

RESTRICTIVE COVENANTS FOR PARAMAY SUBDIVISION

THE ZONING IS R-3 FOR LOT 3 AND R-1 FOR LOTS 4 THRU 23.

THESE COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL DECEMBER 1988, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN (10) YEAR PERIODS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

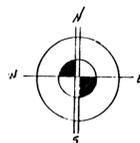
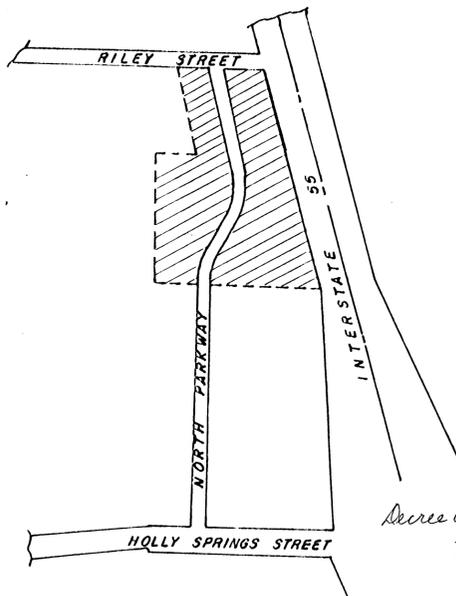
- ALL NUMBERED LOTS SHALL BE FOR RESIDENTIAL USE ONLY.
- MINIMUM FRONT YARD SETBACK TO BE THIRTY-FIVE (35) FEET. STEPS AND OPEN PORCHES MAY PROJECT. MINIMUM REAR YARD TO BE thirty (30) FEET.
- SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF eight (8) FEET; HOWEVER THE SUM OF THE WIDTHS OF BOTH SIDE YARDS SHALL BE twenty (20) FEET.
- AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERRECTED IN THE REAR YARD AS PERMITTED BY THE CITY OF HERNANDO.
- THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1300 SQUARE FEET AND FOR TWO-STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 1000 SQUARE FEET.
- NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE ERRECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
- THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF THE SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.
- NO SINGLE CARPORTS OR SINGLE GARAGES WILL BE PERMITTED ON ANY LOT. ALL CARPORTS AND GARAGES BUILT ARE REQUIRED TO BE DOUBLE SIZE FOR TWO VEHICLES.

PARKWAY  
SUBDIVISION

FINAL PLAT OF  
SECTION "A"

SECTION 18; TOWNSHIP 3 SOUTH;  
RANGE 7 WEST

TOWN OF HERNANDO  
DESOTO COUNTY, MISS.



*Decease Partially Vacating Subdivision Plats*  
Assignment of this instrument recorded in  
Warranty Deed book  
No. 242 Page 342  
This the 13 day of Feb. 1972  
W. E. Davis Clerk  
by N. Abraham, J.C.

*Decease Partially Vacating Subdivision Plats*  
Assignment of this instrument recorded in  
Warranty Deed book  
No. 260 Page 172  
This the 4 day of August 1973  
W. E. Davis Clerk  
by S. Cleveland, a.

OWNER'S CERTIFICATE

I, HUGH THOMAS and BILL DAVIS  
OWNERS OF THE PROPERTY HEREON, HEREBY 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 IN FEE SIMPLE  
OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.  
THIS THE 10 DAY OF October, 1978.

Hugh Thomas  
Bill Davis  
HUGH THOMAS  
BILL DAVIS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED  
AUTHORITY IN AND FOR SAID COUNTY AND STATE, HUGH THOMAS, BILL DAVIS  
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 10th DAY OF October, 1978.

Carolyn L. Lee  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
By Commission Expires May 3, 1980

APPROVAL BY THE CITY OF HERNANDO PLANNING COMMISSION OF HERNANDO,  
MISSISSIPPI, ON THE 7th DAY OF February, 1978.

ATTEST: [Signature] SECRETARY  
[Signature] CHAIRMAN

APPROVED BY THE MAYOR AND THE TOWN BOARD OF THE CITY OF HERNANDO,  
MISSISSIPPI, ON THE 3rd DAY OF October, 1978.

