**Sunset Hills Covenants Exhibit B**

* Home must contain a minimum of 2,000 Sq Ft of heated space. Exterior constructio n of home must be at least 30% Stone or Brick. With roofing materials being 30 year ark shingles, metal, or clay tile.
* Bamdominiums may be used as primary residence as long as they contain 30% Stone or Brick and have a minimum of 2,000 SQ FT heated living space.
* Guest Quarters may be built after the main home, and must be at least 800 Sq Ft. of living space.
* Manufactured or modular homes of any type will not be allowed. RV's and campers may be used for weekend ca mping or up to 180 days during construction.
* Property owners may wait as long as they wish to build. Once constrnctio n begins, building must

be completed with-in 12 months.

* All farm equipment, boats, trailers, RV's, Campers, ATV's and non-running vehicles must be screened from view or garaged.
* All fences fronting FM 362, CR 306 and CR 312 must be either Ornamental Iron, Pipe, Stone, or Board constructio n. Side and rear fencing may be standard ranch wire. Wire behind front fencing for small animals.
* Driveways must be paved with asphalt, concrete or pavers stone at a minimum of 16 foot wide for a distance of 50 foot inside the property li ne.
* Firearms are allowed for family use only. No hunting, shoot ing ranges or fully automatic weapons will be allowed.
* No open trash pits or burning of rubbish will be allowed. Burning of brush and building debris will be allowed.
* All tracts are restricted against Cell towers, Water Towers, Commercial buildings, Commercial Feed Lots.
* Swi ne is limited to FFA or 4H School projects. Poultry will be limi ted to 3 per acre. Horses, Ca ttle, and other li vestock may be kept on any tract so long as they are fenced and maintained in clean sanitary condi tions. No more than one large animal per acre will be allowed. Dogs must be contained on said owner's lot.
* Oil or gas explorat ion will not be allowed on the surface of any tract by any future surface owner. Any prior rights of exploration are yet to be determined.

\*All lots must be maintained using prudent weed control. Mowing or baling of hay must be done

as needed to maintain hay fie lds and law ns in quality condition.

* No tract shall be divided into less than 12 acres.

\* These Covenan ts will run with the land un t il January 2040 at which t ime they will automatically expire unless a 75% maj orit y of th e property owners fi le an extension of said covenants. These covena nt s may be am ended at any time provided that 90 % of the prope rty

ow n ers agree and said am endment is legally fi led of record.