

EXHIBIT "B"

DEED RESTRICTIONS

1. The property shall be used for residential use only, and shall not be used for any commercial business. Cattle, horses and sheep are limited to one head per acre on 4 acres and up. Swine are forbidden, except for show animals for school projects on 2 acres or more.
2. Adequate fences shall be erected and maintained so as to confine any livestock to the premises of their owner. No fences will be allowed in front of house. No sheet metal fences will be allowed on the property.
3. Any structure erected on the property for the use of any animal shall be kept and maintained in such a manner that they do not become a nuisance to other property owners.
4. No dwelling or other building may be located within fifty feet (50') of any road. Stables and barns shall be at least twenty-five feet (25') from any dwelling on adjacent property.
5. Storage buildings, garages, barns, etc., may be placed or constructed on all tracts provided they are in keeping with the residential character of the subdivision. Used building materials may be used in construction of barns and sheds, but must be painted with two coats of paint. No outhouses, privys, shacks, streetcars, buses, vehicles or any other structure or device that might constitute a public nuisance (including inferior or nonconforming type structures) shall be placed on any tract.
6. There is a ten foot (10') utility easement reserved along all tract lines adjacent to streets. All property lines may be fenced with the understanding that any utility easement takes precedence over such fences and that tract owners may be required to install gates and allow the utility companies access for maintenance, repairs, meter readings, etc.
7. Mobile homes are allowed on the property at a ratio of not more than one per 1 acre of land. This provision shall not restrict an owner from keeping a recreational vehicle on the property; provided that such vehicle is not used as a residence. All mobile homes must be underpinned and skirted within thirty days.
8. Any mobile home situated on the property must contain no less than 1120 square feet of living space, exclusive of porches, on County Road 139 and County Road 140. All property on FM 2728; double wides or homes built of new materials only are required. Any home over 3 years old must be approved by sellers before being moved in.
9. Any tract of less than two and one-half acres are restricted to no more than two domestic animals and must be inside a fence or on a stake.
10. No used houses or buildings of any sort may be moved onto any tract.
11. There will be no wrecked or junked cars kept on the property. All vehicles on the property must have current registration.
12. Each owner will furnish their own culverts in street right-of-ways in accordance with the County and State regulations.
13. Invalidation of any one or more of these restrictions by judgment, court order, or otherwise, shall in no manner affect any of the other restrictions.
14. These restrictions shall run with the land and shall be binding upon all parties claiming under them.
15. Enforcement of these restrictions are enforceable by any landowner of the property and shall not necessarily be the sole responsibility of the Seller herein.

EXECUTED ON THIS 26 DAY OF JULY, 1996.

Gary Marion
 GARY MARION, MANAGING PARTNER
 FOR M & S JOINT VENTURE

I/WE ACKNOWLEDGE THAT I/WE HAVE RECEIVED AND READ THE FOREGOING RESTRICTIONS AND AGREE THAT SUCH RESTRICTIONS SHALL BE ADHERED TO.

Charles Ray Dorsey, Sr.
 CHARLES RAY DORSEY, SR.

Bertha L. Dorsey
 BERTHA L. DORSEY

EXHIBIT "B" - Solo Page FILED FOR RECORD AT 2:00 O'CLOCK P.M. 7-29-96 BY CRISBY GANN DEPUTY CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY *[Signature]*