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# FINAL PLAT OF FOX HOLLOW SUBDIVISION

## RESTRICTIVE COVENANTS FOR FOX HOLLOW SUBDIVISION

The following restrictive covenants shall apply to all of the land in Fox Hollow Subdivision, as shown on the plat located in Section 34 and 35, Township 3 South, Range 6 West, DeSoto County, Mississippi.

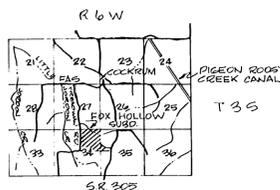
- No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than three cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded insofar as side yard easement requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be resubdivided into two or more lots for the purpose of building another dwelling unless approved by the developer.
- No obnoxious or offensive activities 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 business of any kind shall be carried on upon any lot or in any building on any lot. All lots and houses are to be for residential use only.
- No structure of a temporary character - trailer, basement, tent, shack, garage, barn or other building - shall be used on any lot at any time as a residence, either temporarily or permanently.
- No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage, or other waste garbage shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No dwelling shall be permitted on any lot with a ground floor area of the main structure, exclusive of open porches and garages, less than 1200 square feet.
- No shell or modular house will be permitted to be built in this subdivision regardless of the price or square feet of the house, unless approved by the developer. All houses must be of new construction and no house that is moved in from another area will be permitted on a lot except by permission of the developer.
- No building shall be located on any lot nearer to the front line than the minimum building setback line as shown on the recorded plat. No building shall be located nearer than twenty feet (20') to any interior lot line or nearer than fifty feet (50') to any rear line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as part of the building.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, ponies, horses, and other pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. Calves or cattle may be kept on lot in limited manner, but no cattle feed lot will be permitted. No hogs or goats are to be kept on any lot. Appropriate buildings may be built for these pets.
- All residents must at all times comply with all of the laws and regulations of DeSoto County, Mississippi pertaining to building, zoning and subdivision.
- All construction begun in this subdivision shall be continuously carried through to completion within six months except in those instances where delay is caused by a natural disaster or by an act of God.
- No lots within this subdivision shall be re-subdivided into smaller lots, however two or more lots may be combined as one lot.  
These covenants are to run with the land and shall be binding on all persons and all parties claiming under them for a period of twenty-five years from the date these covenants are recorded, and after which time, said covenants shall be automatically extended for successive periods of ten years 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.  
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.

## SECTION "A"

LOCATED IN  
PART OF SECTION 34 AND SECTION 35  
TOWNSHIP 3 SOUTH, RANGE 6 WEST,  
DESOTO COUNTY, MISSISSIPPI

29.51 ACRES ZONED AGRICULTURAL "A"

OCTOBER 17, 1974



LOCATION MAP  
SCALE: 1"=20M.

Septic tanks may be used on the lots shown on this plat of subdivision  
 DESOTO COUNTY HEALTH DEPARTMENT  
 BY Robert E. Waldrip, P.S.  
 Health Officer  
 DATE 11-21-75

Limitations  
 or Exclusions  
 Approved for individual  
 wells only.

### OWNERS' CERTIFICATE

M.F. Harris, Jr., owner of the property hereon adopts this as his plan of subdivision and dedicates the streets as shown to the public use forever, and hereby certifies that he is the owner in fee simple of the property, and that no taxes have become due and payable. This the 14th day of Nov, 1974.

M.F. Harris, Jr.  
 M.F. Harris, Jr.

### STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, M.F. Harris, 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 14th day of Nov, 1974.

H. P. Dugger  
 Notary Public

My commission expires: My Commission Expires January 5, 1976

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, ON THE 31st DAY OF October, 1974.

ATTEST: J. M. Howen  
 Secretary  
Charles S. ...  
 Chairman

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 6th DAY OF November, 1974.

ATTEST: H. P. Dugger  
 Clerk of the Board (seal)  
Walter D. Short  
 President

### STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 9 o'clock P.M. on the 21st day of Nov, 1974, and was immediately entered upon the proper indexes and duly recorded in PLAT BOOK 14, PAGE 22-25.

