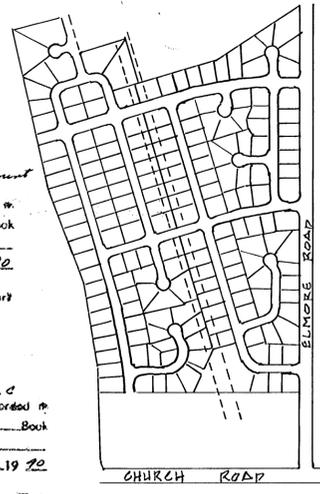


RESTRICTIVE COVENANTS
PLUM POINT VILLAGES, SECTION "C"

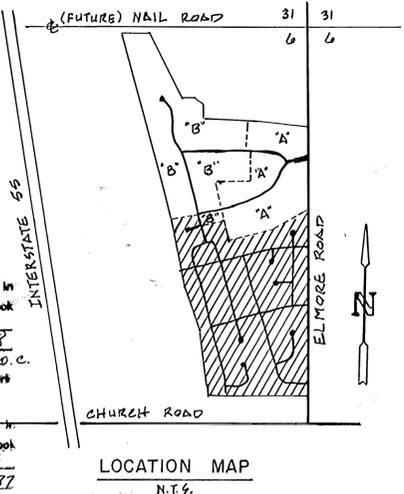
The following Restrictive Covenants shall apply to all of the land in Plum Point Villages, Section "C", as shown on the plat located in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi:

- No lot shall be used for any purpose other than single family residential purposes. No building shall be erected, 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 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.
- All dwellings or other structures on the lots must be in compliance with the requirements of the DeSoto County Planning Commission.
- 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.
- 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.
- Easements for the installation and maintenance of the utilities and drainage facilities are reserved as shown by the plat. There is a 35 foot minimum front setback from the front property lines, a 25 foot minimum rear setback, and a minimum of 5 foot and a sum of 15 foot sideyard setback.
- No-shell type or modular-type home will be permitted or erected in this subdivision. All houses must be new construction. No house may be moved into the subdivision from another area. Construction of log cabin type homes will not be permitted.
- The minimum area of any single story dwelling in Plum Point Villages, Section "C", shall not be less than 1400 square feet, exclusive of open porches and garages. All two story houses shall not be less than 1400 square feet and shall have a minimum ground floor area of 800 square feet, exclusive of open porches, carports and garages. All 1 1/2 story houses shall not be less than 1400 square feet and shall have a minimum ground floor area of 1000 square feet, exclusive of open porches, carports and garages. If houses have a carport or garage, it must be double and may be either attached or detached.
- 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 foot, 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.
- The Developer of the subdivision shall retain all mineral rights for the land in Plum Point Villages, Section "C", for the purpose of retaining the royalty on said minerals if these minerals are developed on adjacent property.
- No animals, livestock or poultry of any kind may be raised, bred or kept on any lot, except that a limited number of two (2) dogs and/or two cats may be kept for personal use and enjoyment only. Appropriate buildings and enclosures for such animals or pets must be provided. Any waste material deposited by these dogs or cats in the yard must be removed weekly to eliminate the possibility of any odor or potential health hazards.
- 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.
- 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 lawn equipment used for the property maintenance only. No junk cars or trucks or any mechanical devices that are visually in need of repair shall be kept on any lot at any time for any purpose. Any junk car or truck or mechanical device 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.
- Wooden fences shall not be permitted nearer than thirty-five (35) feet from the front property line.
- Construction of any dwelling shall be completed within twelve (12) months from commencement of construction.
- Dog pens shall be permitted within the rear yard area of any lot with a chain link fence.
- No driveway permits will be allowed to Elmore Road for Lots 202 through 211, 149, 154 through 159 and 175.
- These restrictions may be altered or amended only by the Developer, or its assigns or successors by written instrument duly executed, acknowledged and recorded; provided, however, the Developer agrees that these restrictions will not be altered or amended without the consent of a majority of the lot purchasers. The developer shall be considered a lot purchaser and shall have a vote for each unsold lot for the purpose of consent to amendments.
- The platted property is subject to those covenants, restrictions and easements as set forth in document filed of record in Book #185, Page 793, and first amended in Book #189, Page #741 and as maybe otherwise amended from time to time, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which document reference is hereby made. Any property owner shall be bound by the terms of said document including, without limitation, the obligation to be a member of the PLUM POINT VILLAGES PROPERTY OWNERS ASSOCIATION.

