

EXHIBIT B

5-4-2020

Global Manor Design Code for Global Manor Subdivision

THESE DESIGN GUIDELINES are hereby made and entered into on the 4th day of May 2020, by Global Development, LLC, a Tennessee Limited Liability Company.

WHEREAS, Global -Development, LLC, a Tennessee Limited Liability Company, is the Community Founder-of Global Manor and seeks to establish the Declaration of Restrictions, Amendments, Covenants and Easements (hereinafter the "Declaration") and place upon Global Manor of record in Plat Book PLE2, Pg. 313, Register's Office for Bedford County, Tennessee.

WHEREAS, Global Development, LLC., a Tennessee Limited Liability Company, was appointed head and sole member of the Global Manor Design Review Board Community by the Declaration of Restrictions, Amended Restrictions, Covenants and Easements of Global Manor duly recorded in the Registers Office of Bedford County, Tennessee;

WHEREAS, the purpose of these Design Guidelines is to preserve and enhance the values of parcels and improvements within the Global Manor Subdivision through the establishment and enforcement of development and architectural standards. These Design Guidelines are intended and designed to create and maintain an attractive, consistent and harmonious development.

NOW, THEREFORE, said Design Guidelines of Global Manor Subdivision shall be as follows:

Exterior Design

- All Exterior wall surface materials and colors must be approved by the Global Manor Design Review Board (GMDRB) prior to commencing
- Appropriate wall surface materials include Dutch or straight Lap vinyl siding and shake, fiber cement siding and shake, brick and stone. The front elevation of the home and brick water table is the maximum brick allowed.

- Unacceptable exterior wall materials include aluminum siding, EIFS or stucco
- No Quoins are allowed

Visible foundation systems

- May or may not be painted. If painted, they must match siding color
- To be a smooth finish if brick is not used
- There is to be no exposed block only

Eaves and overhangs

- May be either white or off-white with gutters and corner trim to match

Windows

- May be white, off white or black
- Grid pattern must be approved by the Global Manor Design Review Board (GMDRB) prior to installation

Rear Patio Doors

- May be full grid or no grid pattern

Porches

- Front porches may not be screened in or enclosed
- To be a light broom concrete finish

Columns

- May be either Square full height or Square tapered painted same color as house trim
- Square pier for tapered columns must be the same stone or brick used on the home

Railings

- May be white vinyl or PVC with square newels and spindles
- May be black aluminum

Walkways

- To be a light broom finish

Front Doors

- To be a 6-panel raised fiberglass- painted or gel stained
- No wood doors allowed

Garage

- May either be a one or two car and may be front or side entry

Garage Doors

- Must be solid white raised panels

Shutters

- Non operable raised panel vinyl or board-n- batten
- Color to be approved by the GMDRB
- Must be factory pre-painted and not primed and site painted

Decks and fencing

- Application must be filled out and submitted with payment to the GMDRB prior to construction.
- The owner must obtain survey and permit prior to commencing.

Roofs

- Architectural or 3-tab roof shingles in Weatherwood or black color allowed

Gutters and Downspouts

- Colors to be white or off-white and must match the corner trim and soffits of house

Driveways

- To be concrete light broom finish or asphalt

Landscape Design

- A Landscape plan (with HVAC location shown) is required and subject to GMDRB approval
- The majority of landscape planting materials should be indigenous and drought resistant as to lessen the need to excessively rely on irrigation, and to require minimal fertilization and maintenance
- All lawns are to be seed and straw at a minimum

Fences

- Rear fences are allowed but must follow the fence guidelines attached

Mailboxes

- Are community kiosks and no individual house mailboxes

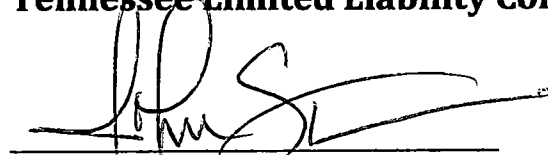
Square Footage of Living Space

- The total floor area of any main residential structure, exclusive of open porches, attached garages or basements shall not be less than 1000 sq. ft. for a One-Story home and not less than 1400 for a two-story home

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4th day of May, 2020.

**Global Development, LLC, a
Tennessee Limited Liability Company**

A handwritten signature in black ink, appearing to read 'John Stefanski', written over a horizontal line.

By: John Stefanski
Its: Managing Member