

EXHIBIT "B"

THE STATE OF TEXAS
COUNTY OF HENDERSON

KNOW ALL MEN BY THESE PRESENTS

That WBW Holdings, LLC, the owners of this property in Henderson County, Texas, Does hereby acknowledge, declare and adopt the following restrictions, which are hereby impressed on all said property, and these restrictions and Covenants shall run with the land.

1. There shall be no Manufactured homes placed on property.
2. All Conventional homes shall contain a minimum of 1250 square feet of living area; exterior shall be completed within nine months of commencement; wood exteriors must be painted or stained; and construction must be of new materials.
3. No automobile or automobiles may be parked on said premises unless such automobile (s) is on inflated tires and in mechanical operating condition.
4. No portion of the land shall be used as a dumping ground for rubbish, trash or other unsightly items incompatible with the residential and farming usage.
5. Nothing herein shall be construed as compelling the undersigned to enforce any of these provisions, nor shall the failure of the undersigned to enforce any of these provisions be deemed to be a waiver of the right of enforcement or prohibition.
6. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for the undersigned or any person or persons owning any tract to prosecute proceedings at law or in equity against the person (s) violating or attempting to violate any such restrictions or covenants, and reservations by judgment or court order shall in no way affect any of the other provisions or parts of provisions which shall remain in full force and effect.