RESTRICTIVE COVENANTS FOR APPLE CREEK SUBDIVISION

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 SINGLE FAMILY DWELLING AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND SEPARATE DETACHED, HEREINAFTER REFERRED TO AS DETACHED BUILDINGS, INCIDENTAL TO THE ABOVE USE. TWO OR MORE LOTS MAY BE COMBINED FOR USE AS ONE LOT, AND IN SUCH CASE THE INTERIOR LOT LINE MAY BE DISREGARDED IN SO FAR AS SIDE YARD REQUIREMENTS ARE CONCERNED. (IN THE EVENT TWO OR MORE LOTS ARE COMBINED TO BE USED AS A SINGLE LOT UNDER ONE OWNERSHIP, NO PART OF THE COMBINED LOTS MAY BE SOLD OR CONVEYED WITHOUT APPROVAL AS MAY THEN BE REQUIRED BY THE APPROPRIATE GOVERNING AUTHORITY.)

ALL DWELLINGS AND OTHER STRUCTURES CONSTRUCTED ON THE LOTS MUST BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE DESOTO COUNTY PLANNING COMMISSION AND ITS SUCCESSORS.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER THE REAR, FRONT, AND ALONG BOTH SIDES OF EACH LOT.

NO NOXIOUS 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 NEIGHBORS.

NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, HORSES, AND OTHER PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. COWS OR CATTLE MAY BE KEPT ON LOT IN A LIMITED NUMBER, BUT NO CATTLE FEED LOT WILL BE PERMITTED. NO HOGS OR GOATS ARE TO BE KEPT ON ANY LOT. BUILDINGS ARE PERMITTED FOR LIVESTOCK BUT SHALL HAVE A 200 FOOT SET BACK OFF FRONT LOT LINE AND BE IN CONFORMANCE WITH SURROUNDING BUILDINGS.

NO DETACHED BUILDINGS WILL BE CONSTRUCTED WITHOUT APPROVAL FROM THE DESOTO COUNTY PLANNING COMMISSION AND APPROPRIATE PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE MATERIAL 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 VEHICLE OR ASSEMBLY SHALL BE KEPT IN THE SUBDIVISION UNLESS IT DISPLAYS A CURRENT LICENSE PLATE AND A CURRENT INSPECTION STICKER EXCEPT FOR TRACTORS USED FOR PROPERTY MAINTENANCE ONLY.

NO STRUCTURE OF A TEMPORARY CHARACTER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER DETACHED BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY AND NO DWELLING SHALL HAVE LESS THAN 1800 SQUARE FEET EXCLUDING GARAGE AND PORCHES.

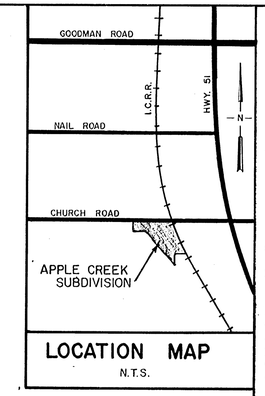
MOBILE HOMES ARE STRICTLY FORBIDDEN, EITHER TEMPORARY OR PERMANENT.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED. AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAVE BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN THEIR ENTIRETY OR IN PART.

