

RESTRICTIVE COVENANTS FOR BLUE BIRD ESTATES

- No lot shall be used except for residential purpose. 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 the 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.
 - All sewer connections must be approved by the Mississippi State Board of Health. Water will be from public supply.
 - No obnoxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or 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 the temporary character - trailer, basement, tent, shack, garage, barn, or other building - shall be permitted on any lot at anytime as a residence, either temporarily or permanently. No garage apartments will be allowed.
 - 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 construction and sale period.
 - No lot shall be permitted to have any oil drilling, oil development operations, refining, gravel mining, or mining operations of any kind, shall oil wells, tanks, tunnels, gravel excavations or shafts be permitted upon or in any lots.
 - No building shall be permitted on any lot with a total square foot of heated area, exclusive of open porches and garages, of less than 1600 square feet.
 - 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 shell or modular house will be permitted to be built in this subdivision regardless of the price or square foot of 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 the developer.
 - No building shall be located on any lot nearer to the side property line than 20 feet, nearer to the rear property line than 50 feet and nearer to the front property line than 50 feet. These are the minimum requirements in the area zoned agricultural.
 - 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 a 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.
 - When the signed owners of the subdivision ceases to own a lot within the subdivision, they shall name three persons owning property within the subdivision as 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 after plan 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 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 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

We, BLUE BIRD ASSOCIATES INC, the owners of the subdivision 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 of the property and that no taxes have become due and payable. This the 20 day of October, 1980.

DR. A. J. FURN by J. E. Woods ATT-IN-FACT
DR. A. G. FUSON ATT-IN-FACT
By JAMES E. WOODS ATT-IN-FACT

John S. Wilson by J. E. Woods ATT-IN-FACT
John S. Wilson ATT-IN-FACT
By JAMES E. WOODS ATT-IN-FACT
Vernon McBride

STATE OF MISSISSIPPI, COUNTY OF DESOTO

Maurice F. Keathley by J. E. Woods ATT-IN-FACT
Maurice F. Keathley ATT-IN-FACT
By JAMES E. WOODS ATT-IN-FACT

This day personally appeared before me the undersigned authority in and for the said County and State, JAMES E. WOODS FOR BLUE BIRD ASSOC. who acknowledged that they signed and delivered the forgoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 20 day of October, 1980.

My commission expires: August 28, 1984

Barbara W. Ruggano
Notary Public

CERTIFICATE OF SURVEY

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

J. F. Lauderdale
J. F. Lauderdale
Miss. No. 6803

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 19 DAY OF May, 1980.

Attest: Sheri Alder

Dary Hudson
Chairman

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 8 DAY OF May, 1980.

Attest: J. H. Suggs
Clerk for the Board

Robert J. Roberts
President

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for recording in my office at 11:30 o'clock A.M. on the 24 day of October, 1980, and was immediately entered upon the proper indexes and duly recorded in platbook 419 Page 18-20.

Chancery Clerk

BLUE BIRD ESTATES
SECTION 30; TOWNSHIP 1 SOUTH; RANGE 6 WEST
DESOTO COUNTY, MISS.

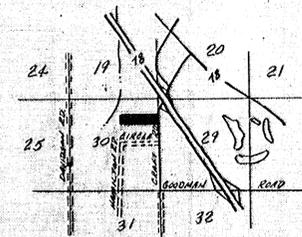
41.33 AC.



