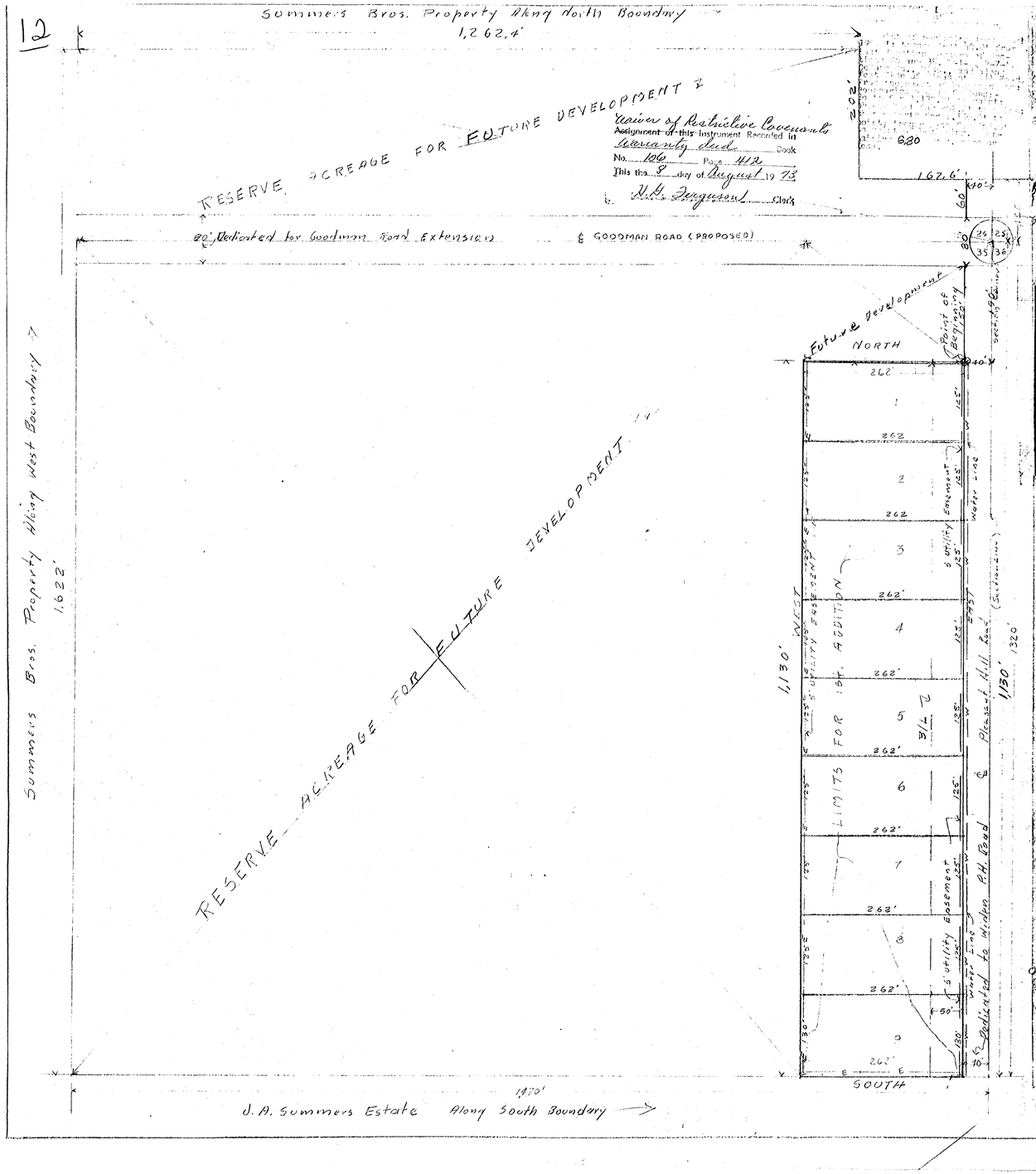


PERPETUAL RESTRICTIVE COVENANTS
RESIDENTIAL LOTS

1. All building plans shall be approved by the SUMMERS BROS. COMPANY, Developers of the SUMMERSET VIEW SUBDIVISION, as long as the Company owns any lot in said Subdivision.

2. No shack, tent, garage, barn, trailer, basement, or other outbuildings erected in the Subdivision shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. Dwelling a house area, exclusive of steps, stoops, carports, and outbuildings, shall be 1,000 square feet. Minimum building set-back shall be as on any plat.

4. No non-offensive or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

5. There is a perpetual easement as shown on the recorded plat of Subdivision which is reserved for utility installation and maintenance.

6. The above perpetual restrictive covenants apply to Residential Lots 1 through and including 9 of 1st. Addition of SUMMERSET VIEW SUBDIVISION. These covenants are to run with the land and are to be binding on all parties and all persons claiming under them until September, 1965 after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the Residential Lots has been recorded, agreeing to change said covenants in whole or in part.

[redacted]

CERTIFICATION OF OWNERSHIP, ADOPTION, AND DEDICATION

We, WAYNE S. and WILLIAM S. SUMMERS, the undersigned Owners of the property shown hereon, hereby adopt this as our plan of Subdivision and dedicate the streets and/or roads shown to the public used forever, and hereby certify that we are the owners in fee simple of the property, and said property is not encumbered by any mortgages, or taxes that have become due and payable.

Wayne S. Summers
Wayne S. Summers

William S. Summers
William S. Summers

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, DeSoto Miss., the owners of said Subdivision, who acknowledged that they signed and delivered the foregoing plat for the purpose therein mentioned.

WITNESS my hand and Seal this 6 day of Sept, 1965.

W.S. McIntosh Jr.
Title and Seal

CERTIFICATION OF SURVEY

I hereby certify that I have surveyed the above described property, that this plat conforms with said survey, and that same is true and correct for 1st. Addition of SUMMERSET VIEW SUBDIVISION.

Herman W. Summers Engineer
State Certificate No. 2306

Approved by the DeSoto County Planning Commission, Date August 31, 1965.

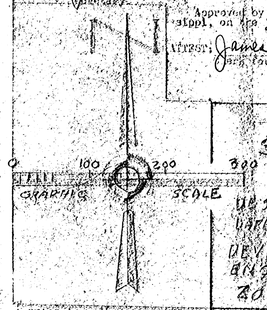
ATTEST: J.P. Tucker
Secretary

By L.L. Cooke
Chairman

Approved by the Board of Supervisors of DeSoto County, Mississippi, on the 8th day of September, 1965.

ATTEST: James P. Tipton
Clerk for the Board

W.M. Maxwell
President



1st. ADDITION
SUMMERSET VIEW
SUBDIVISION
DESOTO COUNTY, MISSISSIPPI
DATE Sept. 1965
DEVELOPERS: SUMMERS BROS. CO.
ENGINEER: Herman W. Summers
Miss. Permit No. 2306
ZONE: A-1
6.80 ACRES

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 9 o'clock A.M. oct 19th, 1965, and was immediately recorded in Plat Book No. 4, page 12.

This Property is Zoned "R-1" Rural.

James P. Tipton