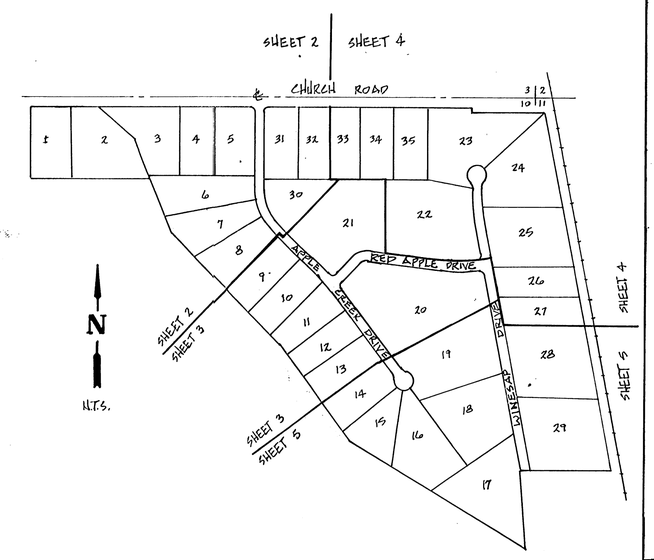
IN THE EVENT ANY RESTRICTIVE COVENANT OF APPLE CREEK SUBDIVISION IS DECLARED BY THE COURTS TO BE INVALID, THE SAME SHALL NOT AFFECT THE VALIDITY OF THESE COVENANTS AS A WHOLE OR ANY PART THEREOF OTHER THAN THE PART SO DECLARED TO BE INVALID.

ENFORCEMENT SHALL BE BY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTIVE COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGE

NO DRIVEWAYS WILL BE PERMITTED FOR LOTS 23 AND 24 ALONG CHURCH ROAD.



LOCATION MAP
N.T.S.



Septic tanks may be used on the lots shown on this plat of subdivision

DESOTO COUNTY HEALTH DEPARTMENT

BY [signature]
Health Officer

DATE 10-4-85

DeSoto County Health Dept.
Hernando, Miss.

Limitations or Exceptions — Lots 16-29 will Need Additional field lines - Systems must be installed At location indicated by Co. Health Dept

NOTE: The installation of driveway culverts is the responsibility of the individual lot owner and not the responsibility of the developer or Desoto County.

OWNER'S CERTIFICATE

I, HUGH DANCY, authorized representative of the owner (s) of the property, HUGH DANCY CO. INC., shown hereon, hereby adopt this as (my) (our) plan of subdivision. I do hereby certify that HUGH DANCY CO. INC. (is) (are) the owner (s) in fee simple of the property and that said property is not encumbered by any taxes that have become due and payable, this the 16th day of September, 1985.

[signature]

TITLE: Pres

STATE OF Mississippi
COUNTY OF DeSoto

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, _____, individually and as authorized representative of Hugh Dancy Co Inc, who did acknowledge to me that he signed and delivered the above and foregoing plat and certificate on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed, he being duly authorized so to do.

GIVEN under my hand and official seal of office on this the 16th day of September, 1985.

(SEAL) [signature]
NOTARY PUBLIC

My Commission Expires: My Commission Expires August 20, 1988.

APPROVED by the DeSoto County Planning Commission. Dated the 2nd day of May, 1985.

ATTEST: Nancy Wilson Hatcher
SECRETARY

[signature]
CHAIRMAN

CERTIFICATE OF ENGINEER

This is to certify that I have drawn this subdivision shown hereon and the plat of same is accurately drawn from information from a ground survey by me.

[signature]

STEPHEN W. SMITH REGISTERED PROFESSIONAL ENGINEER 5930 STATE OF MISSISSIPPI

APPROVED by the Board of Supervisors of DeSoto County, Mississippi, this the 3rd day of May, 1985.

ATTEST: [signature]
Seal

[signature]
PRESIDENT

STATE OF Mississippi
COUNTY OF DeSoto.

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 10:25 o'clock A.M. on the 15 day of October, 1985, and was immediately entered upon the proper indexes and duly recorded in Plat Book 24 at Page 11-15.

