

RESTRICTIVE COVENANTS FOR ROBINSON SQUARE

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2000, AT WHICH TIME SAID COVENANTS SHALL EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS 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 HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE COVENANTS, AND EITHER PREVENT HIM OR THEM TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATIONS OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. All lots in this subdivision shall be for residential use and no lot shall be resubdivided into smaller lots.
2. No structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling.
3. No fence, either temporary or permanent, shall be placed on any lot which will be closer to the street than the front minimum building line.
4. No trailer, basement, tent, shack, garage, barn, or any out-building erected in the subdivision shall at any time be used as a residence, either temporarily or permanently. No noxious or offensive trade, mechanical maintenance repairs, or other activity of this type be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
5. No signs shall be permitted in the subdivision larger than five square feet in area.
6. The total minimum heated area of any residence in the subdivision, exclusive of garages, open porches, or carports, shall be not less than 1350 square feet.
7. The minimum front yard setback is shown on the plat for each lot. There shall be a 30 foot minimum rear yard setback, and there shall be provided two side yard setbacks, one having a minimum of 9 feet; however the sum of the widths of both side yards shall be 20 feet. There is a five foot utility easement along the side lot lines and a 10 foot utility easement along the front and rear lot lines as noted on the plat.
8. No animals, livestock or poultry of any kind shall be raised, bred, or kept, on any lots, except that one dog or one cat may be kept, provided that they are not kept, bred, or maintained for commercial purpose. A proper pen and or shelter shall be provided for such animals, and the owner will be totally responsible for pets not disturbing or offending others.
9. All buildings in the subdivision shall be required to meet local minimum building codes of the City of Hernando. All construction shall be required to be completed within 12 months from the date of the beginning of the construction.
10. No radio or television transmission or receiving towers or antennae of more than 10 feet in height above the roof of the houses shall be permitted and no television dishes will be permitted in the subdivision.
11. The developers of this subdivision reserve the right to review the plans for any structures that are to be constructed on any lot in the subdivision. A letter, approving the plans must be presented to the City Building Dept. before building permit can be issued.

OWNERS CERTIFICATE

We, Bruce W. Bridgforth owners of the property herein, hereby adopt this as our plan of subdivision and dedicate the right of ways for the streets as shown on the plat to the City of Hernando and to the public use forever and reserve the utility easements on the lots for the public utilities. We certify that we are the owners of the property, and no taxes have become due and payable. This the 24th day of Dec, 1986.

Bruce W. Bridgforth
Bruce W. Bridgforth

STATE OF MISSISSIPPI COUNTY OF DESOTO

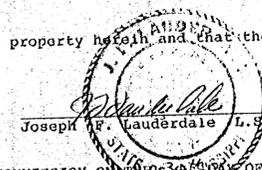
This day personally appeared before me the undersigned authority in and for said County and State, Bruce W. Bridgforth who acknowledged that they signed and delivered the forgoing plat for the purpose therein mentioned. Given under my hand and official seal of office. This the 24th day of Dec, 1986.

My Commission Expires July 23, 1987

J. F. Lauderdale
Notary Public

CERTIFICATE OF SURVEY

This is to certify that I have surveyed the property hereon and that the plat of the subdivision represents that survey.



APPROVED BY THE CITY OF HERNANDO PLANNING COMMISSION ON June 1986.

Ray A. Stuart
Chairman

APPROVED BY THE CITY OF HERNANDO MAYOR AND BOARD OF ALDERMEN ON THE 8th DAY OF July, 1986.

James H. Kelly
City Clerk

William L. Douglas
Mayor of Hernando

STATE OF MISSISSIPPI COUNTY OF DESOTO

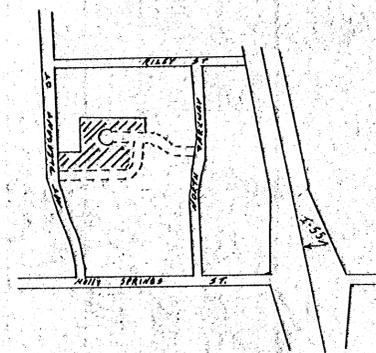
I hereby certify that the subdivision plat shown hereon was filed for record in my office at 2:30 o'clock A. M. on the 30th day of December, 1986 and was immediately entered upon the proper index and duly recorded in Plat Book 27 on page 11.

