

**RESTRICTIVE COVENANTS FOR THE FIRST REVISION
OF OAKWOOD 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 May 1, 2000, 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 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 covenants, limitations or restrictions and either to prevent him or them from doing so or to recover damages or other dues for such violations. Invalidation of any of these covenants, limitations, or restrictions by judgment 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 70 feet, the minimum side yard set back is (20) feet and the minimum rear yard set back is fifty (50) feet.
- No porches or carports may be enclosed without a permit from the proper authorities of DeSoto Co.
- An unattached accessory building not for living purposes may be erected in the rear yard.
- The minimum ground floor area of a one story residence, exclusive of open porches, patios or carports shall be 1650 square feet and for a two story residence the minimum ground floor area shall be 1000 square feet. The owners of the subdivision reserve the right to review the plans of any structure that is to be built on any lot. At such time, the owners of the subdivision will appoint and review committee has approved the plans of the structure.
- Each lot owner will be required to begin construction of a residence within 18 months after buying a lot. Each lot is to be kept neat and in an orderly manner at all times. The construction of any house will be completed within 36 months from the date that construction began on the house. If propane tanks are to be used, they must be hidden by a wooden fence from public view. No signs will be permitted in the subdivision except small "For Sale" signs, etc.
- No fences of any kind will be permitted on any lots except wooden fences and no fences will be permitted on any lot from the street property line to the building line.
- 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.
- 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 a nuisance to the neighborhood.
- No trailer, tent, basement, shack, garage, or other structure of a temporary nature are to be used as a residence at any time nor shall any house be built on any lot nor shall any house be permitted that has been moved into the subdivision from another location.

OWNERS CERTIFICATE

We, Conrad Kreunen, Pres. Olive Branch Manufacturing Co. and Kim H. Kreunen, Coy Willis, Eileen Willis 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 that the streets shown hereon are dedicated to the public use forever, and reserve the utility easements for the public utilities. We certify that the property is not encumbered by mortgage or taxes that have become due and payable. This the day of July, 1986. The easement recorded in Book 150, page 112 is to remain dedicated to DeSoto County as stated on original plat of subdivision.

Conrad Kreunen
Conrad Kreunen, Pres. Olive Branch Manufacturing Co.

Kim H. Kreunen
Kim H. Kreunen
Lots 1 and 10

Coy Willis
Coy Willis (Cotia)

Eileen Willis
Eileen Willis (Cotia)

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State, Conrad Kreunen and Kim H. Kreunen 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 15th day of July, 1986.

My commission expires: MY COMMISSION EXPIRES JAN 1989

H. J. Ferguson
Notary Public
Lauderdale, La.

CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property in the subdivision shown herein and that the plat of same accurately shows the survey and that same is true and correct.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 29th DAY OF April, 1984.
Henni M. Aldy
Secretary

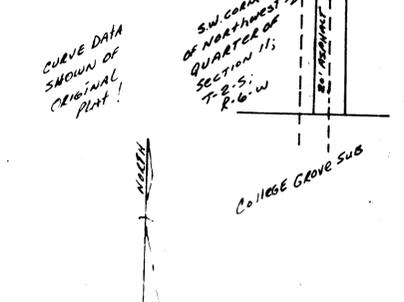
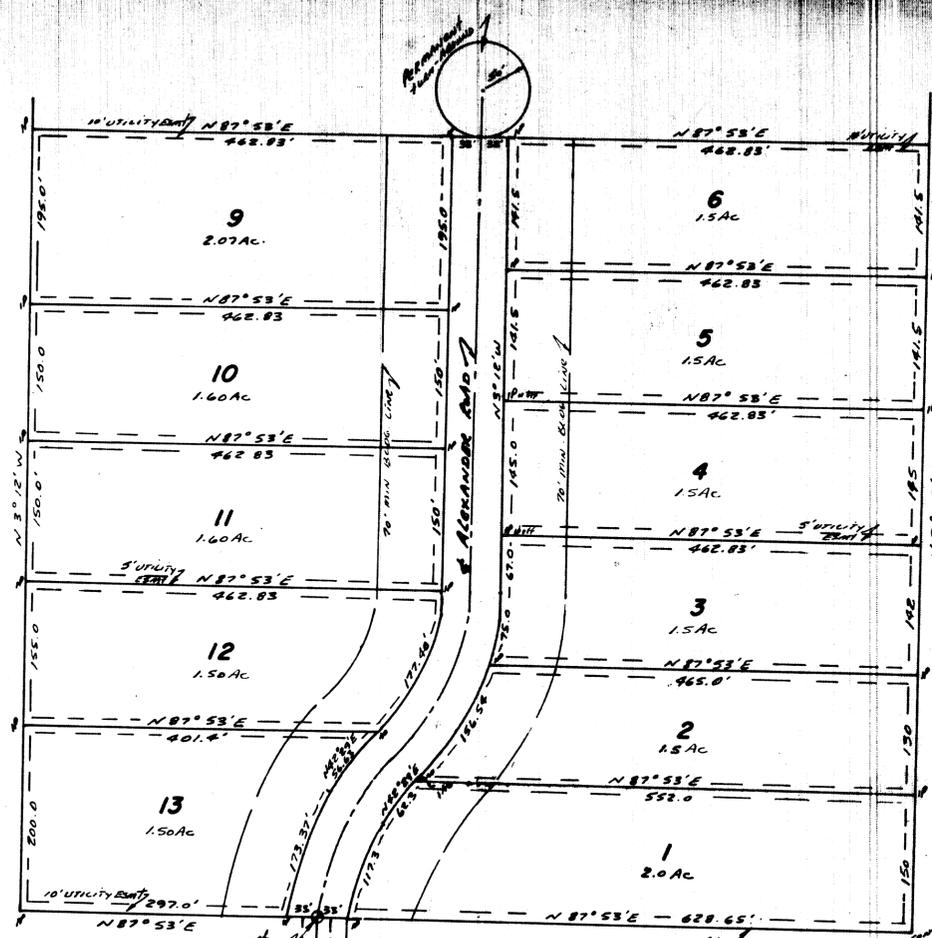
APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 8th DAY OF April, 1985.
H. P. Ferguson
Chairman

STATE OF MISSISSIPPI COUNTY OF DESOTO

I hereby certify that the plat shown hereon was filed for record in my office at 11:30 AM on the 31 day of July, 1986, and was immediately recorded in plat Book 26 on page 1.

H. P. Ferguson
Chancery Court Clerk

NOTE: All drive ways and driveway pipe are the responsibility of the new lot owner and not the developer or DeSoto County, Mississippi.



CURVE DATA SHOWN ON ORIGINAL PLAT!
SW CORNER OF NORTHWEST QUARTER OF SECTION 11; T-2-S; R-6-W

Reproduction of Plat
RECORDED IN BOOK
NO. 115 PAGE 10
THIS THE 16 DAY OF July, 1984
W. A. Davis
CHANCERY CLERK
Ly B. Jansen
De

**FIRST REVISION OAKWOOD ESTATES
SECTION "A"
SECTIONS 10&11; TOWNSHIP 2 SOUTH; RANGE 6 WEST
DESOTO COUNTY MISSISSIPPI
ZONED "A" AGRICULTURAL
SCALE: 1"=100'**