

EXHIBIT "B"
RESTRICTIONS

1. The tract shall only be used for single family residential dwellings and or farming purposes only.
2. No outdoor toilets or privies shall be erected on the tract, but only approved-type septic tanks or other sewage disposal systems or devices shall be used. All septic tanks or sewage disposal systems or devices shall be constructed and maintained in accordance with the standards specified by the State Department of Health and any other governmental agency whose rules and regulations govern installation and use of sewage disposal systems.
3. The tract or any part thereof shall not be used as a junk yard, wrecking yard, derelict car, truck or vehicle lot, or trailer park. No abandoned or junk cars, tractors, or other such vehicles are permitted on the tract or any part thereof.
4. No structure of a temporary character is permitted upon the tract or part thereof, including but not limited to mobile homes, trailer houses, railroad cars of any type, cars, boxcars, cabooses, buses and the like. One recreational vehicle in good operating condition will be permitted.
5. No mobile homes, trailer homes, modular homes, manufactured homes or the like shall be permitted on the tract at any time without the express written consent of the adjoining landowner.
6. Except as restricted by these provisions farming operations, including the raising of cattle and livestock, shall be permitted, provided however no commercial feedlot type operations or commercial poultry operations shall be permitted on the premises. No swine shall be permitted on the premises. No commercial ostrich or emu operations will be permitted on the premises.
7. The foregoing covenants, restrictions and conditions are to run with the tract and shall be binding upon each and all owners of the tract, their heirs, successors and assigns, until January 1, 2050, after which time said covenants shall be of no further force and effect but null and void.
8. No guns, firearms, or weapons may be discharged on the property at any time which restrictions include hunting, target shooting, and any other activities where the residents' life is not threatened.
9. The tract may not be divided into smaller parcels.

Enforcement of the foregoing covenants, restrictions and conditions shall be by proceedings at law or in equity against any person or entity violating any of the covenants, restrictions or conditions, either to restrain said violation or to recover damages. In any such proceeding at law or in equity brought against any person or entity violating any of the covenants, restrictions or conditions, the prevailing party in such proceeding shall be entitled to recover, in addition to any other relief granted to such party, reasonable attorney's fees incurred by such party in connection with such proceeding.

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

MAR 24 2022



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY, TEXAS
2022 MAR 23 AM 9:50
Beth A. Rothermel
WASHINGTON COUNTY CLERK

UNOFFICIAL