

EXHIBIT B
RESTRICTIONS AND COVENANTS

The undersigned, The Refuge Development, LLC, hereinafter referred to as “Grantors”, are the owners of the following described land lying and being situated in parts of the southeast 1/4 of Section 3, Township 4 North, Range 15 West and the northeast ¼ of Section 10, Township 4 North, Range 15 West, Lamar County, Mississippi, and being illustrated in the attached Exhibit A, Map Addendum.

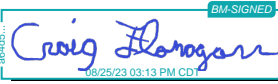
*** See attached Exhibit “A” ***

GENERAL PURPOSE OF RESTRICTIONS AND COVENANTS

Grantor is the owner of the real property referred to herein and it is the desire of the Grantor to have the property preserved and maintained as a rural, peaceful, quiet, uncrowded property where the natural look of the property is retained while protecting the property values of the neighbors and ensuring their privacy.

1. These covenants shall apply to the property more particularly described in the accompanying Map Addendum attached as Exhibit “A” to this conveyance (the “subject property”).
2. These covenants shall be effective and binding for a period of twenty-five (25) years, unless released by the Grantor herein, or their successors in interest to all adjoining property.
3. A mobile home or modular manufactured home shall not be placed or constructed on the subject property.
4. Commercial poultry farming operations shall not be allowed.
5. The subject property shall be used for single-family residential, agricultural, and recreational uses only and shall not be used for multi-family or commercial purposes.
6. Improvements shall be located and set back at least fifty (50) feet from the public rights of way and set back at least twenty-five (25) feet from each side.

Signed to acknowledge the existence and binding nature of these Restrictions and Covenants:

 BM-SIGNED
09/25/23 03:13 PM CDT

Aug 25, 2023 03:13 PM CDT

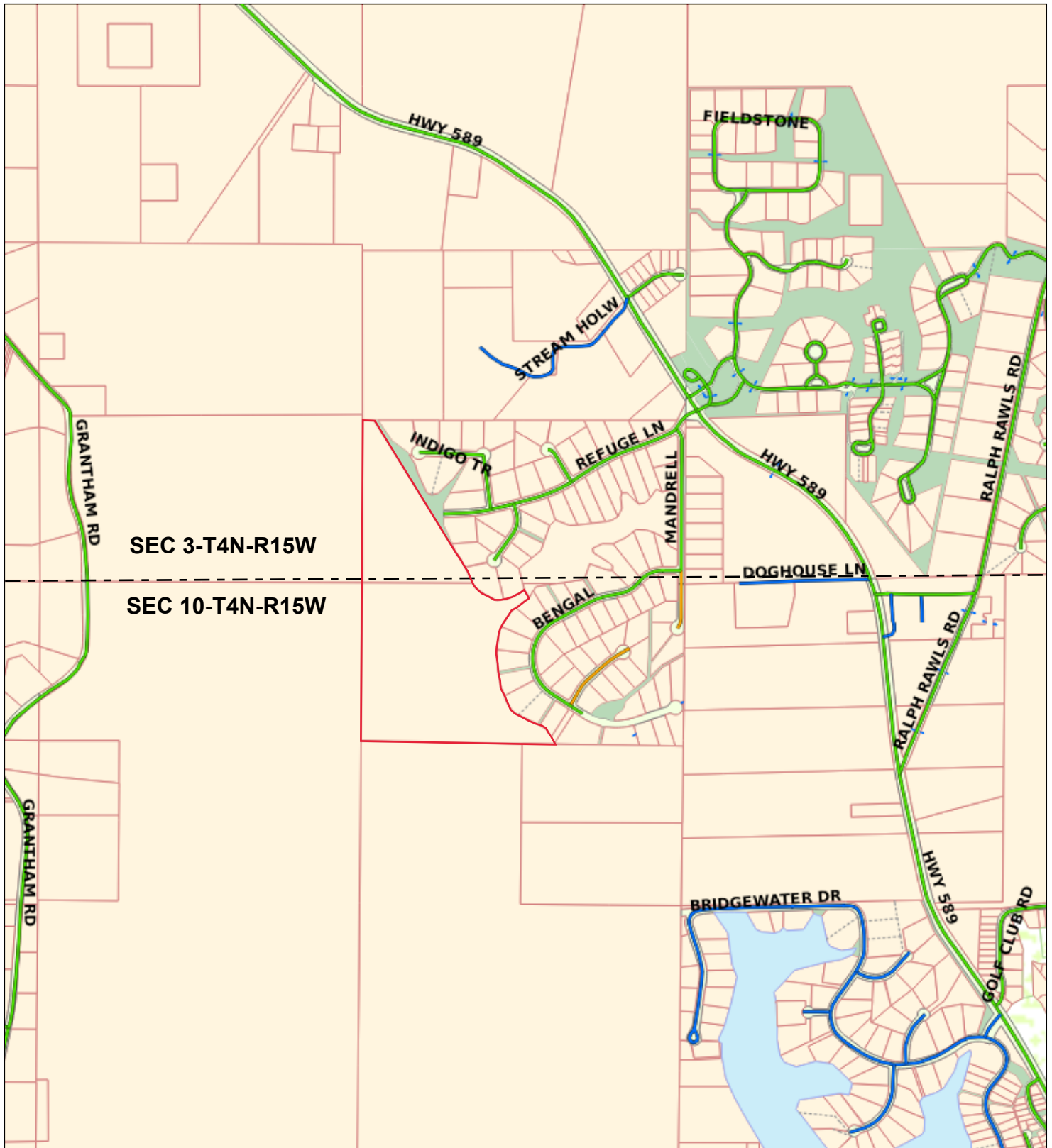
Grantor:

Grantor:

Grantee:

Grantee:

Exhibit A Map Addendum Lamar County Tax Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Lamar County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

