

EXHIBIT "B"

RESTRICTIVE COVENANTS

DR1182PC2174

1. This shall be known and described as a residential lot with one single family dwelling. No structure shall be erected, altered, placed or permitted to remain on the lot other than a single family dwelling of no more than two stories in height together with necessary out-buildings such as a garage or utility house used in conjunction therewith.

2. No building shall be erected, placed or altered on this lot until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to external design and as to location of the building with respect to topography and finished grade elevation by the architectural control committee of the PINE TIP HILLS HOME OWNERS ASSOCIATION, INC. In the event the committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted, and if no suit to enjoin the erection of such building or the making of such alterations has been instituted by any one affected by these covenants prior to the completion thereof, such approval shall not be required and this covenant and those hereafter concerning the residence will be deemed to have been fully complied with.

3. Neither the committee nor its designated representative shall be entitled to any compensation for services. The powers and duties of such committee and of its designated representative shall continue as long as these covenants are binding. Thereafter, the approval described in this covenant shall not be required unless prior to said date a written instrument shall be executed by the then recorded owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives who shall thereafter exercise the same powers and privileges exercised by said committee for a term of years not exceeding twenty (20).

4. No building of any kind shall be located upon this lot nearer than forty (40) feet from the road lot line, nor twenty (20) feet from the side lot lines and back lot line. No dwelling or other out-building shall be erected upon the premises so that the garage entrance faces the front of the building parcel, or open toward main roads. PINE TIP HILLS OWNERS ASSOCIATION, INC. reserves the right to waive minor building line violations.

5. No noxious or offensive trade or activity shall be carried on upon this lot nor shall anything be done which may be or become an annoyance or a nuisance to the neighborhood. Particularly prevented by this provision shall be the parking of large vehicles such as school buses, recreational vehicles above passenger van size in the subdivision. All boats and boat trailers must be parked or stored so that they are not within view of the main roads.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be constructed as temporary or permanent residence on this lot, nor shall buildings with the exception of approved out-buildings, be allowed on this lot.

7. Any residence erected on a lot shall contain at least one thousand eight hundred (1,800) square feet of heated area exclusive of open porches and garages. No two or one and one-half story building shall be erected unless the ground floor of said building shall contain at least one thousand one hundred (1,100) square feet of heated area exclusive of porches and garages.

8. Except as provided herein, no animals shall be kept on

a lot except house pets such as cats or dogs. **TR 1182 (2175)**

9. All structures for any use on this lot must comply with all State and County sanitary laws, rules and regulations.

10. All construction material of any residence on said lot must be approved by the architectural control committee.

11. No fencing or wall shall be erected upon any lot without prior consent of the Architectural Control Committee of PINE-TIP HILLS HOME OWNERS ASSOCIATION, INC. No barbed wire or bamboo shall be allowed on property.

12. The owner of this lot shall belong to the PINE-TIP HILLS HOME OWNERS ASSOCIATION and may be assessed by said Association no less than \$10.00 or nor more than \$100.00 per year to maintain common areas, roads, and for miscellaneous expenses. Any assessment delinquent more than a year shall become a lien on the property in favor of said Home Owners Association. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence, and also subordinate to any purchase money mortgage. There shall be two classes of voting rights.

(a) Class A - All owner, or holders of leasehold interest in excess of one year, except the developer, CHERRY BLUFF, INC., or its successor, shall have a right to cast one vote per lot.

(b) Class B - The developer shall have two votes per lot for each lot in which it holds an interest. This Class B shall cease when the total votes outstanding in class A equals Class B, and thereafter every lot shall have one vote.

13. This lot shall be subject to a roadway and utility easement in favor of said Home Owners Association for the ingress and egress, use and benefit of all lot owners in that Association. If the roadways are dedicated to the public by said Home Owners Association, then all lot owners will be required to deed in fee simple the necessary land (not over forty (40) feet) in order to satisfy any governmental requirements for paving of the roads.

14. No sign of any kind shall be displayed to the public on any lot except one professional sign of not more than one square foot, and one sign of not more than five square feet advertising the property for sale or rent or sign used by the builder to advertise the property during the construction and sales periods.

15. Any of the foregoing requirements can be waived by said Home Owners Association provided the waiver so granted is in writing and is to the best interest of the neighborhood.