H. M. Ferguson
Chancery Court Clerk

STATE OF MISSISSIPPI CITY OF HERNANDO

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James H. Kelly
Hernando City Clerk



LOCATION MAP

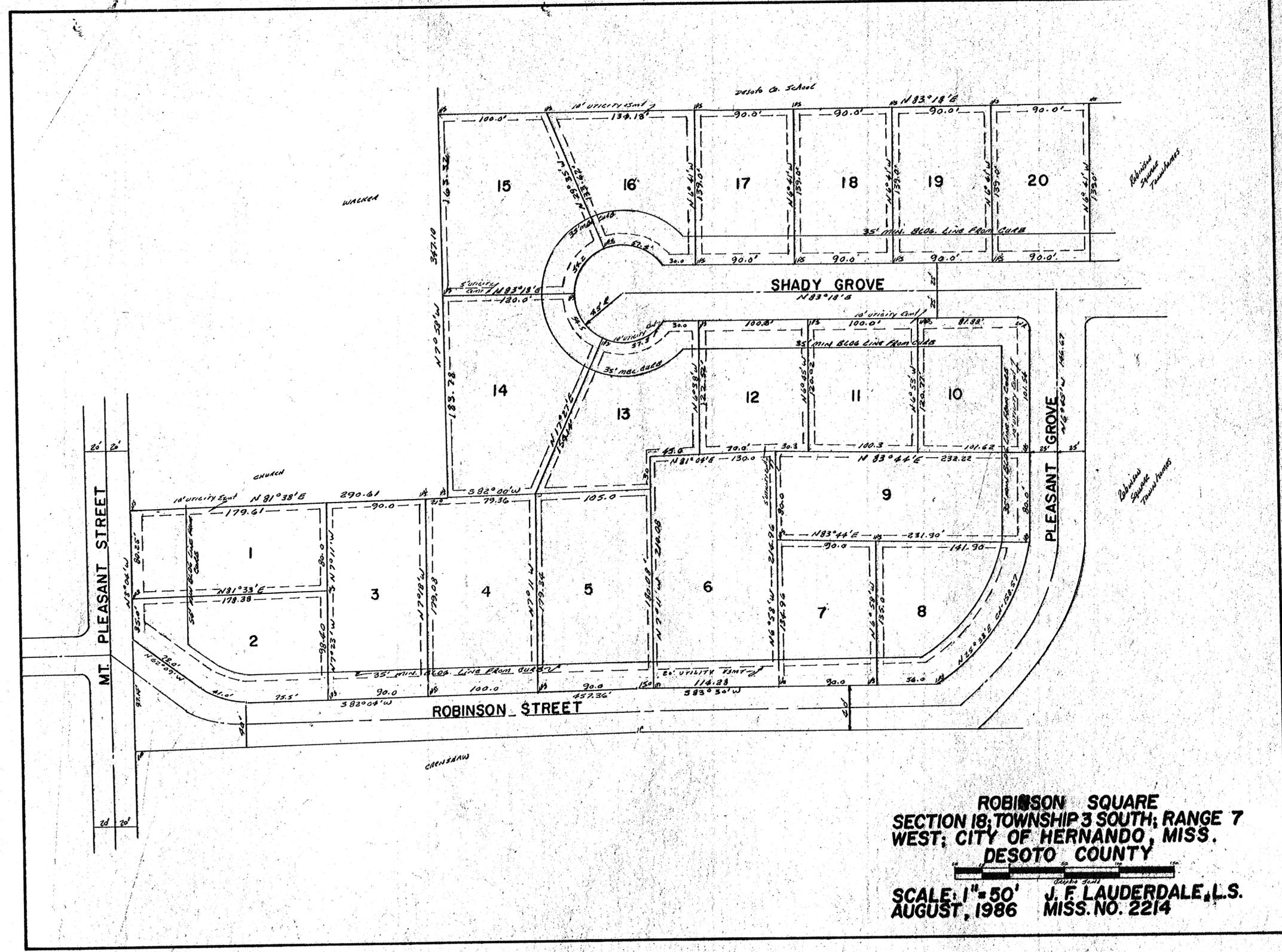
ROBINSON SQUARE

IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 7 WEST; CITY OF HERNANDO IN DESOTO COUNTY MISSISSIPPI - ZONED R-1 RESIDENTIAL



SCALE: 1" = 50'
AUG. 1986

J. F. LAUDERDALE L.S.



ROBINSON SQUARE
SECTION 18; TOWNSHIP 3 SOUTH; RANGE 7
WEST; CITY OF HERNANDO, MISS.
DESOTO COUNTY

SCALE: 1" = 50'
 AUGUST, 1986

J. F. LAUDERDALE, L.S.
 MISS. NO. 2214