[signature]
CHANCERY COURT CLERK

APPLE CREEK SUBDIVISION

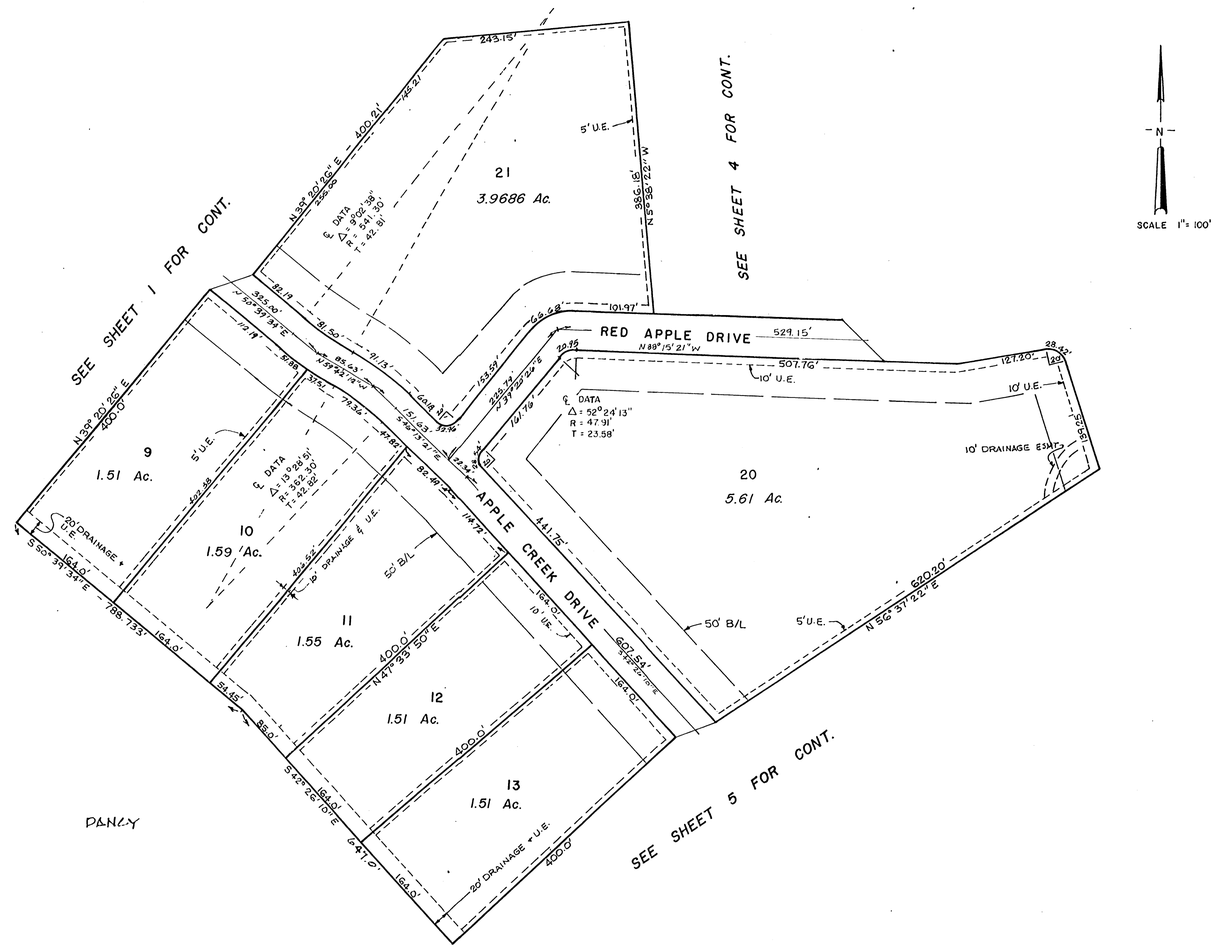
SECTIONS 10&11, T'NSHIP 2 S., RANGE 8 W.
DeSOTO COUNTY MISSISSIPPI
89.10 ACRES, 35 LOTS, ZONED AGR

OWNER — HUGH DANCY CO. INC.

