Sunset Hills Covenants
Exhibit B

* Home must contain a minimum of 2,000 Sq Ft of heated space. Exterior construction of home must be at least 30% Stone or Brick. With roofing materials being 30 year ark shingles, metal, or clay tile.
* Barndominiums 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 camping or up to 180 days during construction.
* Property owners may wait as long as they wish to build. Once construction 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 construction. 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 line.
* Firearms are allowed for family use only. No hunting, shooting 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.
* Swine is limited to FFA or 4H School projects. Poultry will be limited to 3 per acre. Horses, Cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in clean sanitary conditions. No more than one large animal per acre will be allowed. Dogs must be contained on said owner's lot.
* Oil or gas exploration 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 fields and lawns in quality condition.
* No tract shall be divided into less than 12 acres.
* These Covenants will run with the land until January 2040 at which time they will automatically expire unless a 75% majority of the property owners file an extension of said covenants. These covenants may be amended at any time provided that 90 % of the property owners agree and said amendment is legally filed of record.