

EXHIBIT B
RESTRICTIONS

This property, containing approximately ____ +/- acres, Anderson County, SC, a portion of Tax Map # 2230018016, is subject to the following restrictions, which shall be deemed to run with the land:

1. Double-wide mobile homes or house trailers shall be allowed for a period of up to one year following date of closing, after which it must be made to rest upon permanent foundations to remain on the property. No single-wide mobile homes shall be allowed. Recreational campers and recreational vehicles may be stored on the property but shall not be used for permanent or temporary housing.
2. The tract is for agricultural or residential use only and no retail, commercial or industrial business shall be conducted or allowed on any subdivided tract herein. The property shall not be used for the commercial business of repairing automobiles, commercial equipment or other vehicles. These restrictions prohibit the use of the property as a junk yard, salvage yard, commercial trailer park or slaughterhouse. This provision does not prohibit home occupations which are not visible from Mize Road, or any other parcel part of the original acreage.
3. No noxious or offensive trade or activity shall be carried on upon any of the real property affected by these restrictions, nor shall anything be done thereon which may be, or become, an annoyance, nuisance or noxious or offensive activity. Examples of prohibited trades or activities include but are not limited to: commercial rifle or pistol range, motorized vehicle track or complex, personal or commercial kennel for 5 or more animals, commercial poultry or swine farming.
4. There may be no more than one residence per 5 acres in place at any time. No trailer, tent, shack, garage, barn or other outbuilding erected on any parcel affected by these restrictions shall be used at any time as a permanent residence, nor shall any structure of a temporary character be used as a residence.

5. The land may be used for normal agriculture and farming operations, including livestock, pets, gardens and field crops. Farm animals are permitted on this property, provided that horses or cattle must be maintained on permanently cleared and seeded pasture, with a limit of one horse or cow per acre.
6. Automobiles or vehicles located on the property must have a current license tag, except for true antique or collector vehicles or agricultural machinery/equipment.
7. Enforcement of these covenants shall be an action at law or in equity to recover such damages as are reasonably sustained by the alleged violation, including court cost and attorney's fees, and to prevent the alleged or attempted violation by temporary and permanent injunction. No failure to enforce these restrictions as to any violation shall be deemed a waiver of the right to enforce these restrictions in the event of a future violation.
8. These restrictions shall run with the land and be binding upon the heirs and assigns of the respective parties to the deed of any subdivided parcel. These restrictions shall be binding for a period of twenty-five years from the date of their recording, and then shall be automatically extended for successive ten-year periods unless a simple majority of the owners of the tract as then subdivided shall by a recorded instrument agree to modify, change or abandon said restrictions in whole or in part.
9. Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.