

Exhibit "B"

DECLARATION OF RESTRICTIONS, EASEMENT &
PROVISIONS FOR PRIVATE ROAD MAINTENANCE

NORTH CAROLINA

FORSYTH COUNTY

Article 1. The real property which is, and shall be, held, transferred, sold and conveyed subject to the protective and restrictive covenants set forth in the various Articles of this Declaration is located in Salem Chapel Township, Forsyth County, North Carolina, and is more particularly described as follows:

Approximately ____ acres, Being Lot ____ as shown on the Plat for Dolores M. Tesh as recorded Plat Book 84, Page 46, Forsyth County Registry.

Article 2. The real property is, and shall be held, transferred, and conveyed subject to the following restrictions and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property and shall be binding on all parties having or acquiring any right, title or interest in the property or any part thereof, and shall inure to the benefit of each owner thereof.

1. No tract or lot may be further subdivided.
2. No building shall be erected, altered, placed, or permitted to remain on any tract 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 are specifically prohibited. Site built, including ICF, SIP panel or similar, barndominium, are allowed.
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 Tesh Road and Red Bank Roads 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 any tract; 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, and shall be located behind the primary residence and/or not visible from Tesh Road or Red Bank Road.
6. Any rental/lease of the real property subject to these restrictions, or any portion thereof, shall be for a monthly or yearly term. No daily or weekly rentals shall be permitted, except within an Accessory Dwelling Unit (ADU) or apartment-style residence above a garage, whether attached or detached. The owner of the lot must occupy the primary residence during any such short-term rental period.
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 Tesh Road or Red Bank Road. Ground-mounted solar arrays are permissible, including those visible from Tesh Road and Red Bank Road.
9. Political signage shall be limited to one sign per lot 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 Tesh and Red Bank Roads.
11. The Property 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. No tract/lot shall 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 any tract. No tractor-trailers shall be parked on any tract except for the temporary loading and unloading of household goods. No garbage, trash, construction materials, or other unsightly materials shall be allowed on any tract 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 Property.
15. Livestock and Animals: No more than 2 goats, llamas, or sheep per acre; no more than 1 cow or horse per acre. 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. Any restrictions or conditions set forth herein may be modified, changed or removed by 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. Invalidation 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.

Article 3. This Declaration of Restrictions shall run with and be appurtenant to the land and shall be binding upon the heirs, successors, and assigns of each record owner of the Article 1 property for a period of thirty (30) years from the date of sale.

Article 4. Lots A & B are subject to a fifty foot (50') private access/utility easement as shown on a plat recorded at Plat Book 81 Page 101. The purchasers of Lots A & B, by acceptance of the property, agree to the following:

1. That the aforementioned roadway will be maintained in good condition, being usable in all weather and in all seasons; and
2. That said joint roadway shall be maintained jointly by the owners of Lots A & B.
3. All primary structures (such as dwellings) shall be located at least seventy-five (75) feet from the centerline of the Private Right-of-Way and ADUs at least fifteen feet from the side and rear boundary lines of all tracts.
4. Further, the obligations as set forth herein shall run with the above-referenced properties, and shall be binding on the purchasers of Lots A & B, their heirs, successors, and assigns.