

RESTRICTIVE COVENANTS FOR VALLEY GROVE PLANTATIONS

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 January 1, 1964, 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 the 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 person or persons owning lots 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, limitation and restriction and either to prevent him or them from doing so or to recover damages or other dues for such court violations. Invalidity of any of these covenants, limitations or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- All numbered lots are to be used for residential use only and are not to be resubdivided into other lots.
- The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is twenty five feet, and the minimum rear yard set back is fifty feet.
- Unattached accessory buildings: An unattached accessory building not for living purpose may be erected in the rear yard as long as it meets the County building codes. No building shall be located, erected or altered on any lot nearer to the front property line than 100 feet and all outbuildings must be located to the rear of the main residence.
- The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 2500 square feet. The owner of the subdivision reserves the right to review the plans of any structure that is to be built on any lot. At such time as the owner of the subdivision does not own more than fifty per cent of the lots in the subdivision, he may appoint an architectural control committee to review the plans for the subdivision. Approval of these house plans must be issued by the owner of the subdivision or the architectural control committee before the lot owner can proceed with the construction of the house.
- The construction of any house in the subdivision shall be required to be completed within 12 months from the date that the construction begins. If propane tanks are used on any lot they must be hidden by a wooden fence from the public view. No signs will be permitted in the subdivision except a 5 sq. foot "For Sale" sign. Each lot shall be kept neat and in an orderly manner at all times.
- No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that no more than two dogs or two cats may be kept, provided that they are not bred or maintained for any commercial purpose. All pens for these animals shall conform with the fencing plan of the subdivision. Proper care and shelter must be provided for these animals and no animals will be allowed to "run loose" in the subdivision.
- Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision. Said developer will approve or disapprove the fence within ten days after the fence plan is submitted or the failing to act on the plan than brick or wooden fences. No fence may be erected on any lot between the front of the residence and the street and between the side of the residence and the street on the corner lots unless same is a two or three rail split cedar fence. No fences shall exceed eight (8) feet in height. All fences constructed on the rear lot lines shall be eight (8) feet in height.
- All gardens must be planted to the rear of any main residence with only landscape materials such as trees, shrubs and plants allowed in front of the main residence.
- No noxious or offensive trade or activity shall be carried on upon any lot in the subdivision nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No trailer, tent, basement, shack, garage, barn or other structure of a temporary nature are to be used as a residence at any time nor shall any type of shell house be built on any lot nor shall any house be permitted that has been moved into the subdivision from another location without the written permission of the developer or the architectural control committee.
- All passenger vehicles in use shall be parked either on the driveway or in the carport. No motor vehicles or any other vehicle, including, but not limited to, a boat, motor, boat trailer, lawn mower, tractor or other similar vehicle may be stored on any lot for the purpose of repair of same and no "A-frame" or motor mount may be placed on any lot. No disabled automobiles or other vehicles may be stored on any lot or in the street. No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under the carport, in the garage, barn or other outbuilding, or to the rear of the main residence. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
- No structure of any kind, including but not limited to television antenna, radio antenna or ham radio antenna can be erected on any lot or structure which extends more than 25 feet above the ridge line of the roof of any house structure. No lot shall be used or maintained as a dumping ground for trash or rubbish. Trash-garbage or other waste garbage shall not be kept, except in sanitary containers, which must be located to the rear of the main residence and in a location that will not be offensive to others. All electrical and telephones will be underground.
- All driveways must be either concrete, asphalt or brick construction and must be completed within 12 months from the beginning of the house construction. Two lights must be provided at the street by the driveway. These lights must be approved by the owner of the subdivision or the architectural control committee. No underground homes will be allowed in the subdivision.
- All lot owners will be required to belong to the Valley Grove Plantation Home Owners Association.

NOTE: All driveways and driveway culverts will be the responsibility of the new lot owner and not the developer of the subdivision or DeSoto County, Mississippi.

Appointment of Architectural Control Committee
 Warranty deed Book No. 200 Page 537
 1984 the 9th day of Dec. 19 82
 W. H. Ferguson, Clerk
 by S. Shyler, S.C.

We, Hartford Homes Inc. FIRST NATIONAL OF SOUTHAVEN AND DR. SAM SANDERS owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that we are the owners in fee simple of the property and dedicate the right of ways for the streets as shown on the plat to the public use forever and reserve the utility easements for the public utilities, and certify that the property is not encumbered by mortgage or taxes that have become due and payable. This the 9 day of October, 1984.

Ron McCulloch
 Ron McCulloch, Pres.

Judy Ketchum
 Judy Ketchum, Sec.

STATE OF MISSISSIPPI COUNTY OF DESOTO

First National Bank
By: W. H. Sanders
DR. SAM SANDERS

This day personally appeared before me the undersigned authority in and for said County and State, Ron McCulloch and Judy Ketchum Sam Sanders 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 9 day of October, 1984.

My commission expires: Commission Expires July 1987

Annika Williams
 Notary Public

CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property within the subdivision and that the plat of said subdivision conforms with the survey.

Joe Frank Lauderdale L.S.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 3 DAY OF MAY, 1984.

Secretary for the Commission: Herrie Malby Mike Moore
 Chairman

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 16 DAY OF June, 1984.

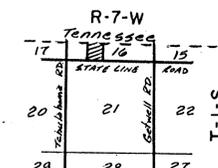
Clerk for the Board: H. P. Ferguson W. H. Sanders
 President

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record in my office at 5:00 o'clock P. M. on the 23 day of Oct, 1984, and was immediately recorded in plat book 23, on page 4.

