

Exhibit "B"
Restrictive Covenants

Whereas Akshara, LLC ("Akshara") is the record owner of the following described property, to-wit:

Approximately 152.725 Acres located in the Lucy Slayton Survey Abstack 855 and the Martin Moore Survey Abstract 647 being described as tract one, tract two, and tract three.

Whereas Akshara desires to impose the following restrictive covenants on the lots for the mutual benefit of Akshaya, its successors, grantees, and assignees. Each lot owner, by accepting title to a lot, acknowledges and agrees to abide by the restrictions set forth herein.

Now Therefore, Akshara, for the purposes set forth herein, declares that the property shall hereafter be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, conditions, and restrictions hereinafter set forth, all of which shall run with the land and be binding upon all lot owners and all parties having or acquiring any right, title or interest in or to any lot within the property.

- A. All lots shall be known and described as residential lots shall be limited to use as single family residences. No trade or business shall be permitted on any lot.
- B. Each single family residence shall provide an attached garage which shall provide parking space for a minimum of two (2) automobiles.
- C. No structure on any lot shall exceed 35 feet in height.
- D. The floor area of any residence, whether one story or two, shall be a minimum of 1750 square feet of living area. Computation of square feet of living shall exclude garages, open spaces, and breeze ways.
- E. No Manufactured, mobile home, trailer home, or the like shall be permitted on any lot.
- F. No lot shall be used for the storage of materials for a period of greater than thirty (30) calendar days prior to the start of construction and then the construction shall be completed within nine(9) months.
- G. No inoperative vehicle or machinery shall be stored on any lot, except within an enclosed garage, which garage door must be closed except for normal operation for entering or exiting garage.
- H. No commercial poultry operations will be permitted on any lot except for personal consumption.
- I. No commercial swine operations will be permitted except for a FFA or 4-H type of project.
- J. No existing building or used structure of any kind shall be moved onto any lot.
- K. Each lot owner shall mow and maintain as yard all that part of his/her lot that is a minimum of fifty(50) feet from the owner's residence.
- L. No Lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across each owner's lot.
- M. No commercial breeding of dogs, cats, or exotic animals permitted on any lot.

Exhibit "B"
continued

- N. No commercial use or racing of ATV's, motocross, or off-road vehicles permitted on any lot. Personal ATV's, motorcross, and/or off-road vehicles allowed.
- O. A minimum of 75% of front and side of homes will be composed of brick, brick veneer, stucco, stone, or Austin Stone, or cement or hardi-board type of siding.

The Restrictive Covenants set forth herein shall run with the land and shall be binding upon each lot owner, its grantees, successors and assigns. In the event the lot owner or any of its grantees, successors, assigns, lessees, or any persons claiming under them shall violate or breach any of the restrictions or covenants set forth herein the owner of any lot shall have the right to maintain an action at law or in equity to prevent violation and to recover a reasonable attorney's fee and the costs of action.

These Restrictions, to the extent permitted by applicable law, shall be perpetual and in full force an effect for a term of not less than thirty (30) years from the date of the recording thereof unless sooner terminated or amended by a written instrument signed and acknowledged by at least sixty-five percent (65%) of the Lot owners.