

# "EXHIBIT B"

The above described property is conveyed subject to the following restrictions which shall be covenants running with the land and shall be binding upon this Grantee, Grantees heirs and assigns for a period of twenty-five (25) years. After which, such restrictions shall be automatically renewed for successive periods of ten (10) years each, unless revoked or amended by then owners of a majority of the above described property, to-wit:

No person shall willfully do, cause or suffer the following to be done upon the property hereinabove described:

1. Keep or allow hogs or swine of any size whatever to be kept on the hereinabove described property.
2. Keep or allow the storage of surplus automobiles or the operation of a junkyard on the hereinabove real property. The fact that one or more inoperative automobiles incapable of being started and driven upon the highways of Texas, or unregistered automobiles, are kept or allowed to remain on any portion of the property for more than fort-eight (48) consecutive hours shall be prima facie evidence that said automobiles are surplus automobiles stored upon the property in violation of this paragraph of these restrictive covenants.
3. Conduct, carry on, permit or suffer any noxious or offensive activity or allow maintenance or conduct of any act or activity which is or may reasonable be construed to be a nuisance to the surrounding area.
4. Modular homes must not be older than 95 models and in good condition. On site built homes approved by sellers and skirted in 60 days. Used homes must be approved by seller. NO SINGLE WIDES.
5. No electric fences for permanent fence on boundary lines, except on regular fence to keep animals from pushing it over.
6. Outside buildings must have factory painted siding, painted wood, or vinyl siding.
7. No game chickens.
8. No off road vehicle racing.
9. No dog kennels, wild dogs or exotic wild animals.
10. Must have county approved septic system and trash pickup service.
11. Must keep property mowed and well maintained.
12. Must have all weather driveway AND culvert must meet county specifications.

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OFFICIAL PUBLIC RECORDS  
On: Aug 10, 2005  
at 04:45P

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Amount 20.00

By  
Colleen Terry  
Linda Brooks,  
County Clerk  
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the record records of: Hunt County as stamped herein by me.

Aug 10, 2005

Linda Brooks, County Clerk  
Hunt County

By provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of race, color, religion, sex, handicap, familial status or national origin is invalid and unenforceable under FEDERAL LAW, 3/12/89