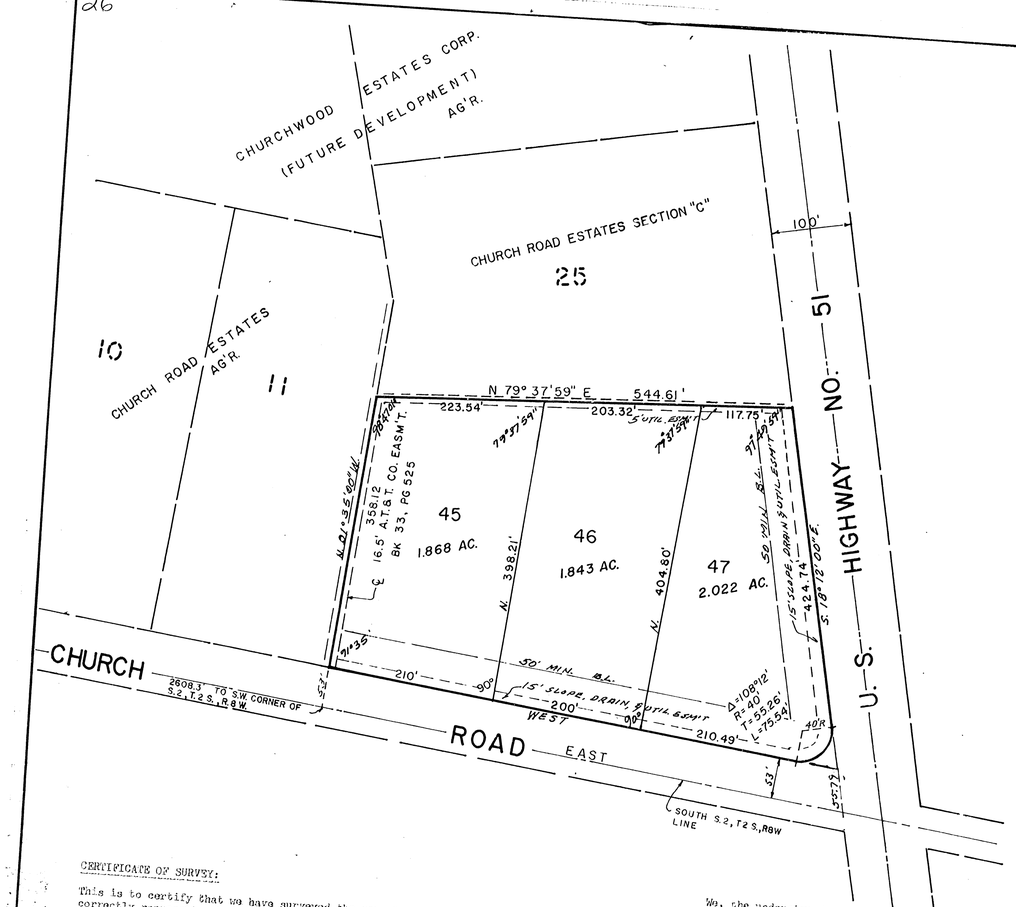
26



RESTRICTIVE COVENANTS:

1. No lot shall be used for any purpose other than single family residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached dwelling, a private garage for not more than three (3) cars, separate detached buildings incidental to residential use. Two or more lots may be combined for use as one lot, and, in such case, the interior lot line may be dis-regarded, and the utility easement, unless in use will automatically be revoked. In the event such lots are combined under one ownership for use as a single lot, no part of the combined lot may be sold or conveyed except to the original size of the lots before being combined.
2. All dwellings and other structures on the lots must be in compliance with the requirements of the DeSoto County Planning Commission.
3. No structure of a temporary nature such as trailers, basements, tent, shack, garage, barn, or other outbuilding shall at any time, either temporarily or permanently be used as a residence.
4. No noxious or offensive trade or activity 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 or trade of a commercial nature may be carried on upon any lot.
5. No shell or modular type house will be permitted to be built in this subdivision. All houses must be new construction. No house may be moved into this subdivision from another area except by written permission of the developers.
6. The minimum ground floor area of any dwelling erected in this subdivision shall be not less than 1400 square feet in case of a one-story dwelling, exclusive of open porches or carports.
7. No residence may be located nearer than 20 feet to any side lot line nor nearer than 50 feet to the rear lot line. No outbuilding may be located nearer than 10 feet to side and/or rear lot lines.
8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, ponies, horses, calves or cattle may be kept in a limited manner for personal use and enjoyment. Appropriate buildings and enclosures for such pets or animals must be provided.
9. Trash, garbage, and other waste or rubbish shall be kept in sanitary containers provided specifically for those purposes. All incinerators or other equipment for the storage or disposal of such materials shall be approved by the county and kept in a clean, sanitary condition.

Driveway culverts are to be installed by individual lot owners and are not the responsibility of the developer or DeSoto County.

CERTIFICATE OF SURVEY:

This is to certify that we have surveyed the parcel of land shown and that this plat correctly represents the survey thereof, and that same is true and correct.

DATE June 20, 1983

B. C. Harville
B. C. Harville, Engineer
Mississippi Certificate No. 5765

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record at 2:15 o'clock P. M on the 11 day of July, 1983, and was immediately recorded in Plat Book 31, pages 26

H. M. Duguer
Chancery Court Clerk

APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, ON THE 5th DAY OF June, 1983.

H. M. Duguer

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION, ON THE 2ND DAY OF JUNE 1983.

Wayne D. Adlwell
President

ATTEST BY Nancy Hatcher
Secretary

NOTES:

(1) Concrete survey monuments on subdivision perimeter corners, iron stakes on all other corners.

We, the undersigned, CHURCHWOOD DEVELOPMENT CORPORATION, owners of the property shown hereon, hereby adopt this plat as our plan of subdivision, (and dedicate the streets, rights-of-way, easements and rights of access as shown to DeSoto County, Mississippi). We hereby certify that we are the owners, duly authorized so to act, and that said property is not encumbered by any taxes which have become due and payable.

CHURCHWOOD DEVELOPMENT CORP.
BY Max Ostner
Vice Pres

STATE OF MISSISSIPPI
COUNTY OF DESOTO

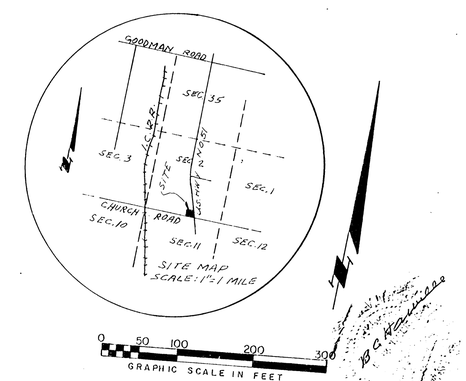
Before me, the undersigned, a Notary Public, in and for said state and county at Max Ostner, Jr., duly commissioned and qualified, personally appeared MAX OSTNER, JR. with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained as his own free act and deed.

Witness my hand and Notarial Seal this 20th day of June, 1983.

My commission expires:

My Commission Expires August 21, 1985

Nancy A. Brown
Notary Public



FINAL PLAT
SECTION "E"

CHURCH ROAD ESTATES

IN SEC. 2 & 3, TWP. 2 SOUTH, RANGE 8 WEST
DESOTO COUNTY, MISSISSIPPI

CHURCHWOOD DEVELOPMENT CORP. — DEVELOPER
B. C. HARVILLE — ENGINEER

ZONED: AG'R
ACRES: 5.777