H. P. Ferguson
 Chancery Clerk

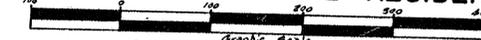
Septic tanks may be used on the lots shown on this plat of subdivision
 DESOTO COUNTY HEALTH DEPARTMENT
 BY Steve Brubaker
 Health Officer
 DATE 10/12/84



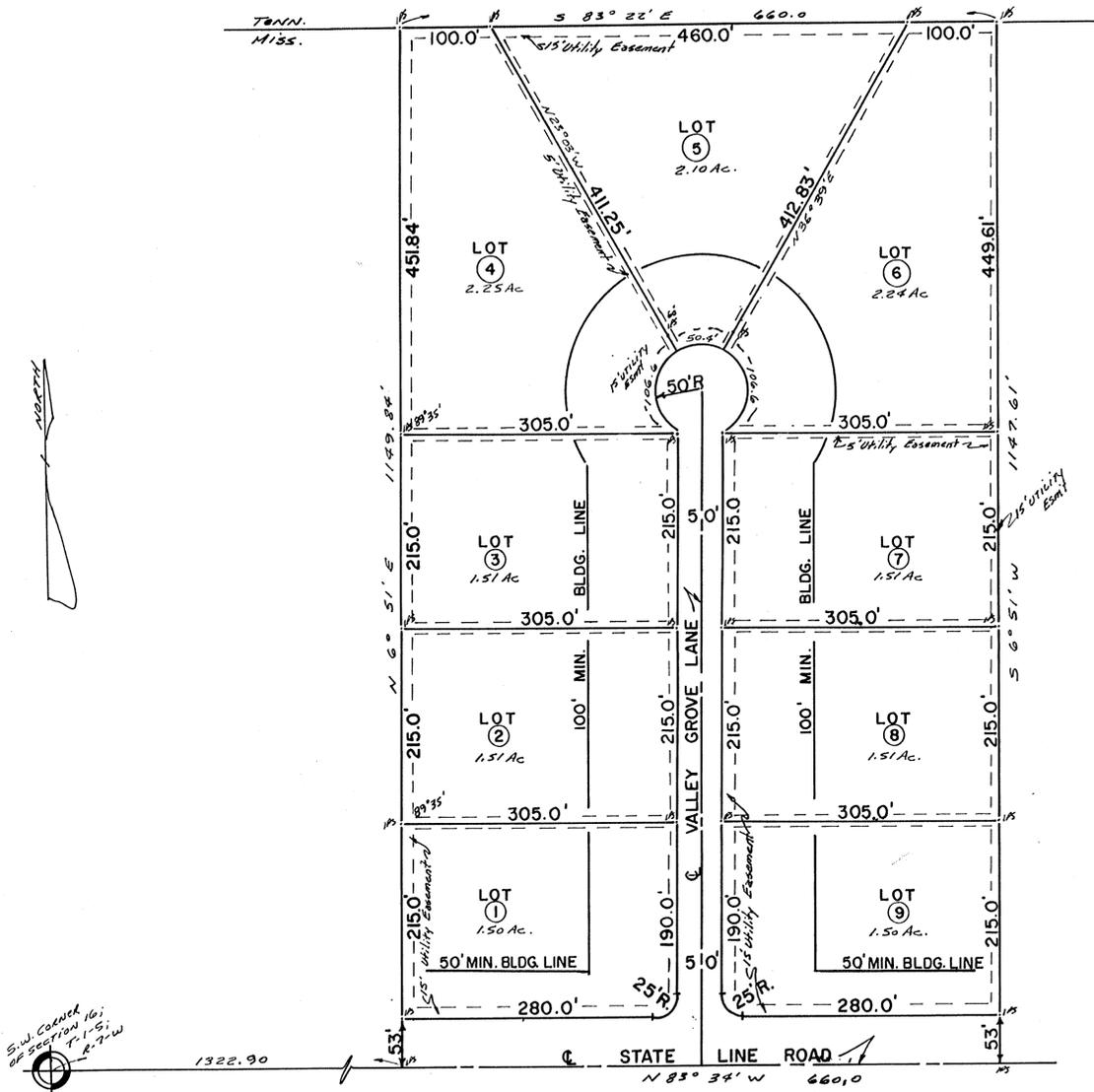
LOCATION MAP
 SCALE: 1" = 5000'

SECTION "A"

VALLEY GROVE PLANTATIONS
 SECTION 16, TOWNSHIP 1 SOUTH; RANGE 7 WEST
 DESOTO COUNTY, MISS.
 ZONED AN AGRICULTURAL-RESIDENTIAL



SCALE: 1" = 100'
 MAY, 1984
 J. F. LAUDERDALE
 CIVIL ENGINEER
 MISS. NO. 2214



Septic tanks may be used on the lots shown on this plat of subdivision
 DESOTO COUNTY HEALTH DEPARTMENT
 BY Steve R. Fuller
 Health Officer
 DATE 10/12/84

Approved for individual wells only.

SECTION "A"
VALLEY GROVE PLANTATIONS
SECTION 16; TOWNSHIP 1 SOUTH; RANGE 7 WEST
DESOTO COUNTY, MISS.
ZONED AR AGRICULTURAL—RESIDENTIAL



SCALE: 1" = 100'
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