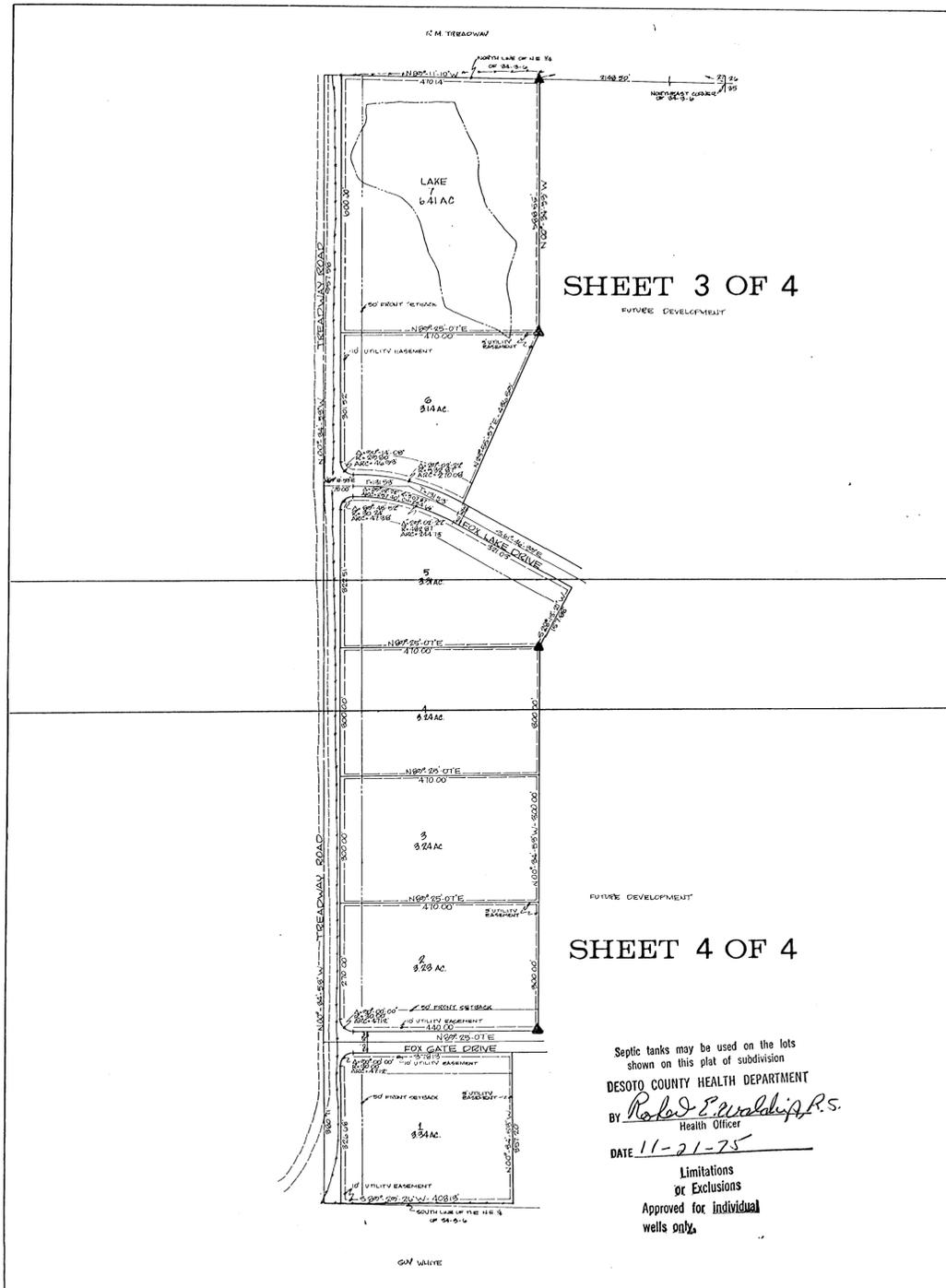
H. P. Dugger  
 Chancery Court Clerk

### CERTIFICATE OF SURVEY

This is to certify that I have surveyed that subdivision shown hereon, and that the plat of same accurately shows the survey and is true and correct.

Ronald R. Williams  
 Ronald R. Williams, P.E. L.S.  
 Mississippi No. 4328, L.S. 1608

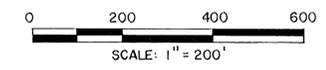
RONALD R. WILLIAMS & ASSOCIATES, INC.  
 CIVIL ENGINEERS HERNANDO, MISSISSIPPI LAND SURVEYORS



