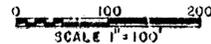


# PINECREST SUBDIVISION

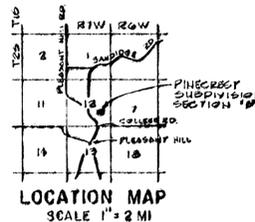
## SECTION B

LOCATED IN  
SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST  
DE SOTO COUNTY, MISSISSIPPI

12.38 ACRES ZONED "A"



NOV. 10, 1977



### RESTRICTIVE COVENANTS

The following restrictive covenants shall apply to all of the land in Pinecrest Subdivision, in Section 12, Township 2, Range 7 West, in DeSoto County, Mississippi (EXCEPT LOT NO. 1, SECTION "B")

- 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.
- All sewer connections must be approved by Mississippi State Board of Health. Water will be from public supply.
- All dwellings and other structures on the lots must be in compliance with the requirements of DeSoto County Planning Commission and its successors.
- Easements five feet (5') wide for installation and maintenance of utilities and drainage facilities are reserved over the rear and along both sides of each lot unless otherwise noted on plat.
- 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 anytime as a residence, either temporarily or permanently. No garage apartments will be allowed.
- 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 building shall be permitted on any lot with a ground (living) floor area of the main structure, exclusive of open porches and garages, less than 1600 square feet.
- No shell or modular house will be permitted to be built in this subdivision regardless of the price per square foot of the house. 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 developer.
- No building shall be located on any lot nearer to the front line (75') or nearer than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than twenty (20') feet to any interior lot line or nearer than fifty (50') feet to any rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a 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 or maintained for any commercial purposes. Calves or cattle may be kept on lot in a 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.

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 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.

### OWNERS CERTIFICATE

I, Vernon J. McBride, owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple of the property, and that no taxes have become due and payable. This the 7<sup>th</sup> day of December, 1977.

*Vernon J. McBride*  
Vernon J. McBride

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Vernon J. McBride, who acknowledges that he signed and delivered the foregoing Plat for the purpose therein mentioned.

Given under my hand and official seal of office this the 7<sup>th</sup> day of December, 1977.

*Jay E. Daniels*  
Notary Public

My Commission Expires: 8-10-80

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, ON THE 12<sup>th</sup> DAY OF Dec, 1977.

*George Kuerst*  
Chairman

ATTEST: *J. F. Tinsley*  
Secretary

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 12<sup>th</sup> DAY OF Dec, 1977.

*David A. Roberts*  
President

ATTEST: *H. H. Ferguson*  
Clerk of the Board (seal)

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 2:35 o'clock P.M. on the 12 day of December, 1977, and was immediately entered upon the proper indexes and duly recorded in Plat Book 16, Page 23-24

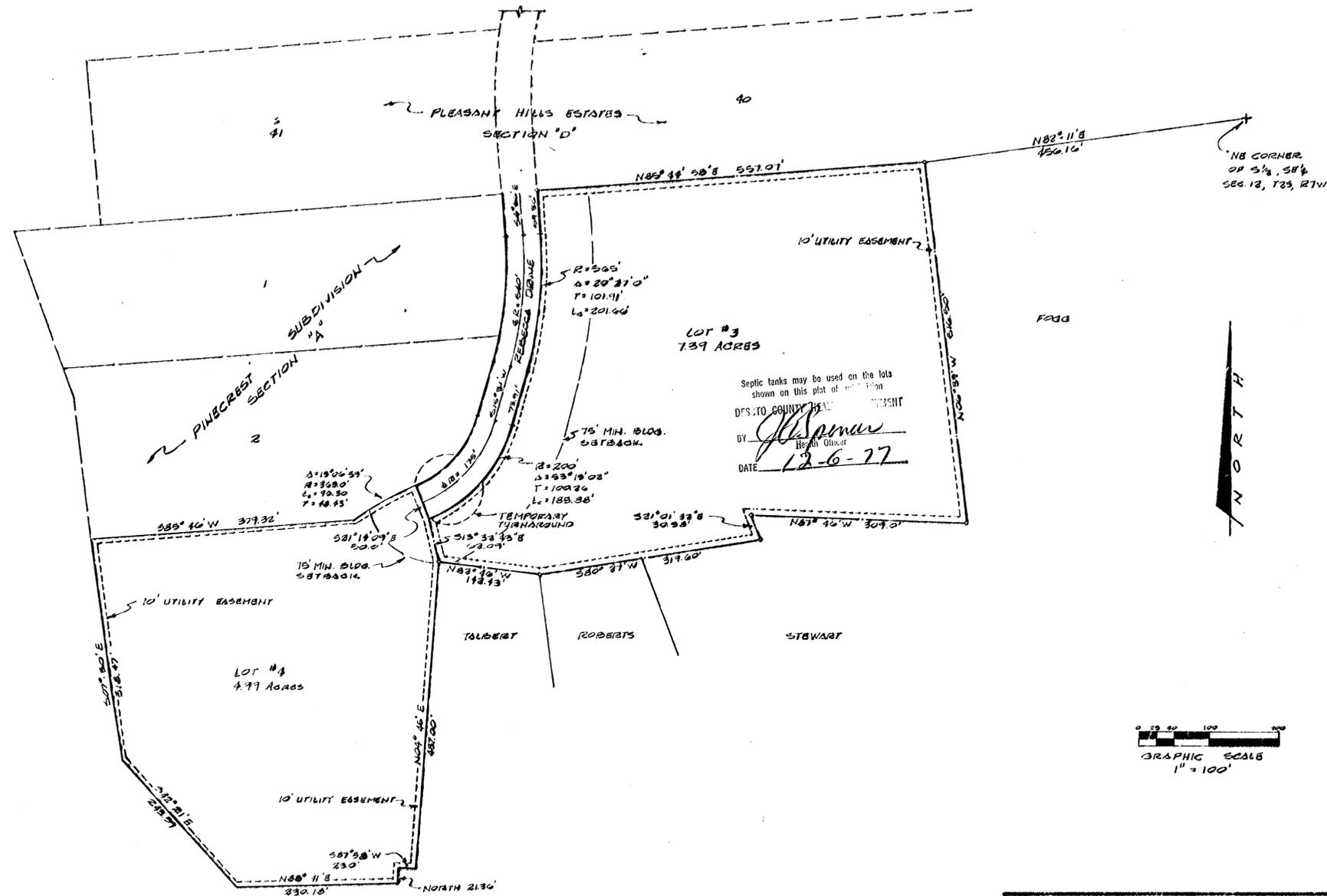
*H. H. Ferguson*  
Chancery Court Clerk

### CERTIFICATE OF SURVEY

This is to certify that I have surveyed the 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., R.L.S.  
Miss. No. E.S. 1608

REAVES ENGINEERING INC.  
CIVIL ENGINEERS MEMPHIS, TENN.



PINECREST SUBDIVISION  
SECTION B

NOV. 10, 1977 SHEET 2 of 2