ATTEST: [Signature] CLERK OF THE BOARD (SEAL)  
[Signature] MAYOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

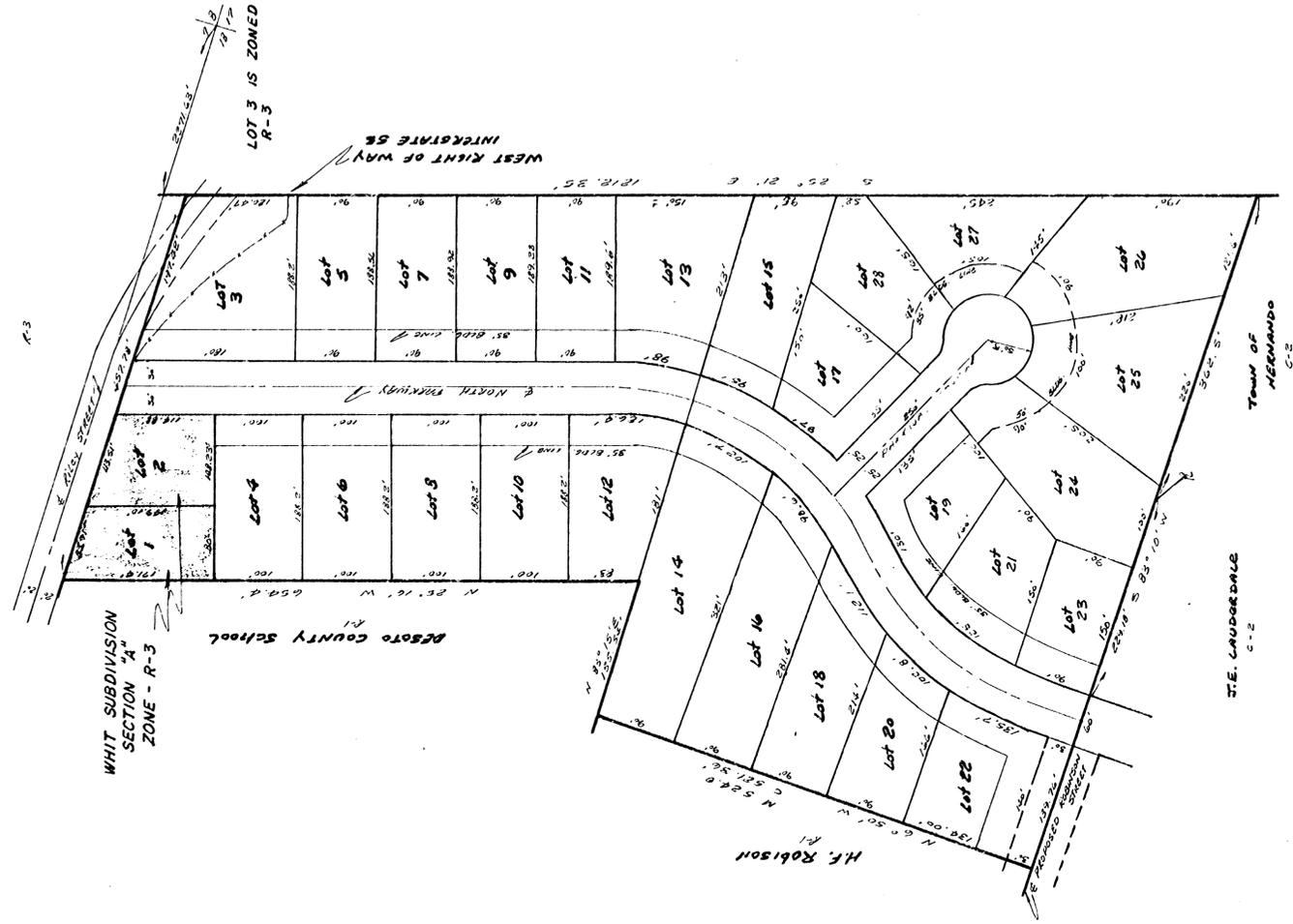
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS  
FILED FOR RECORDING IN MY OFFICE AT 3 O'CLOCK P. M. ON THE  
11 DAY OF Oct, 1978, AND WAS IMMEDIATELY ENTERED  
UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 17  
PAGE 4-10-11-12

