

RESTRICTIONS

1. NO LOT IN RIVIERA ESTATES SUBDIVISION IN HERNANDO, DESOTO 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.
2. 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 STEPS AND UNENCLOSED PORCHES MAY PROJECT BEYOND SAID LINE, AND ALL BUILDINGS SHALL FACE THE BUILDING SETBACK LINES AS SHOWN ON SAID PLAT.
3. 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.
4. 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.
5. NO DWELLING SHALL BE PERMITTED ON ANY LOT WITH THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES OF LESS THAN ONE THOUSAND NO HUNDRED (1,000) SQUARE FEET.
6. THERE IS RESERVED FOR UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR OF ALL LOTS AND ALONG THE DIVIDING PROPERTY LINES OF ALL LOTS FOR INSTALLATION OF UTILITY AND DRAINAGE FACILITIES AS SHOWN ON PLAT.
7. ALL DWELLINGS AND OTHER STRUCTURES ON THE LOTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TOWN OF HERNANDO PLANNING COMMISSION AND ITS SUCCESSORS.
8. 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.
9. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
10. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL ORDER AND EFFECT.
11. NO VEHICLES ARE TO BE KEPT ON LOTS UNLESS IN RUNNING CONDITION. NO JUNK VEHICLES ARE ALLOWED. NO VEHICLES WILL BE PARKED IN STREET REGULARLY BY OWNERS OF LOTS.

OWNERS CERTIFICATE

EDWARD L. WHITTEN, SR., AND ROBERT L. SHERWELL, JR., OWNERS OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS THEIR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT THEY ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY AND THAT SAID PROPERTY IS NOT ENCUMBERED OF ANY TAXES THAT HAVE BECOME DUE AND PAYABLE. THIS THE 17 DAY OF January 1972.

Edward L. Whitten, Sr.
Edward L. Whitten, Sr.
Robert L. Sherwell, Jr.
Robert L. Sherwell, Jr.

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, EDWARD L. WHITTEN, SR., AND ROBERT L. SHERWELL, JR., WHO ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 17 DAY OF January, 1972

Mable B. Hays
Notary

MY COMMISSION EXPIRES: _____

THIS PROPERTY IS ZONED _____

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION SHOWN HEREON AND THAT THIS PLAT OF SAME ACCURATELY SHOWS THE SURVEY AND IS TRUE AND CORRECT.

J.E. Lauderdale
J.E. LAUDERDALE, CIVIL ENGINEER

APPROVED BY HERNANDO PLANNING COMMISSION ON THE 7 DAY OF June 1972

Hughes W. Spitt SECRETARY *H.B. Mason* CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, ON THE 10 DAY OF July, 1972

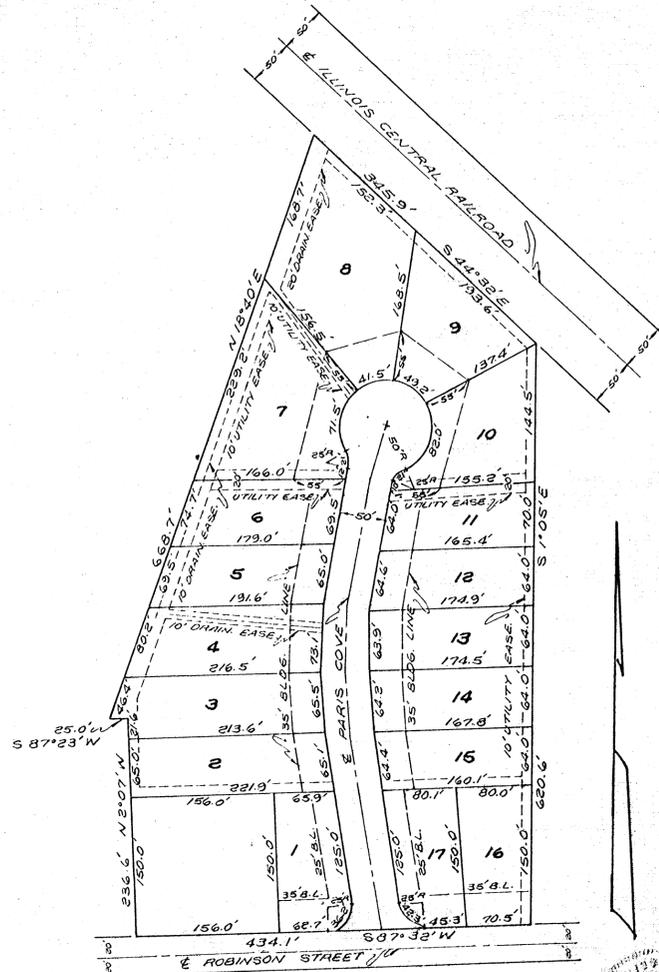
ATTEST: *H.B. Mason* MAYOR

Hughes W. Spitt TOWN CLERK

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10 O'CLOCK AM ON THE 1 DAY OF Sept, 1972, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND WAS RECORDED IN PLAT BOOK 10, PAGE 26.

H.M. Ferguson
Clerk of Court



RIVIERA ESTATES SUBDIVISION
BEING PART OF LOTS 468 & 469
HERNANDO MISSISSIPPI
IN N.E. 1/4 SEC. 13-T3-R8W
DESOTO COUNTY MISSISSIPPI
SCALE 1"=100' DEC. 1971
J.E. LAUDERDALE CIVIL ENGINEER

