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RESTRICTIVE COVENANTS FOR HICKORY HOLLOW SUBDIVISION

These Covenants apply to all lots in Hickory Hollow Subdivision and run with the land and shall be binding on all persons owning property in the Subdivision until February, 2004, at which time these Covenats shall be automatically extended for successive ten (10) year periods, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. Invalidation of any one of these Covenants, Limitations or Restrictions by judgement or on Court Order shall in no wise affect any of the other provisions, which shall remain in force and effect.

(1) All lots shall be for residential use only and no noxious or offensive trade or activity shall be conducted upon any lot in this Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(2) The minimum floor area of all residences exclusive of open porches, carports, or garages, shall be 1500 square feet; the exterior finish of all residences constructed in the Subdivision must be completed within six (6) months from the date started.

(3) No trailer, tent, basement, shack, garage, barn or other structure of a temporary nature shall be used as a residence at any time.

(4) No animals of an obnoxious nature shall be domiciled or maintained upon any lot in this Subdivision which may become an annoyance or nuisance to the neighborhood.

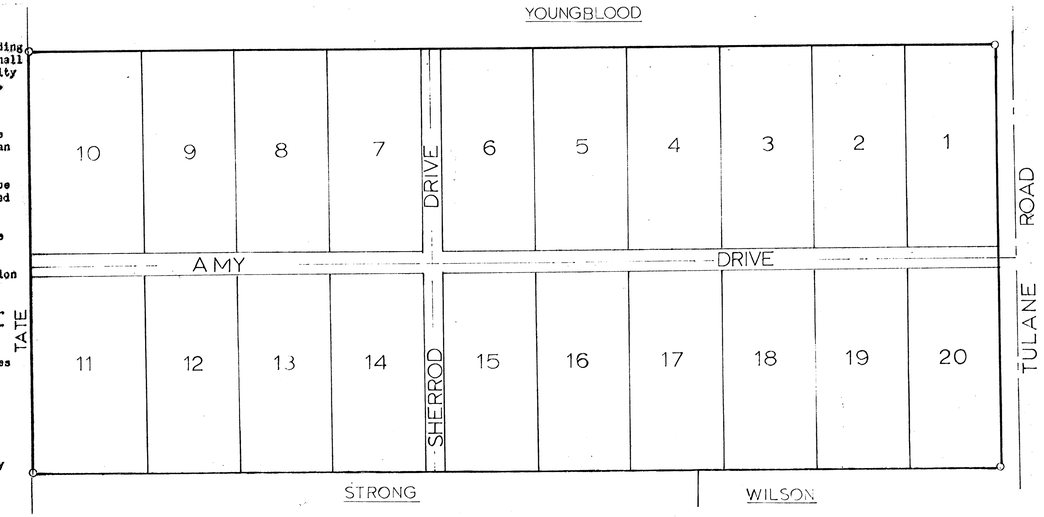
(5) No lots may be subdivided unless permitted by the Subdivision Regulations of DeSoto County, Mississippi; however, two (2) or more lots may be combined for use as one (1) lot and in such case, the interior lot lines may be disregarded insofar as side yard requirements are concerned.

(6) Easements five (5) feet wide for installation and maintenance of utilities and drainage facilities are reserved along property lines for each lot, except ten (10) feet for front property lines.

(7) The use, zoning and building regulations of DeSoto County, Mississippi, shall apply in this Subdivision.

(8) No building may be located nearer than five (5) feet to any side lot line.

(9) Enforcement of these Restrictive Covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any restrictions or covenant, either to restrain violation or to recover damages.



CERTIFICATES:

I hereby certify that I have surveyed the lands shown on this plan of subdivision, that this plat conforms with said survey and that the same is true and correct.
Dated this 20 day of February, 1974.

Ben W. Smith
Ben W. Smith P. E.
Miss Certificate No. 5930

We hereby certify that we are the owners in fee simple of land shown, that said property is not encumbered by any mortgages or taxes; that this is our plan of subdivision, and that we hereby dedicate the roads as shown to the public use forever.
Dated this 19th day of APRIL 1974.

William W. Long
E L McKenzie

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, the above listed owner of said subdivision who acknowledged that he signed and delivered the foregoing plat for the prupose therein mentioned.
Witness my hand and seal this 19 day of April 1974.