[Signature]  
CHANCERY CLERK

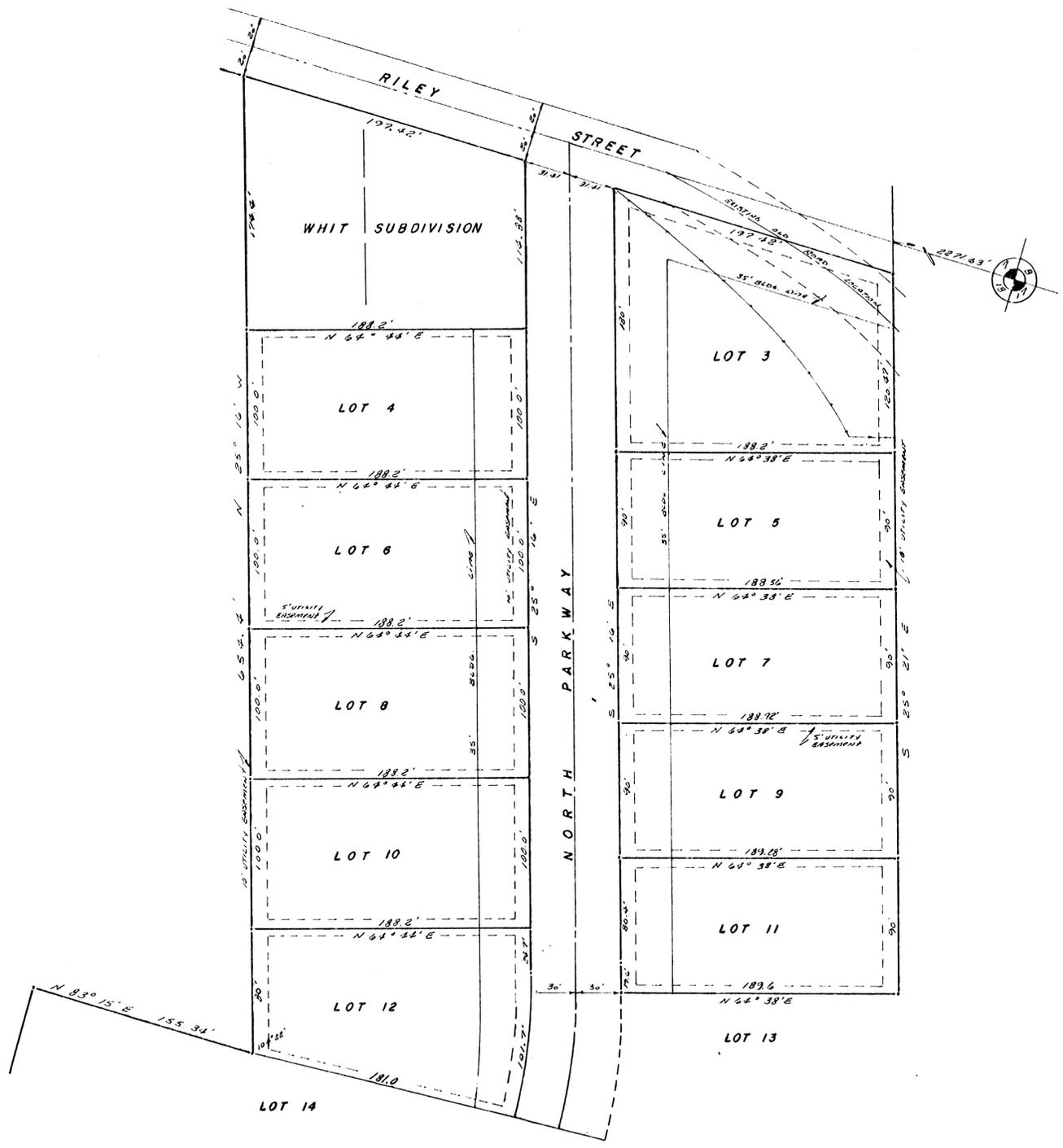
CERTIFICATE OF SURVEY

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

[Signature]  
JOE FRANK LAUDERDALE  
MISSISSIPPI NO. 6803



PARK WAY SUBDIVISION PLAT  
 OF  
 12.7 acres  
 SECTION 18; TOWNSHIP 3; RANGE 7 WEST  
 SCALE: 1" = 100'  
 FEB. 2, 1978  
 J.F. LAUDERDALE  
 CIVIL ENGR.



