

"Exhibit B"

EXCEPTIONS, RESERVATIONS AND RESTRICTIONS

1. Said lands are conveyed subject to easements, restrictions and all other matters, depicted and shown on the plat of subject property as appears of record in Plat Book 15, Page 55, in the Probate Office of Cherokee County, Alabama.
2. There is excepted and reserved from the above-described lands all that part of said lands lying on and below that certain datum plane of 564 and 565 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January 1955.
3. Said lands are conveyed subject to any and all outstanding easements and rights owned by Alabama Power Company, a corporation, including the right to flood, cover or surround with water from time to time that portion of said lands which would either be covered with or which either alone or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum plane of approximately 575 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January 1955, together with rights of ingress and egress over and across such lands. The easement so acquired by Alabama Power Company includes the right to prevent the erection of any habitable structures, structures to house livestock or the disturbance of the lands lying on or below the approximate 575-foot contour line.
4. All lots shown hereon are to be served by City forced sewer. No on-site sewage disposal systems or holding tanks are to be installed without prior approval of the City of Cedar Bluff and Alabama Power Company.
5. **PUBLIC NUISANCES:** No noxious, illegal, offensive or detrimental activity shall be carried on upon any tract nor shall said property be used for any purpose that, as a matter of common experience, tend to create a nuisance or annoyance. Activities STRICTLY prohibited under this provision include, but are not limited to the following: Junkyards, Salvage Yards, Commercial Poultry Operations, Commercial Swine Operations and/or use of property as dumping ground for Trash, Garbage or Rubbish.
6. **DWELLING SIZE:** No residential structures shall be constructed on the Property with a fully enclosed floor area of less than 1,000 square feet, exclusive of carports, garages, and open porches. All structures are to be "site built" in accordance with Alabama Shoreline Management Guidelines.
7. **MOBILE HOMES AND TEMPORARY STRUCTURES:** No single wide Trailers or Double Wide Trailers will be permitted. No Shell Homes, Campers, Tents, Shacks or Temporary Buildings shall be erected on any of the tracts, with the exception of Garages and Storage Buildings which are an integral part of the residence or business to be served.
8. **FUTURE DEVELOPMENT:** Any future development on or re-subdivision of any lot MUST be approved by the Cedar Bluff governing bodies. ALL lots to be served by Public Sewer and Water Systems.
9. Said lands are conveyed subject to any and all existing easements and rights of way for roadways and utility lines and systems.

THE ABOVE RESTRICTIONS SHALL RUN WITH THE LAND AND BE BINDING ON ALL GRANTEES, THEIR HEIRS, SUCCESSORS IN INTEREST AND ASSIGNS.