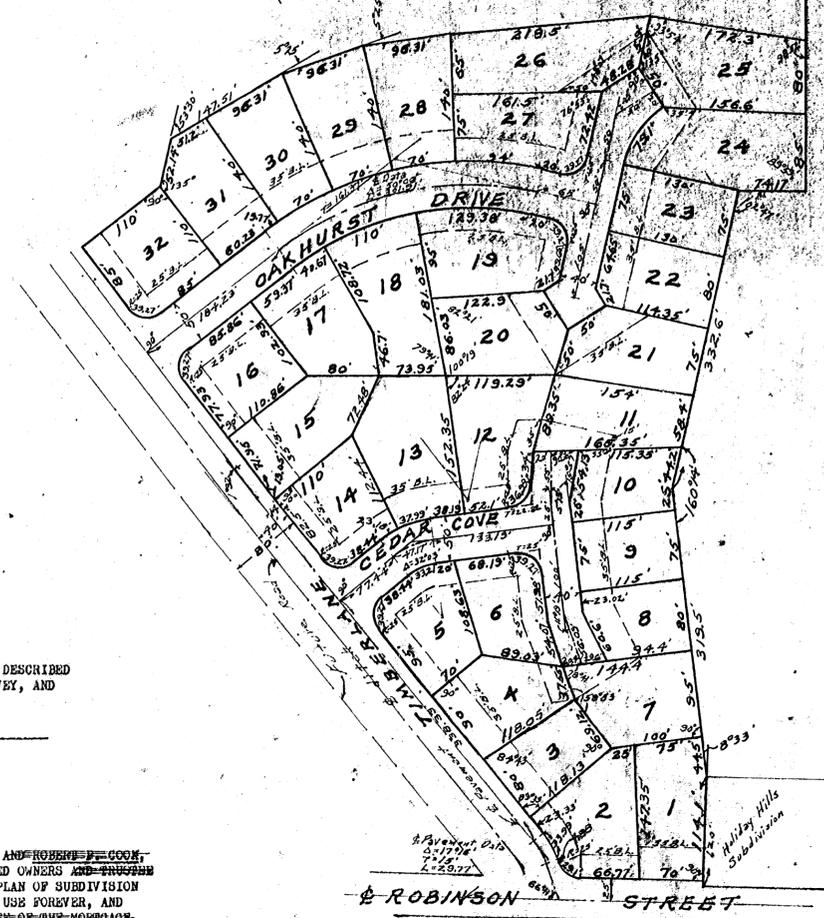


RESTRICTIONS

- NO LOT IN SAID SUBDIVISION IN HERNANDO, DE SOTO COUNTY, MISSISSIPPI, SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND OTHER OUTBUILDINGS INCIDENT TO SAID RESIDENTIAL USE, INCLUDING A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
- NO BUILDING SHALL BE ERRECTED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES AS SHOWN ON SAID PLAT. EXCEPT THAT PORCHES AND UNENCLOSED PORCHES MAY PROJECT BEYOND SAID LINE, AND ALL BUILDINGS SHALL FACE THE BUILDING SETBACK LINES AS SHOWN ON SAID PLAT.
- NO BUILDING SHALL BE LOCATED NEARER THAN FIVE (5) FEET TO AN INTERIOR LOT LINE EXCEPT THAT A TWO (2) FOOT SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED FIFTEEN (15) FEET OR MORE FROM THE REAR OF THE DWELLING. NO DWELLING SHALL BE LOCATED ON ANY LOT NEARER THAN TWENTY-FIVE FEET TO THE REAR LOT LINE.
- NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN SIXTY (60) FEET AT THE MINIMUM BUILDING SETBACK LINE. NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN EIGHT THOUSAND SQUARE FEET.
- NO NOXIOUS OR OFFENSIVE 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.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN \$10,000.00 BASED UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED, IT BEING THE INTENTION AND PURPOSE OF THE COVENANTS TO ASSURE THAT ALL DWELLINGS SHALL BE AT A QUALITY OF WORKMANSHIP SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATES THESE COVENANTS ARE RECORDED AT THE MINIMUM COSTS STATED HEREIN FOR THE MINIMUM PERMITTED DWELLING SIZE. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES SHALL NOT BE LESS THAN ONE THOUSAND SQUARE FEET.
- UTILITY EASEMENTS SHOWN ON THIS PLAT ARE RESERVED FOR UTILITY AND DRAINAGE INSTALLATIONS. THERE IS ALSO RESERVED FOR UTILITY AND DRAINAGE EASEMENTS FIVE (5) FEET ALONG THE REAR OF ALL LOTS. THERE IS ALSO RESERVED AN EASEMENT OF FIVE (5) FEET ALONG THE DIVIDING PROPERTY LINES OF ALL LOTS FOR INSTALLATION OF UTILITY AND DRAINAGE FACILITIES.
- THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY THE MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



CERTIFICATE 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.

D. D. CANNON, CIVIL ENGINEER  
STATE CERTIFICATE NUMBER 2093

OWNER'S CERTIFICATE

WE, J. C. SARTAIN, J. E. SARTAIN, J. P. SARTAIN AND ROBERT F. COOK, TRUSTEES OF THE TRUST OF HERNANDO, THE UNDERSIGNED OWNERS AND TRUSTEES OF THE PROPERTY SHOWN HEREON ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNERS AND TRUSTEES OF THE MORTGAGE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

J. C. SARTAIN, OWNER  
J. E. SARTAIN, OWNER

J. P. SARTAIN, OWNER  
ROBERT F. COOK, TRUSTEE

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE AFORESAID COUNTY AND STATE, J. C. SARTAIN, J. E. SARTAIN, J. P. SARTAIN AND ROBERT F. COOK, THE OWNERS AND TRUSTEES OF SAID SUBDIVISION, WHO ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF March, 1966.

MY COMMISSION EXPIRES Jan 1, 1968

James P. Tipton, Notary Public

NORTHWOOD SUBDIVISION  
PART-1

BEING PART OF THE SARTAIN 20 ACRES  
IN SECTION 13, TOWNSHIP 3, RANGE 8 WEST  
IN HERNANDO, DE SOTO COUNTY, MISSISSIPPI.  
SEPT. 1965  
D.D. CANNON - CIVIL ENGINEER

Note: 5ft Drainage & Utility Easement on side and rear of all Lots in this subdivision

STATE OF MISSISSIPPI, COUNTY OF DE SOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 11:45 O'CLOCK A.M. March 7, 1966 AND WAS IMMEDIATELY RECORDED IN PLAT BOOK NO. 4 PAGE 22.

James P. Tipton, Chancery Court Clerk

APPROVED BY THE TOWN OF HERNANDO PLANNING COMMISSION ON THIS 2nd DAY OF March, 1966.

H. H. M... Mayor

Attest: Miriel E. White, Town Clerk