

Exhibit B: Restrictions upon Lot 3, Plat Book 25, Page 58

1. This lot shall not be further subdivided.
2. No building shall be erected, altered, placed, or permitted to remain on the Lot other than one single-family dwelling and customary accessory buildings used in connection therewith. Any additions and/or accessory buildings must conform substantially to the dwelling house in exterior design, including roof, siding, brick, color, or exterior finish. No portion of any building shall have exposed concrete blocks on the exterior. Mobile homes, manufactured homes, modular homes, and kit-built or panelized homes are specifically prohibited.
3. One story dwellings must contain a minimum of 1,500 square feet of heated and finished floor space. One and one-half story and two-story dwellings must contain a minimum of 2,000 square feet of heated and finished floor space. The square footage of floor space referred to herein shall not include porches, garages, breezeways, terraces, and basement areas.
4. All structures shall be located at least seventy-five (75) feet from Old Mill Road, Flat Rock Road and any shared roadways, and at least fifteen (15) feet from the side and rear boundary lines.
5. No residence of a temporary character, including but not limited to travel trailers and tents, shall be erected or allowed to remain on the Lot; and no travel trailer, tent, accessory building or other similar structure of a temporary nature shall be used as a residence either temporarily or permanently. This provision does not prohibit apartment-style residences above a garage (attached or detached), a detached pool house, or one Accessory Dwelling Unit (ADU), including a "granny flat," for multi-generational living. All such structures must comply with applicable zoning and building codes, shall be limited to one ADU per lot.
6. Any rental/lease of the real property shall be subject to these restrictions, or any portion thereof.
7. Fences shall be permitted only if maintained in a good state of repair and no more than six (6) feet in height. Agricultural fencing is permitted anywhere on the property, provided it is maintained in good condition.
8. No solar panels may be installed on roofs facing Flat Rock Road or Old Mill Road. Ground-mounted solar arrays are permissible, including those visible from Flat Rock Road and Old Mill Road.
9. Political signage shall be limited to one sign at any given time, with a maximum size of 24" x 36". Large or excessive political signage, including banners, multiple signs, and flags of any size, is strictly prohibited. All political signs must be temporary and may only

be displayed within a reasonable period leading up to an election. Signs must be promptly removed within seven (7) days following the conclusion of the relevant election. This restriction is intended to maintain the community's visual harmony, aesthetic, and peaceful enjoyment of the landscape.

10. No TV or video satellite dishes exceeding the size of standard Direct TV and Dish dishes, CB, radio or TV antennas may be placed or installed on any lot that is visible from Flat Rock and Old Mill Roads.
11. The Lot shall be used exclusively for agricultural and residential purposes, except that the primary resident may conduct a business on the premises, provided that: The business is limited to professional services that do not involve retail sales, heavy manufacturing, or industrial activities. Examples of permitted professional services include, but are not limited to, consulting, legal services, accounting, architecture, engineering, graphic design, and similar office-based professions. The business must be owned and operated by a primary resident of the Property. No third-party businesses, co-working spaces, or tenant-operated businesses shall be permitted. The business shall not generate excessive traffic, noise, odor, or any nuisance that disrupts the residential character of the community. No signage, advertising, or exterior modifications indicating a business presence shall be permitted, except as required by law for professional licensing. The business must comply with all applicable zoning laws, licensing requirements, and local regulations.
12. The Lot shall not be used for the sale or display of any new or used automobiles; nor shall unlicensed or junk automobiles, or other junk or trash be allowed to accumulate on the Lot. No tractor-trailers shall be parked on the Lot except for the temporary loading and unloading of household goods. No garbage, trash, construction materials, or other unsightly materials shall be allowed on the Lot except as is temporary and reasonably necessary during the construction of improvements on a tract.
13. All utility lines shall be placed underground unless the utilities are existing or required overhead by the utility provider.
14. No vehicles or other obstructions shall be parked or placed within any access or utility easements found on the Lot.
15. Livestock and Animals: No more than 2 goats, llamas, or sheep per acre; no more than 1 cow or horse per acre shall be permitted upon the Lot. Household pets are permitted provided they do not create a nuisance for neighboring properties. Exotic animals are strictly prohibited. "Exotic animals" means any non-native wild animals, including primates, big cats, venomous reptiles, large constrictors, bears, or other dangerous/non-domestic species not specifically permitted herein.

16. Not restrictions or conditions set forth herein may be modified, changed or removed without the written consent of the Declarant as long as the modifications do not materially change the purpose and intent of these restrictions.
17. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction or condition, either to restrain violation by injunction or to recover damages. Invalidity of any one of these restrictions or conditions shall in no way affect any of the other provisions which shall remain in full force and effect.
18. No permanent-colored lights, including but not limited to string lights, soffit lighting, flood lights, or any other form of decorative lighting, shall be installed, used, or maintained on the exterior of any building or structure located on the property subject to this Declaration. The purpose of this restriction is to maintain the aesthetic integrity and agricultural character of the neighborhood. Such lighting that is excessively bright, garish, or disruptive to the natural nightscape, including the preservation of a clear, dark sky for stargazing and minimizing light pollution, shall be prohibited. The use of neutral-colored accent lighting (such as white, warm white, or soft amber) to highlight architectural features or landscaping is permitted, provided that such lighting does not interfere with the overall character of the neighborhood.