

FOXWOOD PLANTATION SUBDIVISION
SECTION 4, TOWNSHIP 3 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI
RESTRICTIONS

- 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.
- No trailers, mobile home, basements, tents, shacks, garages, barns, or any other outbuildings shall at any time be used as a residence permanently and no building or structure of any kind whatsoever, other than a dwelling house shall be erected on any lot in said subdivision except approved guest house; automobile, pickup truck, motorhome and/or boat garage, horse stables. No signs, billboards or other postings may be erected for any purpose without written permission of the Foxwood Plantation Development or its assigns. The Foxwood Plantation Development is hereby given permission to enter upon any lot and remove at the owners expense, any posting in violation of this restriction.
- No residential structure shall be built on any lot which has less than 1600 square feet minimum heated floor area. All 1 1/2 and 2 story houses must have 1200 minimum on ground level exclusive of open porches, carports and garages. Any carports or garages in the subdivision must be at least a double carport or garage and must not open toward the street, must enter from the side. All foundations and structural plans and specifications for buildings shall be submitted and subject to approval of the Foxwood Plantation Development or its assigns prior to starting construction. No building of any kind of what is commonly known as box or sheet metal construction shall be erected on any lot in said subdivision, and all houses of wood construction shall be finished with not less than two coats of paint, or its equivalent in stain on outside exposure, except by written permission of the Foxwood Plantation Development or its assigns.
- Construction of any dwelling shall be completed within 12 months from commencement of construction.
- No fences other than wood shall be erected on residential lots in said subdivision with the exceptions of lots that allow horses. No fence shall be permitted nearer than 50 feet from the front property line.
- All lavatories and/or toilets shall be built indoors and connected to outside septic tanks or sewer systems, in accordance with specifications set forth by the DeSoto County Planning Commission.
- No animals, livestock, or poultry of any kind may be raised, bred, or kept on any lot, except that dogs, cats, ponies, or horses may be kept in a limited number and manner for personal use and enjoyment only. No livestock 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. said buildings shall blend with and be in keeping with the aesthetics of the surrounding lot owners improvements and that of the main dwelling house erected or to be erected upon said lot. Foxwood Plantation Development or its assigns shall be the sole judge of the proper facade of said buildings. Ponies and horses shall be limited to a combined total of not more than one per 1 1/2 acres of land. No hogs, cattle, chickens, or goats are to be kept on any lot.

- No noxious trade or offensive activity shall be carried on upon any lot nor shall anything be done which may become an annoyance or nuisance to the neighborhood.
- No discharging of firearms shall be allowed in subdivision. No hunting of any type shall be allowed in the subdivision.
- All lots will be maintained and kept clean by the owner. No trash, junk, garbage, litter or other noxious material may be dumped on any lot or other subdivision property except at designated disposal area.
- When two or more adjoining lots are sold to the same owner, the intervening boundary line may be voided and two or more lots become one.
- The 2.89 acres known as the common area shall be maintained by the Foxwood Plantation Development until such time as 50% of the lots in said subdivision are sold, at which time said property shall be dedicated and given to the lot owners, at which time lot owners shall maintain common area.
- All dwellings or other structures on the lots must be in compliance with the requirements of the DeSoto County Planning Commission.
- Easements for the installation and maintenance of the utilities and drainage facilities are reserved as shown on the plat. There is a 50-foot minimum front setback from the property line, a 50-foot rear setback, and a 20-foot minimum side yard setback.
- The Developer of the subdivision shall retain all mineral rights for the land in Foxwood Plantation Development, for the purpose of retaining the royalty on said minerals if these minerals are developed on adjacent property.
- No vehicle 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 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.
- Dog pens shall be permitted within the rear yard of any lot using a chain link fence; however, the chain link fence shall have an outside facing with some type of wood design, such as picket fence construction, lattice sections, etc. No side of the dog pen shall be adjacent to any part of the adjacent owner's fence dividing the property lines.
- 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 the 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 of amendments.

Joiner
Assignment of this instrument recorded in
Warranty Deed book
No. 235 Page 354
This the 22nd day of May 1991
W. B. Davis, Jr.
Clerk
W. B. Davis, Jr.
Clerk

MORTGAGEE'S CERTIFICATE

Federal Land Bank, 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 _____ day of _____, 19____.

