

RESTRICTIVE COVENANTS

1. NO LOT SHALL BE USED FOR ANY PURPOSE OTHER THAN SINGLE FAMILY RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE BUILDING, A PRIVATE GARAGE FOR NO MORE THAN THREE VEHICLES AND 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 LINES MAY BE DISREGARDED AND THE UTILITY EASEMENTS (UNLESS IN USE) WILL BE AUTOMATICALLY 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. NO SINGLE LOT MAY BE SUBDIVIDED INTO TWO OR MORE LOTS FOR THE PURPOSE OF BUILDING ANOTHER DWELLING.
2. ALL DWELLINGS OR 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, TENTS, SHEDS, GARAGES, BARNs, MOTOR HOMES OR OTHER OUT BUILDINGS SHALL AT ANY TIME BE USED, EITHER TEMPORARILY OR PERMANENTLY, AS A RESIDENCE.
4. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY MAY BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A NUISANCE OR ANNOYANCE TO THE NEIGHBORHOOD. NO BUSINESS OR TRADE OF A COMMERCIAL NATURE MAY BE CARRIED ON UPON ANY LOT.
5. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF THE UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN BY THE PLAT. THERE IS A 90 FOOT MINIMUM FRONT SETBACK FROM THE CENTER OF DAVIDSON ROAD, A 50 FOOT MINIMUM REAR SETBACK, AND A 15 FOOT MINIMUM SIDE YARD SETBACK.
6. NO SHELL-TYPE OR MODULAR-TYPE HOME WILL BE PERMITTED OR ERRECTED IN THIS SUBDIVISION. ALL HOUSES MUST BE NEW CONSTRUCTION. NO HOUSE MAY BE MOVED INTO THE SUBDIVISION FROM ANOTHER AREA EXCEPT BY WRITTEN PERMISSION OF THE DEVELOPER, BARRY W. BRIDGFORTH.
7. THE MINIMUM AREA OF ANY SINGLE STORY DWELLING IN SOUTHBRANCH EAST SHALL BE NOT LESS THAN 1500 SQUARE FEET, EXCLUSIVE OF OPEN PORCHES, CARPORTS, AND GARAGES. ALL ONE AND ONE-HALF STORY AND TWO STORY HOUSES SHALL HAVE A MINIMUM GROUND FLOOR AREA OF AT LEAST 1250 SQUARE FEET, INCLUSIVE OF OPEN PORCHES, CARPORTS, AND GARAGES AND MUST BE APPROVED BY THE DEVELOPER, BARRY W. BRIDGFORTH.
8. 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 FEET, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR CUSTOMARY SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALE.
9. THE DEVELOPER OF THE SUBDIVISION SHALL RETAIN ALL MINERAL RIGHTS FOR THE LAND IN SOUTHBRANCH EAST SUBDIVISION, FOR THE PURPOSE OF RETAINING THE ROYALTY ON SAID MINERALS IF THESE MINERALS ARE DEVELOPED ON ADJACENT PROPERTY.
10. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND MAY BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, PONIES, HORSES, CALVES, OR CATTLE MAY BE KEPT IN LIMITED NUMBER AND MANNER FOR PERSONAL USE AND ENJOYMENT ONLY. NO LIVE STOCK SHALL BE KEPT FOR ANY TYPE COMMERCIAL USE OR ACTIVITY WITHIN THE SUBDIVISION. APPROPRIATE BUILDINGS AND ENCLOSURES FOR SUCH ANIMALS OR PETS MUST BE PROVIDED.
11. TRASH, GARBAGE AND OTHER WASTE AND RUBBISH SHALL BE KEPT IN SANITARY CONTAINERS, PROVIDED SPECIFICALLY FOR THESE PURPOSES. ALL EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE APPROVED BY THE COUNTY AND SHALL BE KEPT IN CLEAN, SANITARY AND ORDERLY CONDITION.
12. NO STRUCTURE SHALL BE ERRECTED, PLACED OR STRUCTURELY ALTERED UPON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH STRUCTURE HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, BARRY W. BRIDGFORTH, AS TO THE COMFORMITY AND HARMONY OF QUALITY AND EXTERIOR DESIGN WITH THE EXISTING STRUCTURES IN THE SUBDIVISION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO THE TOPOGRAPHY AND FINISHED GRADE ELEVATION.
13. NO VEHICLES OF ANY KIND SHALL BE KEPT IN THE SUBDIVISION UNLESS IT DISPLAYS A CURRENT LICENSE PLATE AND A CURRENT INSPECTION STICKER, EXCEPT FOR TRACTORS USED FOR THE PROPERTY MAINTENANCE ONLY. NO JUNK CARS OR TRUCKS OR ANY MECHANICAL DEVICES THAT ARE VISUALLY IN NEED OF REPAIR SHALL KEPT ON ANY LOT AT ANY TIME FOR ANY PURPOSE. ANY JUNK CAR OR TRUCK OR MECHANICAL DEVISE THAT IS KEPT WITHIN THE RIGHT OF WAY OF THE EXISTING STREET SHALL BE SUBJECT TO REMOVAL BY THE PROPER AUTHORITIES WITHOUT THE PERMISSION OF THE OWNER.
14. NO WIRE FENCES OR CHAIN LINK FENCES SHALL BE PERMITTED NEARER THAN FIFTY FEET FROM THE PROPERTY LINE. NO HORSES OR LIVESTOCK SHALL BE KEPT OR HOUSED NEARER THAN FIFTY FEET FROM THE FRONT PROPERTY LINE OF ANY LOT.
15. CONSTRUCTION OF ANY DWELLING SHALL BE COMPLETED WITHIN TWELVE MONTHS FROM COMMENCEMENT OF CONSTRUCTION.
16. THESE COVENANTS, RESTRICTIONS AND LIMITATIONS, OR ANY OF THEM, MAY BE AMMENDED ONLY BY INSTRUMENT EXCUTED BY THE DEVELOPER, BARRY W. BRIDGFORTH, OR BY THE OWNERS, AS THE CASE MAY BE, OF AT LEAST SEVENTY-FIVE PERCENT (75) OF THE LOTS IN THE SUBDIVISION INCLUDING ANY ADDITIONS THERETO.

