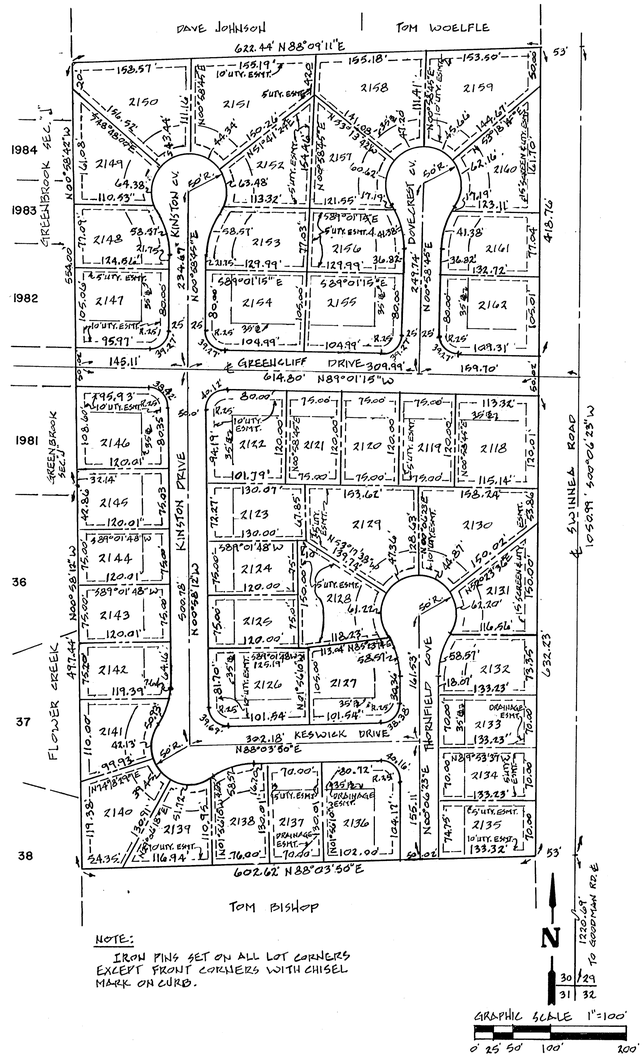
BUILDING RESTRICTIONS

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 JULY 15, 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 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 OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED 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, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

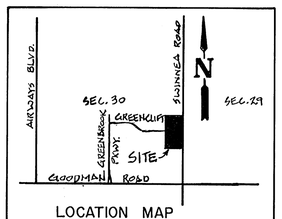
INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALLER LOTS.
2. MINIMUM FRONT YARD SET BACK TO BE THIRTY-FIVE (35) FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF TEN (10) FEET AND THE OTHER WITH A MINIMUM WIDTH OF FIVE (5) FEET.
4. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF DESOTO COUNTY.
5. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERECTED IN THE REAR YARD.
6. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1200 SQUARE FEET AND FOR TWO STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 900 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE OF A TEMPORARY NATURE TO BE USED AS A RESIDENCE AT ANY TIME.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.
10. NO CHAIN LINK OR ANY-TYPE WIRE FENCE SHALL BE PERMITTED ON ANY LOT FROM THE STREET PROPERTY LINE TO THE BUILDING LINE.
11. THERE WILL BE NO DRIVEWAY ACCESS ALLOWED FOR LOTS 2118, 2130, 2131 2132, 2133, 2134, 2135, 2159, 2160, 2161, 2162, TO SWINNEA ROAD.



NOTE:
IRON PINS SET ON ALL LOT CORNERS EXCEPT FRONT CORNERS WITH CHISEL MARK ON CURB.

GRAPHIC SCALE 1"=100'
0' 25' 50' 100' 200'



LOCATION MAP
N.T.S.

OWNERS CERTIFICATE

I, John K. Hyneman, owner of the property hereon, hereby adopt this as my plan of subdivision and dedicate the right-of-way for the roads as shown on the plat of the subdivision to the public use forever and reserve for the public utilities the utility easements shown on the plat. I certify that I am the owner in fee simple of the property and that no taxes have become due and payable. This the 1 day of July, 1986.

John K. Hyneman
Signature of Owner

NOTARY'S CERTIFICATE

State of Mississippi, County of DeSoto

This day personally appeared before me the undersigned authority in and for said County and State, J. Kirk Hyneman, who acknowledged that he signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 1st day of July, 1986.

My Commission expires: 10/31/89 — Melodee L. Harbin, Notary Public

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 9th DAY July, 1986

ATTEST: Lawrence Bailey, CHAIRMAN

H. H. Rainey, SECRETARY

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF Southaven, MISSISSIPPI, THIS THE 9th DAY OF July, 1986.

ATTEST: J. A. Cates, MAYOR

Marlene Spindle, CITY CLERK

STATE OF MS
COUNTY OF DeSoto

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 9:25 O'CLOCK A.M., ON THE 10 DAY OF July, 1986 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 25 AT PAGE 44.

H. T. Dingman, CHANCERY COURT CLERK

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE MADE THE SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY TOM KING, JR.

REGISTERED PROFESSIONAL ENGINEER AND P.E. 5930 L.S. 1909 STATE OF MISSISSIPPI

Ben W. Smith
BEN W. SMITH, MISS. NO. 5930

GREENBROOK SECTION "M"

SECTION 30, TOWNSHIP 1 S., RANGE 7 W.
SOUTHAVEN, MISSISSIPPI
14.68 ACRES, 45 LOTS, ZONED R-2

OWNER: JOHN HYNEMAN

PREPARED BY: SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS. 38671

DATE: MAY 1986 | SHEET 1 OF 1