PREPARED — SMITH ENGINEERING Co., Inc.
892 GOODMAN ROAD
SOUTHAVEN, MS 38671

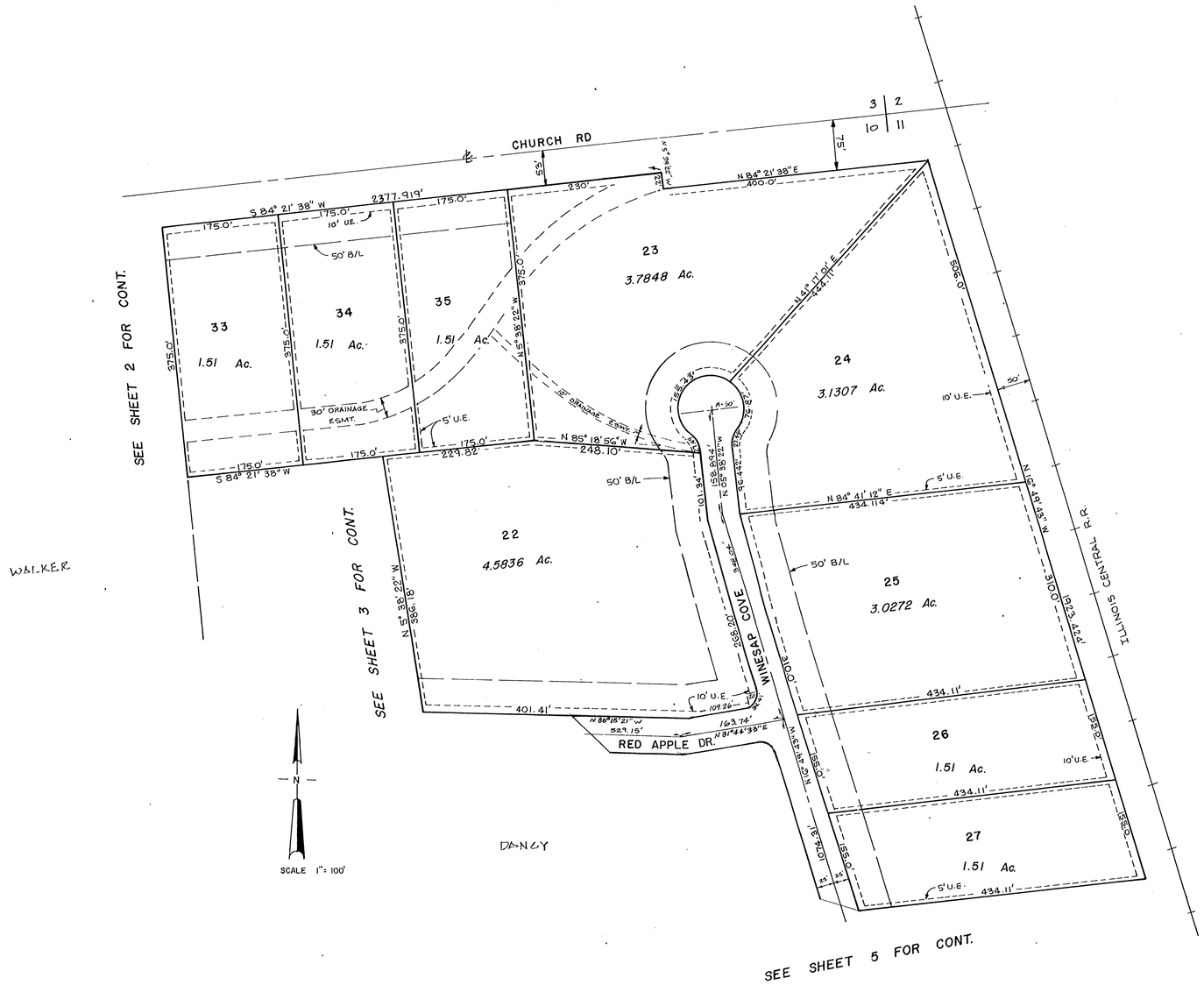
DATE AUGUST, 1985 | SHEET 1 OF 5

APPLE CREEK SUBDIVISION	
DATE AUGUST, 1985	SHEET 2 OF 5



