

## **EXHIBIT B**

### **RESTRICTIONS OF REMAINDER OF PROPERTY**

1. Homes to be "stick built" on the property. Modular, off site constructed and mobile homes are prohibited.
2. Two-story homes to be a minimum of 2000 sq. ft. exclusive of porches and garages with a minimum of 1500 sq. ft. on the main level. One level homes must have a minimum of 1800 sq. ft. finished living space exclusive of porches and garages.
3. Finish building materials shall be applied consistently to all sides of the exterior of buildings. Exterior materials shall be brick, stone or stucco.
4. The majority of the roof pitch must be 8/12 or steeper on one-story dwellings and at least 8/10 or steeper on one and one-half story and two story dwellings. Shingles must be "architectural dimensional shingles of at least a thirty (30) to forty (40) year expected lives.
5. No raising of animals for commercial purposes shall be permitted.
6. Garbage and refuse shall be placed in containers and capped and kept in a clean manner.
7. Chain link fencing shall be prohibited.
8. No exposed above ground tanks shall be permitted.
9. Adequate off street parking shall be provided for each lot.
10. Two or more car garages shall be required with a minimum size of twenty (20) feet by twenty-four (24) feet.
11. No window air conditioner or heating units shall be permitted.
12. No temporary residence shall be erected upon any lot before, during or after the construction of any residence.

13. Exterior colors shall be applied consistently to all sides of the building. Exterior trim and decoration (window and door) shall be of the same color materials.

14. Any owner of property formerly part of Parcel 36 CLT Map 31, in Loudon County shall have the right to enforce, by and proceeding at law or in equity, all restrictions, condition, covenants, reservations, easements, liens and charges now or hereafter imposed. Failure to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

15. These restrictions shall be recorded in the Register of Deed Office in Loudon County.