"EXHIBIT B"
DEED RESTRICTIONS FOR TRACTS 2 & 3

Twin Chimneys Farm **Spartanburg County, SC**

1. No single wide or double wide homes are permitted unless one is used as a temporary (less than 24 months) office.
2. Site-built (stick-built) homes with a minimum of 3,000 square feet of finished and heated square feet are permitted.
3. 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.
4. Vinyl siding is not permitted.
5. Barns are permitted.
6. "Barndominiums" are permitted as the dwelling unit(s). The same square footage and other requirements apply for "Barndominiums" as for the site-built homes.
7. 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).
8. All pine timber (trees) may be cut. No more than 50 percent of the volume of hardwood timber (trees) may be cut/removed. This can occur through either selective harvest/removal or up to one half of the hardwood acreage may be clear cut and converted to open areas. Any hardwood removal/design of harvest must be preapproved by grantor (who is the owner of Rowell Land & Timber Co. Inc.) prior to harvesting, cutting or clearing.
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. Ditch to ditch right-of-way access for Tracts 2 and 3 along the private gravel road off of Simmons Road is guaranteed by Seller for purposes of ingress and egress.
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.