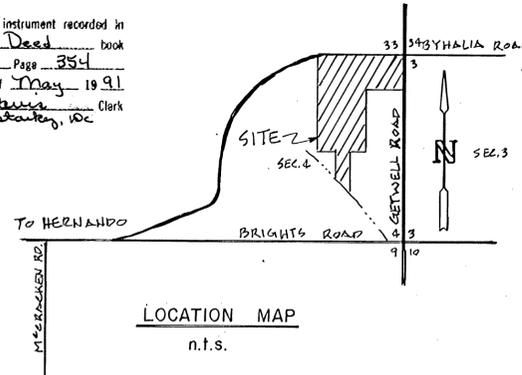
TITLE _____ Signature of Mortgagee _____

NOTARY'S CERTIFICATE

State of _____ County of _____

This day personally appeared before me the undersigned authority in and for said County and State, _____ 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 _____ day of _____, 19____.

My Commission expires: _____ Notary Public _____



NOTE: The installation of driveway culverts is the responsibility of the individual lot owner and not the responsibility of the developer or DeSoto County.

REVISED 9-9-87

OWNERS CERTIFICATE

Charles E. Foren, 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 easement 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 _____ day of _____, 19____.

NOTARY'S CERTIFICATE

State of _____ County of _____
This day personally appeared before me the undersigned authority in and for said County and State, _____ 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 _____ day of _____, 19____.

My Commission expires: _____ Notary Public _____

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NOTARY'S CERTIFICATE

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This day personally appeared before me the undersigned authority in and for said County and State, _____ 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 _____ day of _____, 19____.

My Commission expires: _____ Notary Public _____

CERTIFICATE OF SURVEY

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

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 19____.

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 19____.

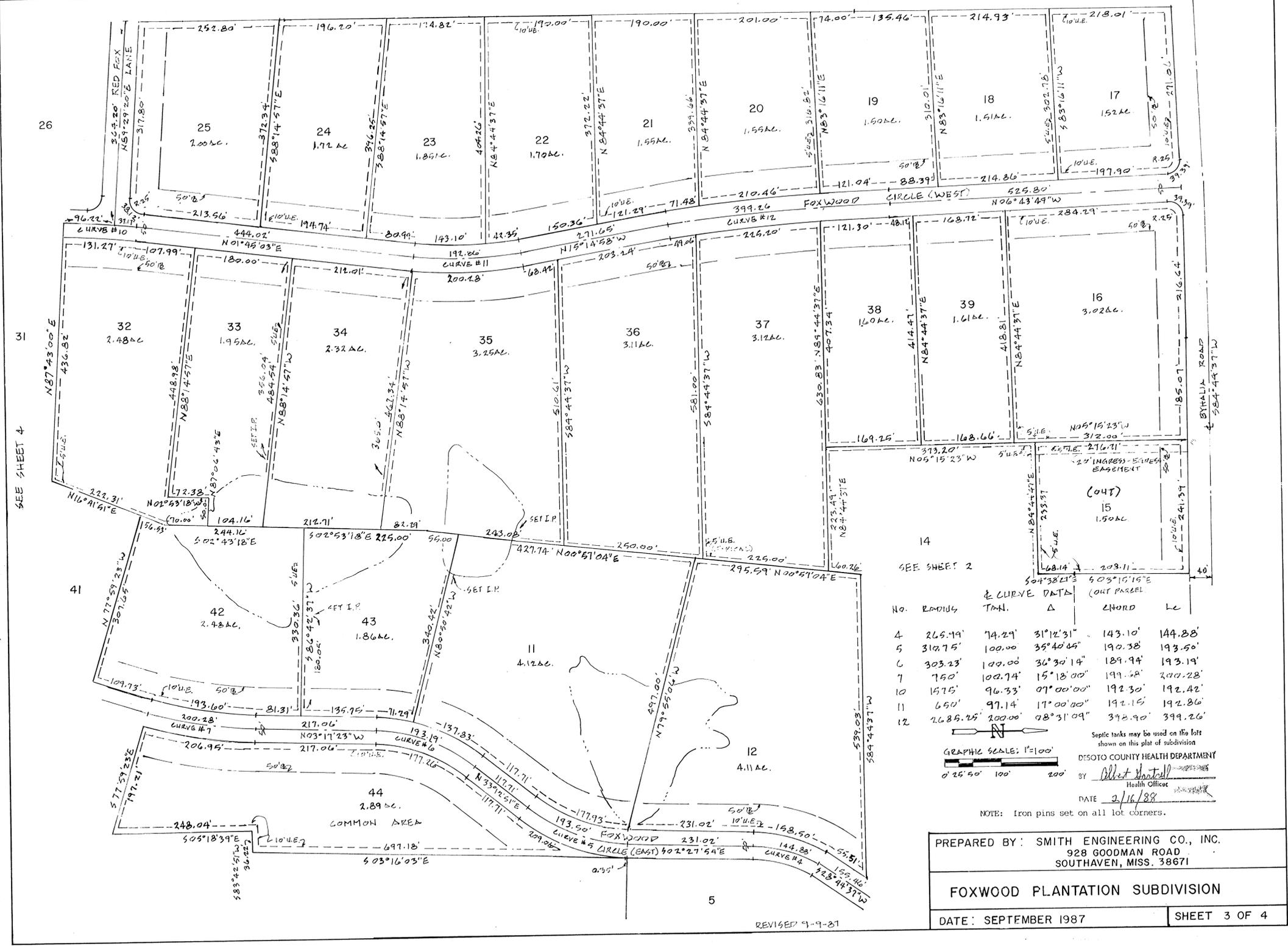
STATE OF MISSISSIPPI, COUNTY OF DESOTO
I hereby certify that the subdivision plat shown hereon was filed for record in my office at _____ o'clock _____ M., on the _____ day of _____, 19____, and was immediately entered upon the proper index and duly recorded in plat book number _____ page _____.