ZONED "A" AGRICULTURAL

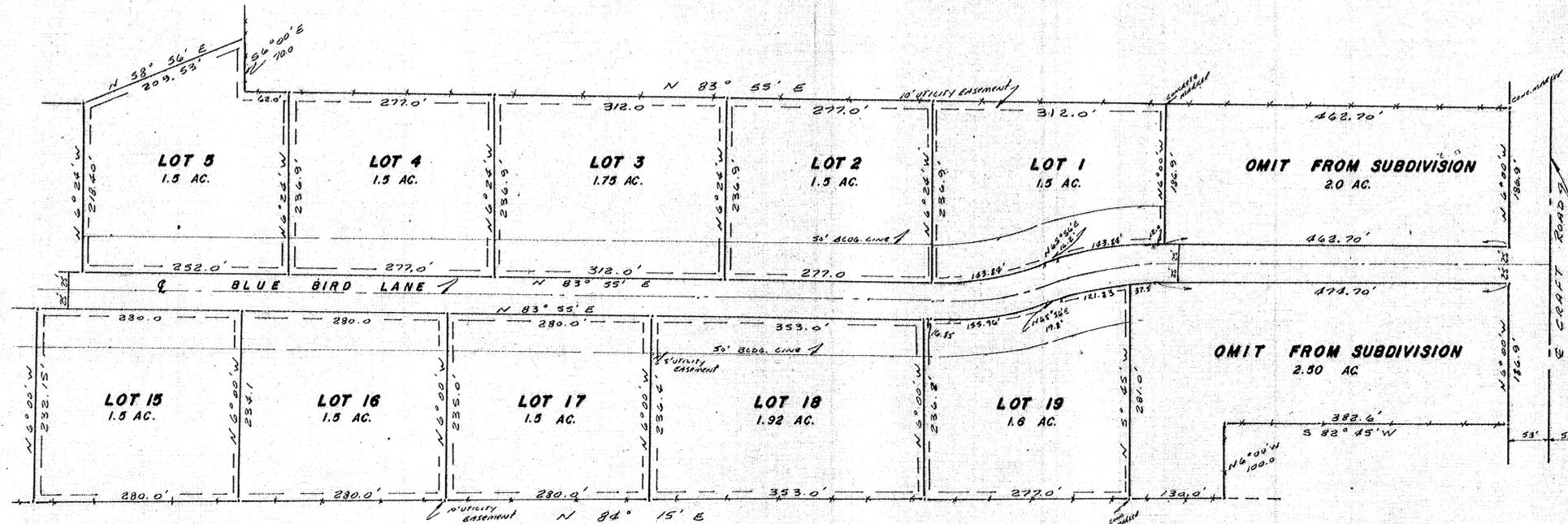
SCALE: 1" = 100'
APRIL 11, 1980

J. F. LAUDERDALE
CIVIL ENGINEER



LOCATION MAP
SCALE: 1" = 5000'

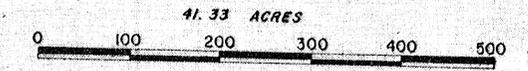
Septic tanks may be used on the lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
BY Kirk Embrey
Health Officer
DATE 10-21-80



CURVE DATA: $\Delta = 17^{\circ} 58'$ $\Delta = 17^{\circ} 58'$
 NORTH $D = 12.49^{\circ}$ $D = 12.49^{\circ}$
 $R = 448.02'$ $R = 448.02'$
 $L = 143.84'$ $L = 143.84'$
 $T = 72.5$ $T = 72.5$

CURVE DATA: $\Delta = 17^{\circ} 58'$ $\Delta = 17^{\circ} 58'$
 $D = 11.52^{\circ}$ $D = 14.43^{\circ}$
 $R = 498.02$ $R = 398.02'$
 $L = 153.96'$ $L = 121.83'$
 $T = 78.63'$ $T = 62.77'$

BLUE BIRD ESTATES
 SECTION 30, TOWNSHIP 1 SOUTH; RANGE 6 WEST
 DESOTO COUNTY, MISS.



