

# FINAL PLAT OF ROLLING OAKS ESTATES

LOCATED IN  
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST  
DESOTO COUNTY, MISSISSIPPI  
20.1 ACRES ZONED AGRICULTURAL "A"  
APRIL 15, 1979  
REVISED AUGUST 17, 1979

**RESTRICTIVE COVENANTS FOR ROLLING OAKS ESTATES**

The following restrictive covenants shall apply to all of the land in Rolling Oaks Estates Subdivision, as shown on the plat, in Section 34, Township 1 South, Range 7 West, DeSoto County, Mississippi.

1. 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 re-subdivided into two or more lots for the purpose of building another dwelling unless approved by the developer.
2. All sewer connections must be approved by Mississippi State Board of Health. Water will be from public supply or individual well.
3. All dwellings and other structures on the lots must be in compliance with the requirements of DeSoto County Planning Commission and its successors.
4. 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 shown on plat.
5. 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.
6. 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.
7. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
8. No oil drilling, oil development operations, refining, gravel mining, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, gravel excavations or shafts be permitted upon or in any lot.
9. 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.
10. No dwelling shall be permitted on any lot with a ground (living) floor area of the main structure, exclusive of open porches and garages, less than 1,500 square feet. In single story dwellings, less than 1,500 square feet on the lower two levels in split level dwellings or dwellings having 3 or more levels, or less than 1,100 square feet on the ground floor in two story dwellings.
11. No shell or modular house will be permitted to be built in this subdivision regardless of the price or square foot 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.
12. 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, awes, steps, and open porches shall not be considered as part of the building.



LOCATION MAP  
SCALE: 75' = 1" I.  
IRON PINS SET AT ALL LOT CORNERS  
▲ DENOTES CONCRETE MONUMENT SET.

13. 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.
  14. All residents must at all times comply with all of the laws and regulations of DeSoto County, Mississippi pertaining to building, zoning and subdivision.
  15. When Robert L. Giordano ceases to own a lot within the Subdivision, he and the first two owners shall form the successor Architectural Control Committee. A majority of such committee may designate a representative to act for it. In the event of such death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. A member of the committee shall immediately lose membership when he or she ceases to own property within the subdivision. Successor members shall be designated only from among the then owners of property within the subdivision.
- The committee's approval or disapproval as required by these covenants, shall be in writing. In the event the committee or its designated representative, fails to approve or disapprove within thirty days (30 days) after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the beginning thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
- These restrictive covenants may be amended by a written agreement duly executed by party or parties owning 65 percent of the land and property subject to the restrictions hereto set out at the time said amendment, modification or revocation is sought. These covenants are run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive ten year periods unless an instrument signed by the owner or owners of the majority of the above described lots has been recorded in the public records agreeing to amend, modify or revoke 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**

Robert L. Giordano, owner of the property hereon adopt this as his plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that they are the owners in fee simple of the property, and that no taxes have become due and payable. This the 15th day of September, 1979.

*Robert L. Giordano*  
Robert L. Giordano

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Robert L. Giordano, 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 7 day of September, 1979.  
*Collen B. Engel (Notary)*  
Notary Public

My commission expires: 5-20-81

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION OF DESOTO COUNTY, MISSISSIPPI, on the 3rd DAY OF May, 1979.  
*James J. Phelan*  
Chairman  
*James J. Phelan*  
Secretary

APPROVED BY BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 9th DAY OF May, 1979.  
*H. P. Sargent*  
President  
*H. P. Sargent*  
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 o'clock P.M. on the 15th day of September, 1979, and was immediately entered upon the proper indexes and duly recorded in PLAT BOOK 18, PAGE 31a-32.  
*H. P. Sargent*  
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., R.L.S.  
Mississippi No. 4328, L.S. No. 1608

Septic tanks may be used on the lots shown on this plat of subdivision.  
DESOTO COUNTY HEALTH DEPARTMENT  
BY *J. Spencer*  
Health Officer  
DATE 9-10-79

**REAVES ENGINEERING**  
INCORPORATED

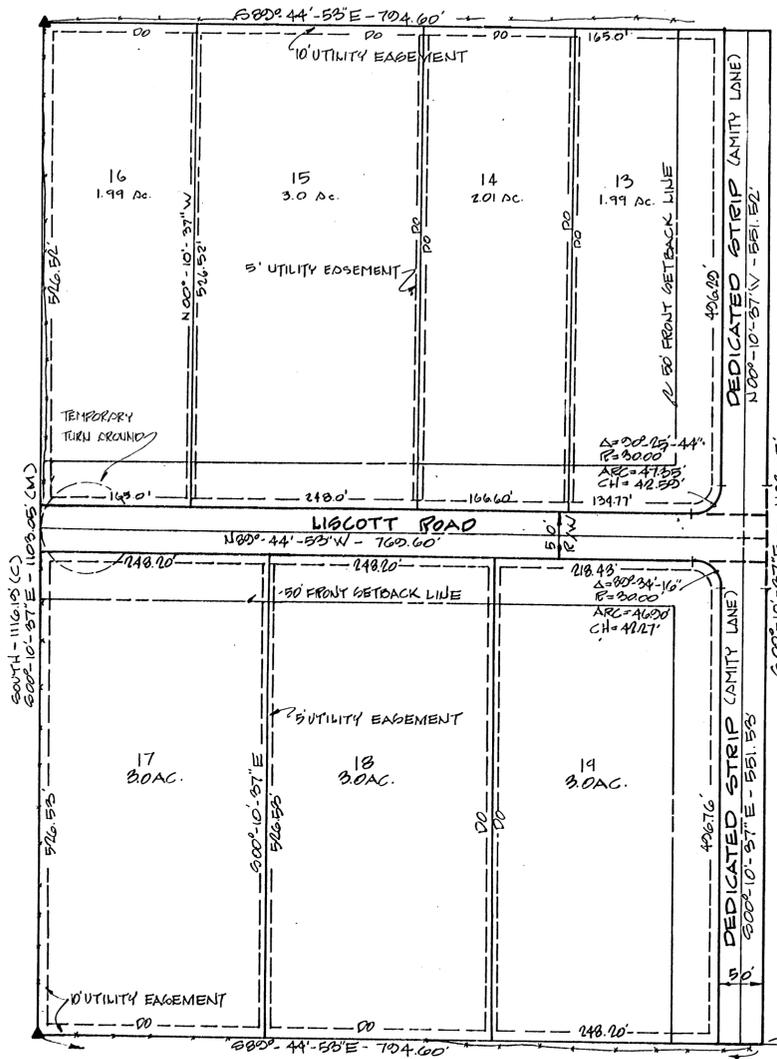
ENGINEERING AND PLANNING CONSULTANTS

SUITE 507                      5118 PARK AVE.  
MEMPHIS                      TENNESSEE

BETTY B. WHITTEN  
(FARM)



J. B. SNOWDEN  
(FARM)

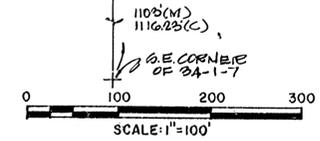


ROLLING OAKS ESTATES  
SECTION "A"  
(SUBDIVISION)

STANFORD BANKS  
(FARM)

▲ DENOTES CONCRETE MONUMENT SET

Septic tanks may be used on the lots shown on this plat of subdivision  
 DESOTO COUNTY HEALTH DEPARTMENT  
 BY *[Signature]*  
 DATE 9-10-79



ROLLING OAKS ESTATES  
 SECTION "B"  
 REVISED 8/17/79  
 APRIL 15, 1979 SHEET 2 OF 2