FOXWOOD PLANTATION SUBDIVISION
SECTION 4, TOWNSHIP 3 S., RANGE 7 W.
DESOTO COUNTY MISSISSIPPI
129.07 ACRES, 46 LOTS, ZONED AGR.

OWNER
CHARLES E. & EVELENA C. FOREN

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

DATE: SEPTEMBER 1987 SHEET 1 OF 4



NO.	RADIUS	Δ	CHORD	LC	
4	265.19'	74.29'	31°12'31"	143.10'	149.28'
5	312.75'	100.00'	35°40'45"	190.38'	193.50'
6	303.23'	100.00'	36°36'14"	189.94'	193.19'
7	750'	100.74'	15°18'00"	199.68'	200.28'
10	1575'	96.33'	07°00'00"	192.30'	192.42'
11	650'	97.14'	17°00'00"	192.15'	192.86'
12	2685.25'	200.00'	08°31'09"	398.90'	399.26'

Septic tanks may be used on the lots shown on this plat of subdivision.

GRAPHIC SCALE: 1"=100'

0 25 50 100 200'

DESOTO COUNTY HEALTH DEPARTMENT

BY *Albert H. Hattell* Health Officer

DATE 2/16/88

NOTE: Iron pins set on all lot corners.

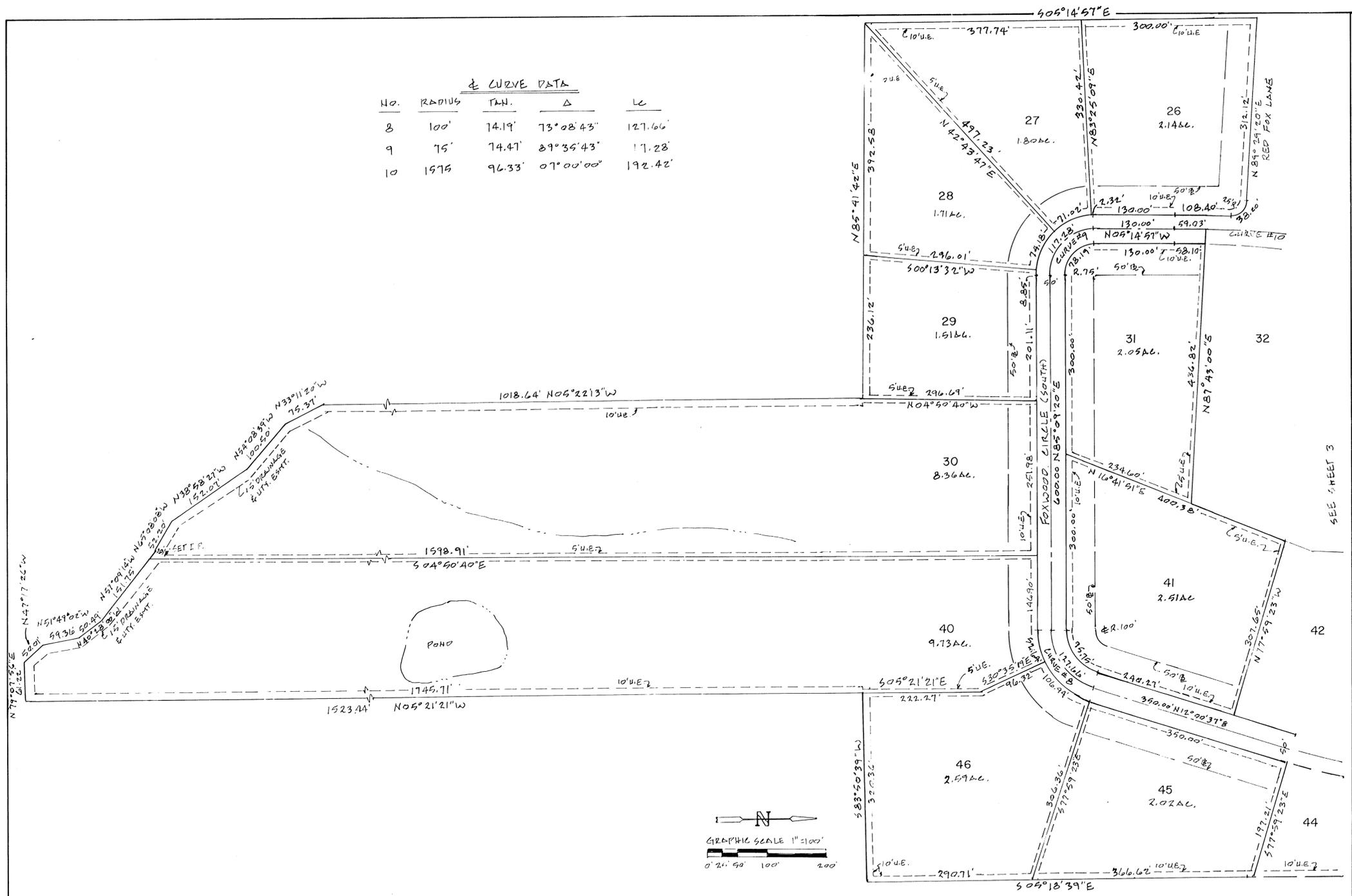
PREPARED BY: SMITH ENGINEERING CO., INC.
928 GOODMAN ROAD
SOUTHAVEN, MISS. 38671

FOXWOOD PLANTATION SUBDIVISION

DATE: SEPTEMBER 1987 SHEET 3 OF 4

REVISED 9-9-87

CURVE DATA				
NO.	RADIUS	TAN.	Δ	LC
8	100'	74.19'	73°08'43"	127.66'
9	75'	74.47'	89°35'43"	17.28'
10	1975'	96.33'	07°00'00"	192.42'



Iron pins set on all lot corners.

Septic tanks may be used on the lots shown on this plat of subdivision
 DESOTO COUNTY HEALTH DEPARTMENT
 BY Albert Hestell
 Health Officer
 DATE 2/16/88
 REVIEW 9-9-87

PREPARED BY: SMITH ENGINEERING CO., INC. 928 GOODMAN ROAD SOUTHAVEN, MISS. 38671	
FOXWOOD PLANTATION SUBDIVISION	
DATE: SEPTEMBER 1987	SHEET 4 OF 4