

RESTRICTIVE COVENANTS FOR DAVIDSON ESTATES

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, 1995, 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, limitations and restrictions in whole or in part.

- 1. All numbered lots are to be used for residential use only and are not to be resubdivided into other lots.
2. The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is fifteen (15) feet, and the minimum rear yard set back is fifty feet.
3. An unattached accessory building not for living purpose may be erected in the rear yard as long as it meets the County building codes.
4. The total minimum heated floor area of a residence, exclusive of open porches, patios, or carports shall be 2000 square feet.
5. The construction of any house in the subdivision shall be required to be completed within 18 months from the date that the construction begins.
6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats and other pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
7. 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.
8. Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision.
9. All gardens must be planted to the rear of the main residence with only landscape materials such as trees, shrubs, and plants allowed in front of the main residence.
10. All passenger vehicles in use shall be parked either on the driveway or in the carport.
11. No vehicles, 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.
12. 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.
13. No underground home will be allowed on the subdivision.

OWNERS CERTIFICATE

We, Conrad Kreunen, Bobby Carlock, and United Southern Bank owners of the property herein, adopt this as our plan of subdivision and hereby certify that we are the owners in fee simple of the property and dedicate the streets as shown on the plat to the public use forever and reserve the utility easements for the public utilities, and certify that no taxes have become due and payable. This the 15th day of NOV., 1984.

Conrad Kreunen, Bobby Carlock, James H. Gray (United Southern Bank)

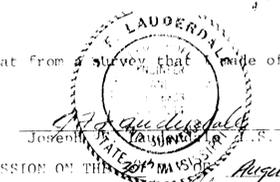
STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Conrad Kreunen, Bobby Carlock, James Gray who knowledgeable that they signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office. This the 15th day of NOV., 1984.

My commission expires: Notary Public

CERTIFICATE OF SURVEY

This is to certify that I have drawn this plat from a survey that I made of the property and that it is true and correct.



APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 20th DAY OF AUGUST, 1984.

Henri M. Raby, Sec. for the Commission

Mike Brown, Chairman

APPROVED BY THE DESOTO BOARD OF SUPERVISORS ON THE 5th DAY OF SEPTEMBER, 1984.

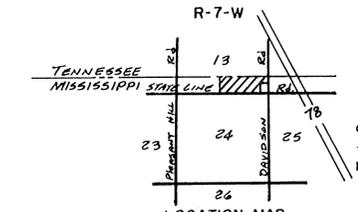
H. M. Ferguson, Clerk for the Board

W. B. Lloyd, President

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record in my office at 4:00 o'clock P.M. on the 15th day of April, 1984, and was filed immediately and recorded in plat book 23 and page 35.

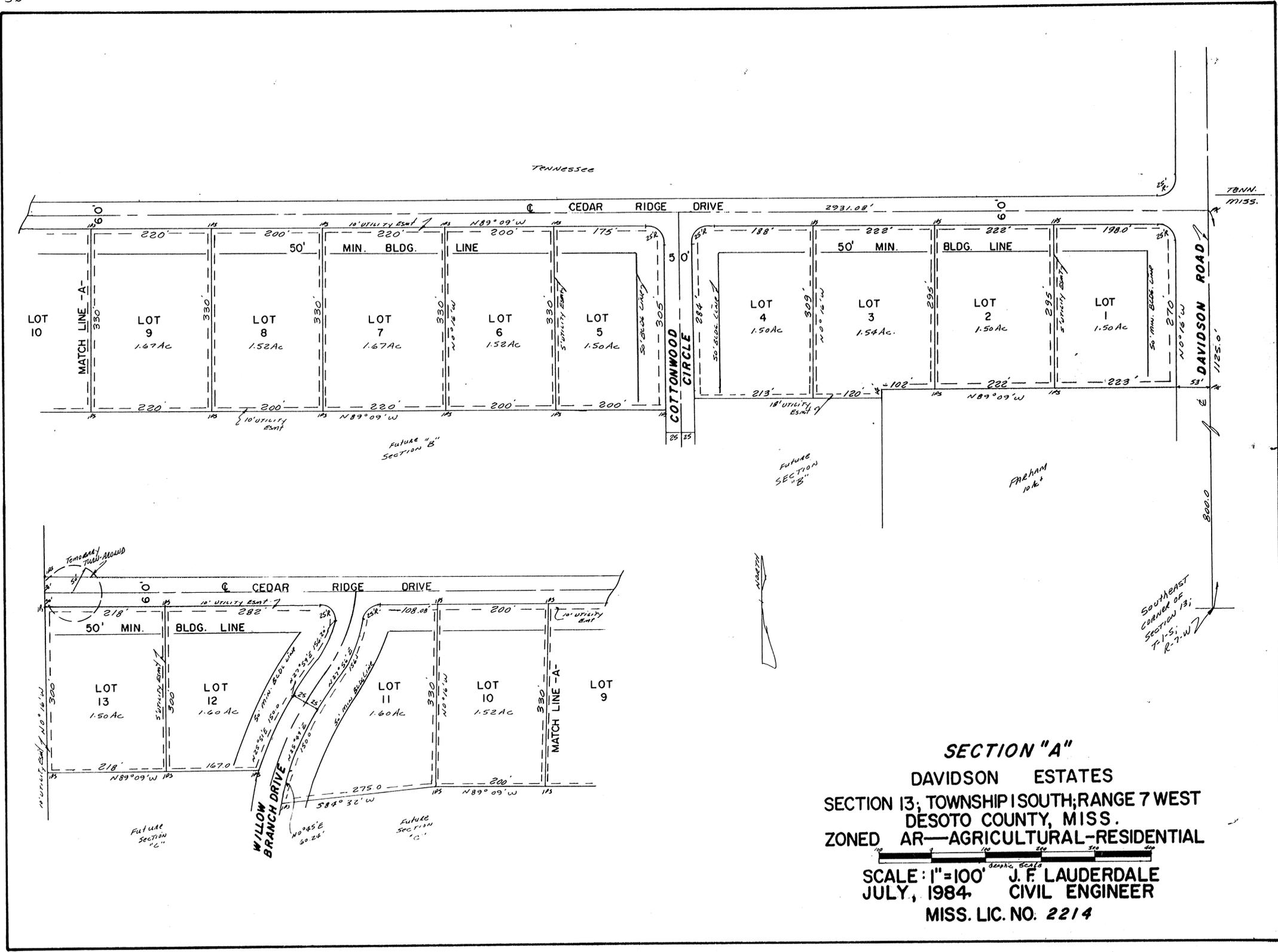
H. M. Ferguson, Chancery Clerk



Septic tanks may be used on the lots shown on this plat of subdivision. DESOTO COUNTY HEALTH DEPARTMENT. BY: John Decker, J. Decker, DATE: 3/29/85.

SECTION "A" DAVIDSON ESTATES SECTION 13; TOWNSHIP 1 SOUTH; RANGE 7 WEST DESOTO COUNTY, MISS. ZONED AR-AGRICULTURAL-RESIDENTIAL

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



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