

EXHIBIT "B"
RESTRICTIVE COVENANTS

1. Competitive Restrictions:

a) Convenience Store:

- i. A business commonly referred to as a convenience store;
- ii. The retail sale of gasoline, petroleum, ethanol, or other motor vehicle fuels;
- iii. The sale of tobacco products of any kind.

b) Barbecue Food Services: An establishment serving primarily barbecued or smoked meats for onsite or offsite consumption or any establishment having the words "Barbecue", "BBQ", "Bar-B-Que", "Bar-B-Q", "Smoke", or "Smokehouse" as part of its name or on its signage.

c) Alcohol Sales: An establishment engaged in the retail sale of alcoholic beverages including, but not limited to, bars, lounges, or taverns; however, the following shall be permitted:

- i. A bar or lounge within and ancillary to a hotel, motel, or similar transient lodging;
- ii. The sale of alcoholic beverages for on-premises consumption in an establishment that does not derive from all of its operations more than fifty-one percent (51%) of its gross revenue during any twelve-month period from the sale of alcoholic beverages as stated above.
- iii. The sale of alcoholic beverages for off premises consumption in cases where such sale is directly connected to a delivery of food from a full service restaurant by either the restaurant staff or a delivery service.

2. Offensive Uses:

- a) Any use which results in a nuisance, an offensive odor, fumes, dust, smoke, noise, pollution, environmental contamination, or a risk of fire or explosion;
- b) The storage of, or in, trucks, trailers, shipping containers, or similar holders;
- c) Outside storage without proper berms, landscaping, or fencing; however, outside storage ancillary to retail sales of new goods shall be permitted;
- d) Any adult-oriented business or activity based primarily upon materials or performances that depict, describe, or relate to sexual activities, human anatomy, or nudity, including, but not limited to, adult arcades, adult bookstores, adult cabarets, adult theaters, or any other sexually-oriented business;
- e) Massage parlors;
- f) Mortuaries, crematoriums, or funeral homes;
- g) Mobile homes or trailer courts;
- h) Animal raising (other than pet shops);
- i) Pawn shops; pawn brokers; short term, title, or payday loan establishments; or similar activities;
- j) Smoke, cigarette, tobacco, cigar, vape, hookah, bong, pipe, water pipe, or head shops or lounges; CBD stores; marijuana dispensaries; or similar establishments.
- k) Establishments engaged in tattoo or body piercing activities;
- l) Drug rehabilitation, convicted felon halfway housing, or adult rooming or boarding; however, elderly assisted living centers shall not be prohibited;
- m) Any fire sale, bankruptcy sale (unless pursuant to a court order), or auction-house activities;
- n) The sale, lease, or rental of used cars, boats, recreational vehicles, or motorcycles ("Vehicles"); however, the sale, lease, or rental of used Vehicles ancillary to a new Vehicle dealership shall be permitted;
- o) Any labor camp;
- p) Any type of junkyard or salvage yard activity;

- q) Any automotive repair, automotive body, or fender repair activity, except as ancillary to a new Vehicle dealership;
- r) Any dry cleaning plant or business;
- s) Any "second hand" store or any army, navy, or government-type "surplus" store, except resale shops which merchandise and sell used products in a first-class manner, but no such goods or products may be sold or stored outside an enclosed building;
- t) Stockyards;
- u) Any carnival or amusement park;
- v) Landfills, garbage dumps, or facilities for the dumping, disposing, incineration, or reduction of waste or any substances regulated for the purpose of protecting health or the environment;
- w) Gambling establishments or betting parlors; however, the sale of lottery tickets shall not be prohibited;
- x) Jails or prisons;
- y) Assembling, manufacturing, industrial, distilling, refining, or smelting activities;
- z) Drilling for oil, gas or other hydrocarbons or mineral extraction of any kind or character.