Millard E. Garner
Notary Public
Title and Seal
My Commission Expires January 30, 1976

Approved by the Desoto County Planning Commission
DATE March 28 1974
By: Clarence Sparks, Jr.
Chairman
Attest: J. D. McGowen
Secretary

Approved by the Board of Supervisors of DeSoto County, Mississippi on the 6th day of March 1974
By: Marion L. Scott
President

H. M. Ferguson
Clerk

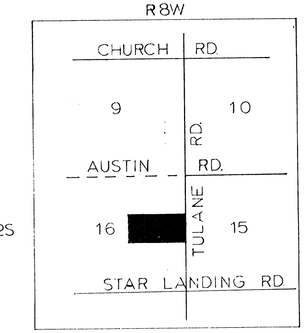
STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby cerfity that the subdivision plat shown hereon was filed for record in my office at 3 o'clock P M, May 8 1974 and was immediately recorded in Plat Book No. 13 page 6-7-8

H. M. Ferguson
Chancery Court Clerk

DESOTO COUNTY HEALTH DEPARTMENT
BY Robert C. Waldrip, R.S.
DATE 4-17-74

LOCALITY MAP
R8W



0 100 200
SCALE 1=200'

67.5 ACRES AGR.- ZONING SHEET 1 of 3

HICKORY HOLLOW

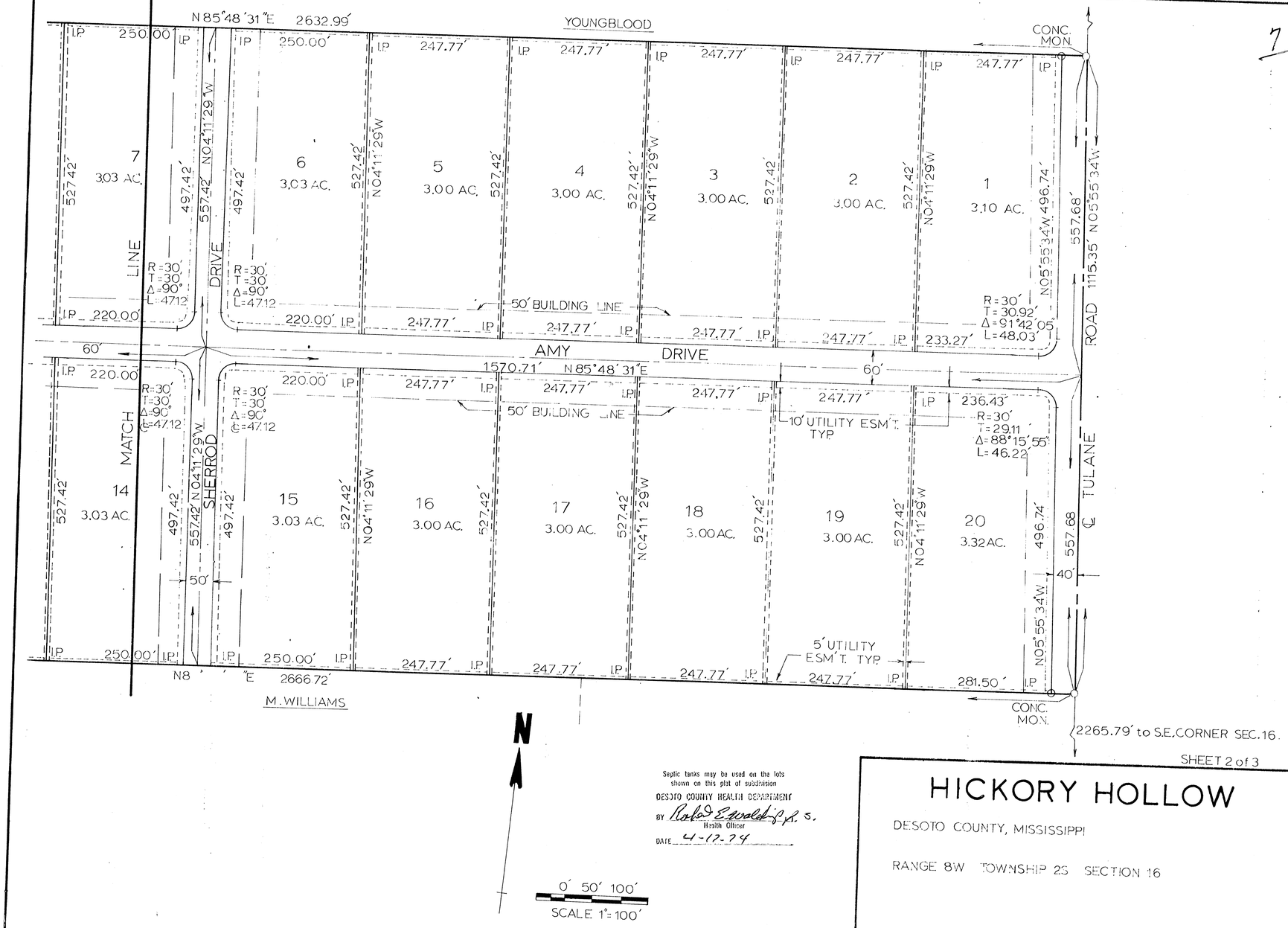
DESOTO COUNTY, MISSISSIPPI

RANGE 8W TOWNSHIP 2S SECTION 16

E.L. McKENZIE, OWNER DATE 1-10-74

BEN SMITH ENGINEERING CO. INC.