APPLE CREEK SUBDIVISION

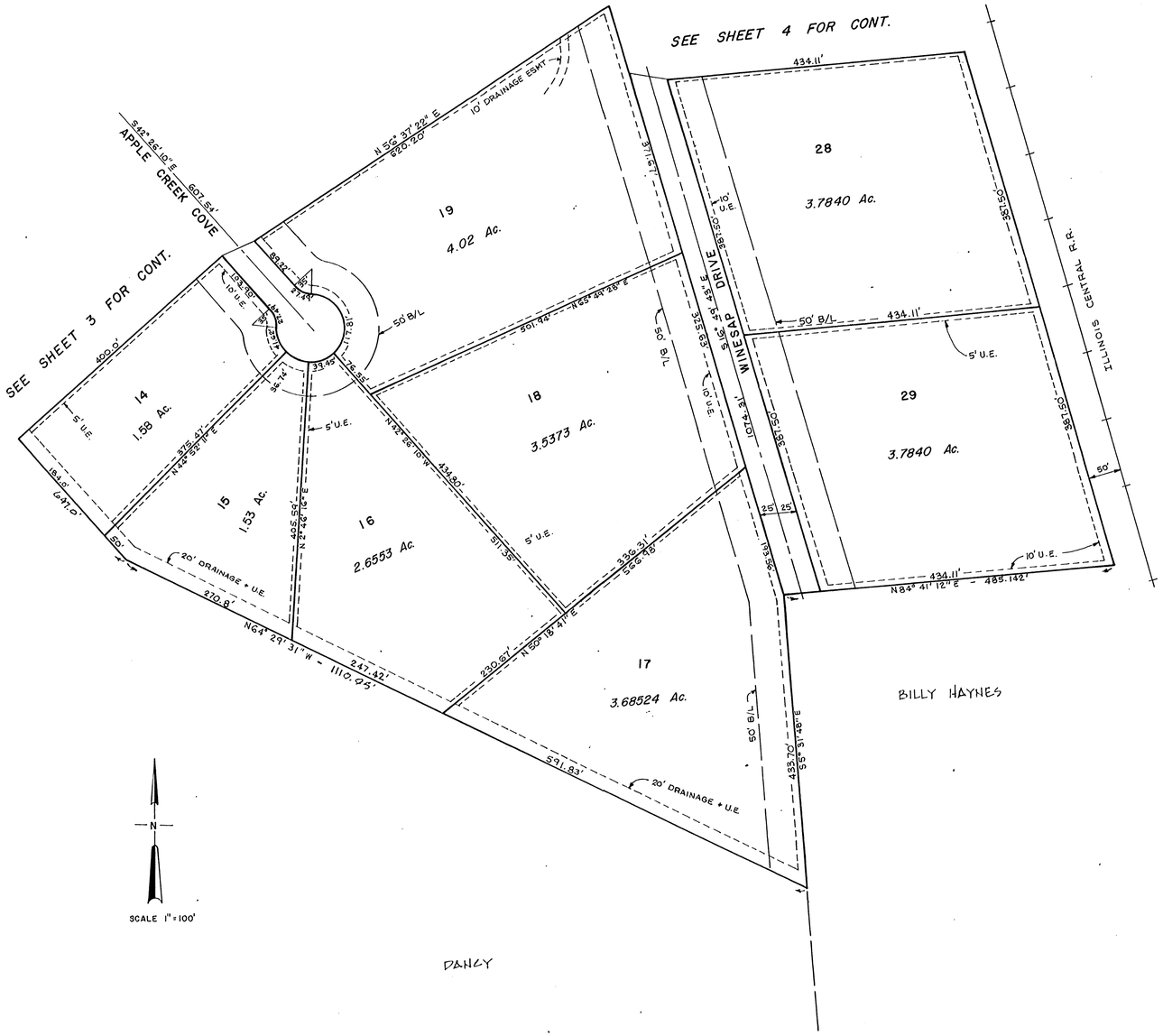
DATE AUGUST, 1985 | SHEET 3 OF 5



APPLE CREEK SUBDIVISION

DATE AUGUST, 1985

SHEET 4 OF 5



APPLE CREEK SUBDIVISION

DATE AUGUST, 1985 | SHEET 5 OF 5