Quit Claim Deed (A-146-147)
ASSIGNMENT OF THIS INSTRUMENT RECORDED IN
WARRANTY DEED BOOK
NO. 253 PAGE 555
THIS THE 13 DAY OF JULY 1994
W. E. Davis
CHANCERY CLERK
By W. E. Davis
Order Authorizing the Assignment
of part of 3 of 3
Assignment of this instrument Recorded in
Board of Supervisors Minutes Book
No. VVV Page 670
This the 14th day of June 1990
W. E. Davis
By S. Ingle, S.C.
Restrictive Covenants
Plum Point Villages, Sec. C
Assignment of this instrument Recorded in
WARRANTY DEED BOOK
No. 224 Page 237
This the 22nd day of April 1990
W. E. Davis
By S. Ingle, S.C.



Amendment Covenants
Assignment of this instrument Recorded in
WARRANTY DEED BOOK
No. 195 Page 381
This the 18th day of May 1987
W. E. Davis
Chancery Clerk
Ds. Co.
AMENDMENT TO COVENANTS
Assignment of this instrument Recorded in
WARRANTY DEED BOOK
No. 208 Page 235
This the 5 day of April 1988
W. E. Davis
Chancery Clerk
Ds. Co.
Declaration of Covenants
Assignment of this instrument Recorded in
WARRANTY DEED BOOK
No. 195 Page 381-404
This the 18th day of May 1987
W. E. Davis
Chancery Clerk
Ds. Co.



OWNER'S CERTIFICATE

PLUM POINT VILLAGES, A MISSISSIPPI GENERAL PARTNERSHIP, owner of the property hereon, hereby adopt this as our 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. We certify that we are the owners in fee simple of the property and that no taxes have become due and payable. This the 9 day of April, 1987.

Pete Aviotelli, Jr.
Pete Aviotelli, Jr., Managing Partner

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, Pete Aviotelli, Jr., 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 9th day of April, 1987.
My Commission expires: August 20, 1988
Notary Public

MORTGAGEE'S CERTIFICATE

Bank of Mississippi, mortgagee of the property hereon, hereby adopt this as our 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 easement shown on the plat. I certify that I am the mortgagee in fee simple of the property and that no taxes have become due and payable. This the 9 day of April, 1987.
President
Signature of Mortgagee

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, Rodney Bellamy, 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 21st day of April, 1987.
My Commission expires: Oct 21, 1990
Notary Public

CERTIFICATE OF SURVEY

This is to certify that I have drawn the plat from a survey by Danny Rutherford and from deeds of record and that the plat represents the information and that it is true and correct.

BEN W. SMITH, ENGINEER
BEN W. SMITH, ENGINEER
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION
Based on the 20th day of Dec. 1987
ATTEST:
Secretary
APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI
This the 24th day of June 1990
ATTEST:
President
CHANCERY CLERK STATE

PLUM POINT VILLAGES (SECTION "C")
SECTION 6, TOWNSHIP 2 S., RANGE 7 W.
DESOTO COUNTY, MISSISSIPPI
ACRES, 175 LOTS, ZONED AR

OWNER: PLUM POINT VILLAGES PARTNERSHIP
PREPARED BY: SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS

20' DRAINAGE ESMT WITH NO IMPROVEMENTS.

FUTURE DEVELOPMENT

SEE SHEET 2

CURVE DATA				
NO.	Q RAD.	TAN	Δ	Lc
3	1000'	60.26'	6°53'50"	120.38'
4	125'	212.21'	119°00'00"	259.62'
5	350'	47.63'	15°30'00"	96.68'
6	100'	74.70'	73°31'22"	128.32'
7	55'	41.09'	73°31'22"	70.98'
8	130'	44.76'	38°00'00"	86.22'
9	1800'	260.62'	16°28'38"	517.65'
13	3200'	338.87'	12°05'23"	675.22'

NOTE:
HOMES BUILT ON LOTS 55 THRU 74
SHALL HAVE A FINISHED FLOOR ELEVATION
ONE FOOT ABOVE CURB AT FRONT OF LOTS.

NOTE:
Iron pins set on all rear lot corners.
Curb chisel marks on front lot corners.

REVISED 11-10-87
REVISED 7-10-87

PREPARED BY: SMITH ENGINEERING CO., INC. 928 GOODMAN ROAD SOUTHAVEN, MISS. 38671	
PLUM POINT VILLAGES SECTION "C"	
DATE: MARCH 30, 1990	SHEET 3 OF 3

ZONING R-2