ZONED "A" AGRICULTURAL
 SCALE: 1" = 100'
 JANUARY 21, 1980 J. F. LAUDERDALE
 CIVIL ENGINEER

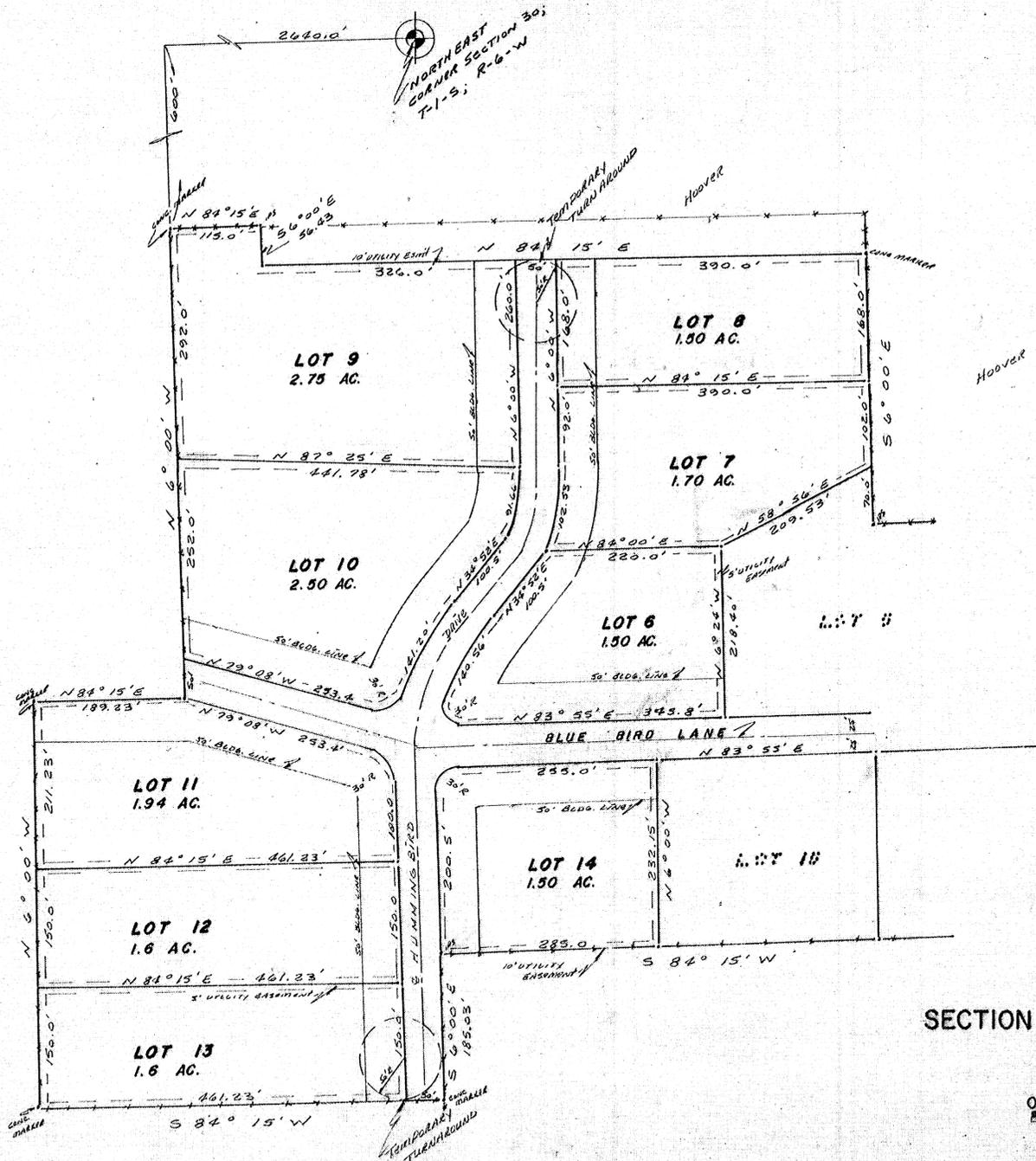
NORTHEAST CORNER SECTION 30; T.1-S; R.6-W

CURVE DATA:
EAST: Δ = 40° 51'
D = 39.84°
R = 146.74'
T = 84.64'
L = 102.53'

WEST: Δ = 40° 51'
D = 44.34°
R = 128.52'
T = 47.86'
L = 91.66'

EAST: Δ = 40° 51'
D = 23.95°
R = 240.92'
T = 89.71'
L = 170.56

WEST Δ = 40° 51'
D = 23.86°
R = 241.85'
T = 90.06'
L = 171.20'



BLUE BIRD ESTATES
SECTION 30; TOWNSHIP 1 SOUTH; RANGE 6 WEST
DE SOTO COUNTY, MISS.
41.33 ACRES



ZONED "A" AGRICULTURAL
SCALE: 1" = 100'
JANUARY 21, 1980
J. F. LAUDERDALE
CIVIL ENGINEER