the land, and shall be binding upon the undersigned, its successors and assigns.

1. No wrecked, abandoned, or junked or unlicensed vehicles will be permitted.
2. Tract shall not be subdivided in tracts smaller than one (1) acre. This shall also be construed to prohibit more than one household per one (1) acre tract.
3. No old or second hand buildings or structures may be moved onto said premises. Any structure placed on said property must be of new and quality construction and must meet all applicable building codes. This restriction shall not prohibit the placement of any HUD Code Manufactured home with a manufacture date of more than 5 years from the time of delivery/installation. Additionally they must have metal or masonry skirting.
4. No more than two (2) large animals per acre will be permitted. No swine will be permitted unless it for 4H or FFA showing purposes and they are considered large animals.
5. Waste disposal systems must meet or exceed state and county health department requirements.
6. No noxious or offensive trade or activity shall be allowed to be carried on upon said premises, nor anything be done thereon which becomes an annoyance or nuisance to the area.
7. No wrecking yards, feedlots, or junkyards of any kind and character shall be permitted.
8. Underground pipelines and underground irrigation lines shall not be disturbed.
9. Any manufactured home placed on the property shall be properly installed with an affidavit of installation filed with the appropriate governmental agency by a licensed installer and skirted with new skirting materials within 45 days of placement on the property.

This agreement constitutes the sole and only agreement of the parties regarding the covenant and restrictions and supersedes and prior understandings, written or oral agreements, between the parties, and their agents or employees, respecting the subject matter of these covenants and restrictions. Grantor agrees to indemnify and hold Grantee harmless against all claims, causes of action, demands, liabilities, damages, fines, penalties, obligations, litigation, including all causes of action asserted or that could be asserted by Grantor pertaining to this transaction. Grantor further agrees they will have no rights to any claims or can dispute any part of the transaction, including but not limited to, all claims and disputes that could arise from this transaction.

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Seller

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Buyer