7



Septic tanks may be used on the lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
BY Robert E. Gerald R.S.
Health Officer
DATE 4-17-74

SHEET 2 of 3

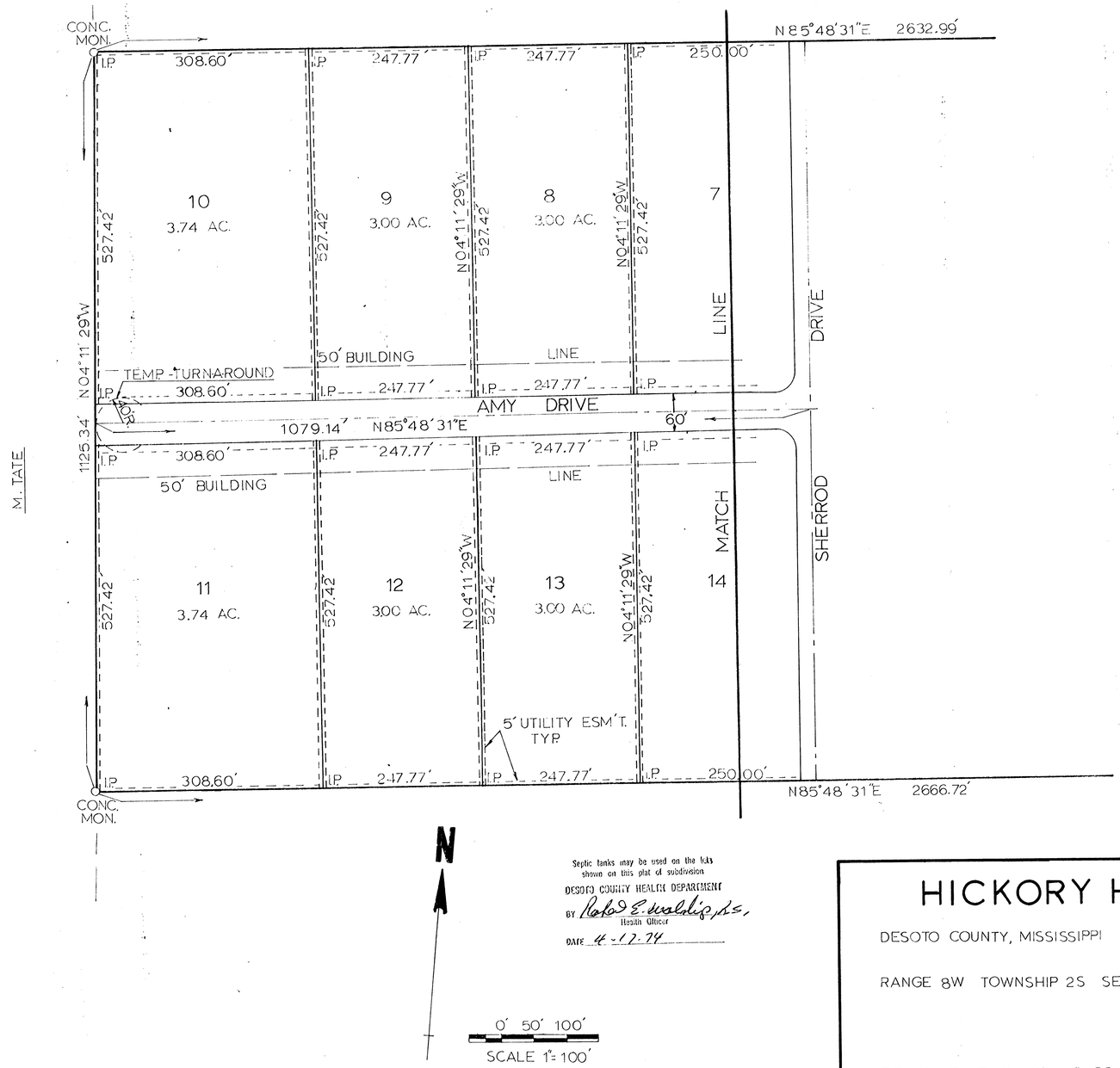
HICKORY HOLLOW

DESOTO COUNTY, MISSISSIPPI

RANGE 8W TOWNSHIP 2S SECTION 16

BEN SMITH ENGINEERING CO. INC. DATE 1-10-74

8/



Septic tanks may be used on the lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
BY Robert E. Waldrip, R.S.
Health Officer
DATE 4-17-74

0' 50' 100'
SCALE 1"= 100'

SHEET 3 of 3

HICKORY HOLLOW

DESOTO COUNTY, MISSISSIPPI

RANGE 8W TOWNSHIP 2S SECTION 16

BEN SMITH ENGINEERING CO. INC. , DATE 1-10-74