**PARKWAY**  
**SUBDIVISION**

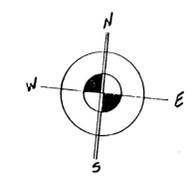
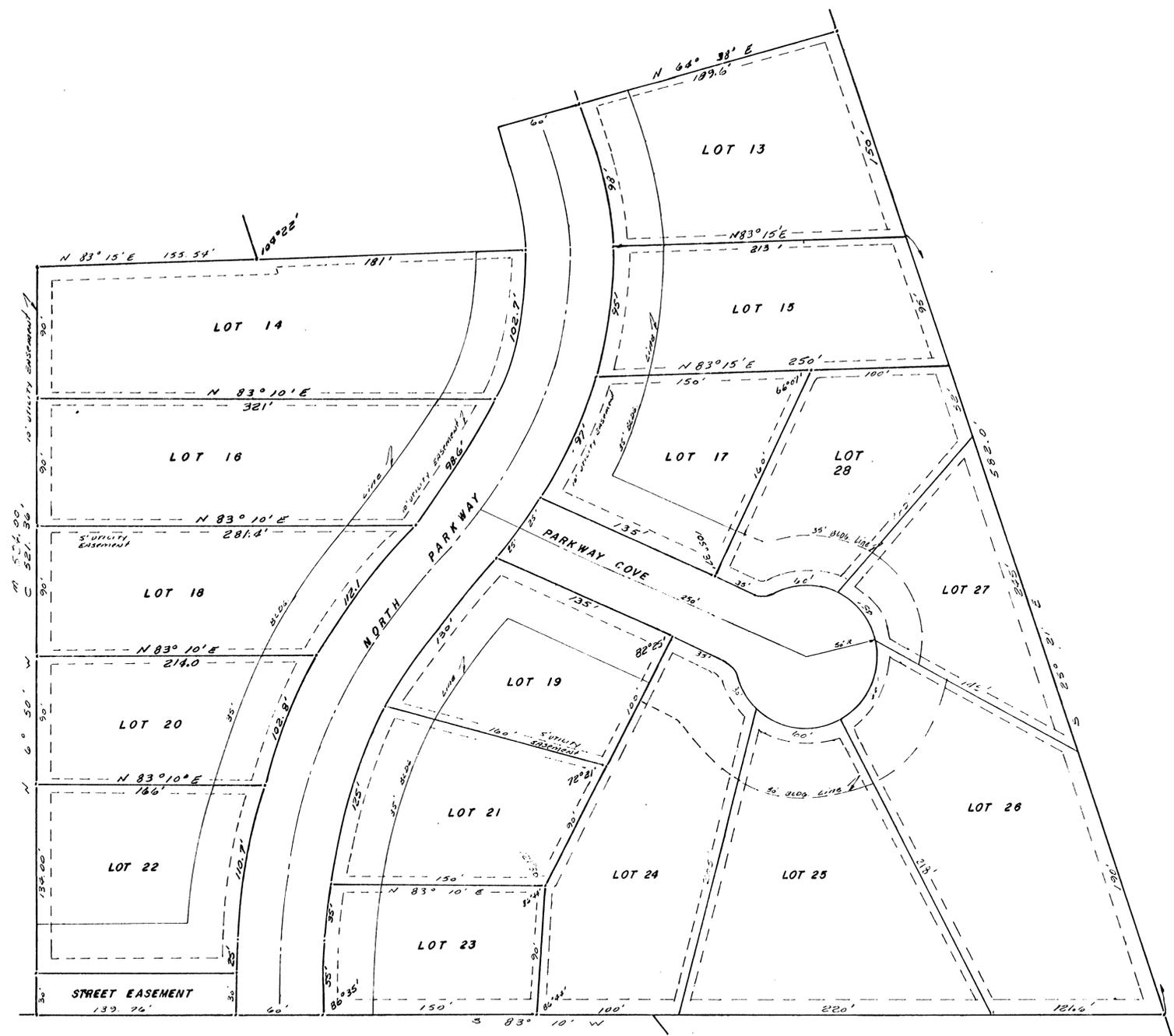
SECTION "A"  
LOTS 3-12

TOWN OF HERNANDO, MISSISSIPPI  
DESOTO COUNTY  
SECTION 18; TOWNSHIP 3 SOUTH,  
RANGE 7 WEST

SCALE: 1" = 50'  
FEB. 1978

J. F. LAUDERDALE  
CIVIL ENGR.  
MISS. NO. 6803  
SHEET 3 OF 4

12



**PARKWAY**  
**SUBDIVISION**

SECTION  
"A"  
LOTS 13-23

TOWN OF HERNANDO, MISS.  
DESOTO COUNTY

SECTION 18, TOWNSHIP 3 SOUTH;  
RANGE 7 WEST

SCALE: 1" = 50'  
FEB. 1978

J. F. LAUDERDALE  
CIVIL ENGINEER  
MISS. NO. 6803  
SHEET 4 OF 4