OWNERS CERTIFICATE

We, R. R. BRIDGFORTH HEIRS PARTNERSHIP OWNERS OF THE PROPERTY HEREIN, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AND NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. WE DEDICATE THE RIGHT OF WAY FOR THE STREET TO THE PUBLIC USE FOREVER AND TO DESOTO COUNTY AND RESERVE THE UTILITY EASEMENTS FOR THE PUBLIC UTILITIES. THIS WAS DONE ON THE 21st DAY OF January, 1986.

Bettye Whitten Punderburk Martha Frances Traver David R. Bridgforth  
 Managing partner Managing partner Managing partner

STATE OF MISSISSIPPI COUNTY OF DESOTO  
 THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, BETTYE WHITTEN PUNDERBURK, MARTHA FRANCES TRAVER AND DAVID R. BRIDGFORTH 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 21st DAY OF January, 1986.

My Commission Expires: 1-6-89

J. F. Lauderdale  
 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.

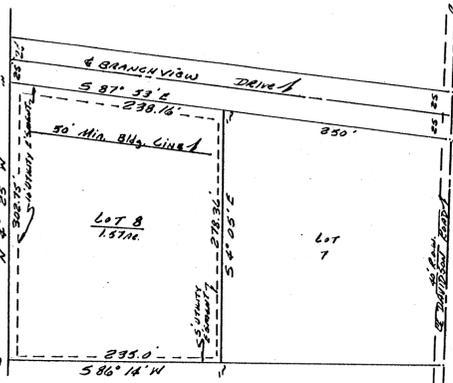
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 21st DAY OF January, 1986.

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 8th DAY OF January, 1986.

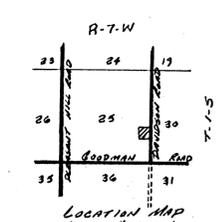
STATE OF MISSISSIPPI COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:30 O'CLOCK, A.M. ON THE 21st DAY OF February, 1986, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 24 AND PAGE 51.

H. M. Ferguson  
 Chancery Court Clerk



Septic tanks may be used on the lots shown on this plat of subdivision.  
 DESOTO COUNTY HEALTH DEPARTMENT  
 BY John Decker  
 Health Officer  
 DATE 1/2/86



**SOUTHBRANCH EAST SUBDIVISION**  
**SECTION 25, TOWNSHIP I SOUTH, RANGE 7 WEST**  
**DESOTO COUNTY, MISS.**  
**ZONED "AR" AGRICULTURAL-RESIDENTIAL**

Graphic Scale  
**SCALE: 1" = 100'**  
**DEC. 19, 1985**  
**MISS. NO. 2214**

**J. F. LAUDERDALE**  
**CIVIL ENGINEER**