"EXHIBIT B"
DEED RESTRICTIONS FOR TRACT 1

Twin Chimneys Farm **Spartanburg County, SC**

1. This parcel may be used for commercial, single family or agricultural purposes, as long as it receives Government approval.
2. No single wide or double wide homes are permitted unless one is used as a temporary (less than 24 months) office.
3. Single family homes must be site-built (stick-built) homes with a minimum of 3,000 square feet of finished and heated square feet.
4. A second stick-built dwelling is allowed on any individual parcel with no size restriction as long as it matches the larger structure with exterior finishes and is built after the larger home.
5. Barns are permitted as long as the exterior colors match the primary dwelling.
6. Vinyl siding is not permitted.
7. "Barndominiums" are **NOT** permitted as a single family dwelling unit(s).
8. While a motor home, travel trailer, camper or tent is allowed on the property, none of them may be used as a permanent residence. Either a motor home or a travel trailer may be lived in for up to 12 months ,however, after a foundation has been built for a permanent residence and only during construction (as long as there is no objection by any Government Agency).
9. One horse, cow, goat or sheep is permitted per one acre of fenced and pastured land. A limited number of chickens are allowed as long as they do not create a smell that can be noticed from any neighboring property. No swine (pigs/hogs), or other livestock are permitted.
10. No commercial poultry (chicken or turkey) houses will be permitted.
11. No cellular towers will be permitted.
12. No solar panels can be visible from any parcel that is part of Twin Chimneys Farm. This includes parcels 4-13-00-056.00, 4-13-00-056.01 and 4-13-00-057.00 as of October 1, 2026 in the Spartanburg County, South Carolina's Office of Assessor.
13. No power substation is allowed.
14. No Data Center is allowed.
15. A grassed lawn must be established within 90 days of the completion of any construction.
16. No noxious or offensive trades or activities will be allowed on any lot or tract.
17. All lots, residences and buildings are to be maintained in good repair. No debris or junk cars shall be allowed to accumulate on the property.
18. Seller retains and reserves an Easement through Tract 1 (7.78 acres) which is fifty (50') feet in width for ingress, egress, and emergency access, over, on, and through the subject property for the purpose of connecting an emergency access easement and/or possible subdivision entrance on Seller's adjacent property and running along the northern boundary line of the subject property to at least one (1) internal road connecting to US HWY 221, to be constructed on the subject property and once such internal road is constructed and completed. The precise location and length of the Easement reserved hereby shall be determined and fixed upon completion of a new internal road on the subject property.
19. These restrictions will be placed in the deed to each tract and shall be enforceable by any adjoining property owner or grantor.
20. In the event any court proceeding is instituted for the purposes of enforcing these restrictions, whether by the property owner or the developer, then the prevailing party shall recover as cost of such action, his or her entire expenses and costs, including attorney's fees.
21. These restrictions may be amended at any time hereafter by an instrument signed by Grantor or Grantor's heirs.