SHEET 3 OF 4  
FUTURE DEVELOPMENT

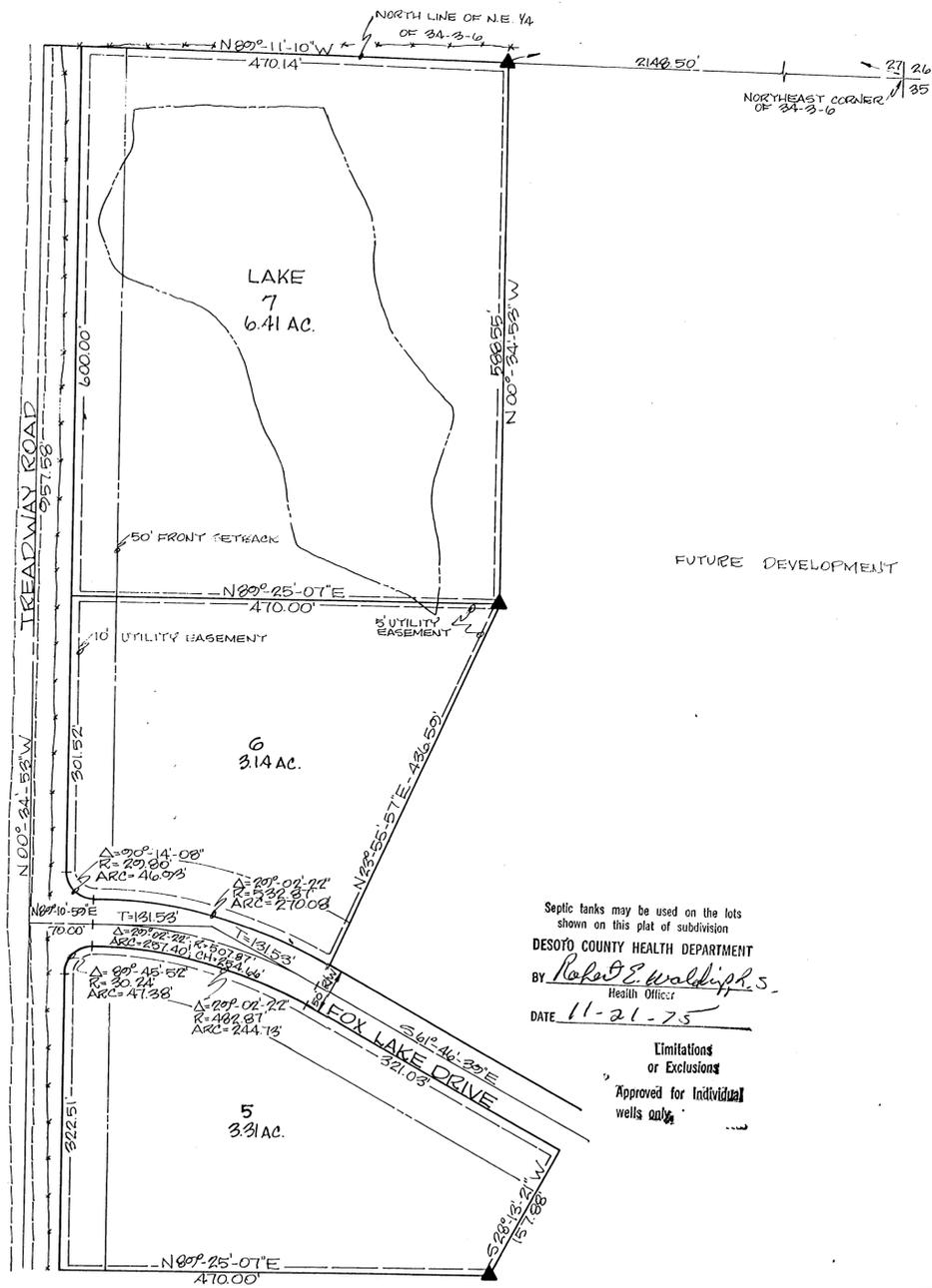
SHEET 4 OF 4  
FUTURE DEVELOPMENT

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 11-21-75  
 Limitations or Exclusions  
 Approved for individual wells only.



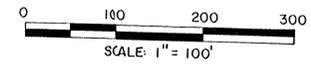
**FOX HOLLOW SUBDIVISION**  
**SECTION "A"**  
 DESOTO COUNTY, MISSISSIPPI  
 SHEET 3 OF 4

I. M. TREADWAY



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 DESOTO COUNTY HEALTH DEPARTMENT  
 BY *Robert E. Waltrip, Jr.*  
 Health Officer  
 DATE 11-21-75

Limitations or Exclusions  
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SEE SHEET 4 OF 4  
 ▲ DENOTES CONCRETE MONUMENT

FOX HOLLOW SUBDIVISION  
 SECTION "A"  
 DESOTO COUNTY, MISSISSIPPI  
 OCTOBER 17, 1974 SHEET 3 OF 4

