

RESTRICTIVE COVENANTS FOR DEERFIELD SECTION "B"

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 January 1, 1994, 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.

- 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than three cars, and separate detached buildings incidental to such use.
2. Easements for installation and maintenance of utilities, drainage facilities and sloping of banks are reserved as shown on the plat.
3. All sewer connections must be approved by Mississippi State Board of Health.
4. All dwellings and other structures on the lots must be in compliance with the requirements of Desoto County Planning Commission and its successors.
5. No obnoxious or offensive activities shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other temporary buildings shall be used on any lot at anytime as a residence, either temporarily or permanently.
7. 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 signs used by a builder to advertise the property during the construction and sale period.
8. No lot shall be used or maintained as a dumping ground for rubbish.
9. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 1800 square feet.
10. All gardens must be planted to the rear of any main residence with only landscape materials such as trees, shrubs, and plants allowed in front of the main residence.
11. Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision or the Architectural Control Committee.
12. No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under carport, in the garage, barn or other outbuilding, or to the rear of the main residence.
13. No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot for commercial purposes.
14. No underground homes will be allowed.
15. The owner of the subdivision or the Architectural Control Committee reserves the right to review the plans of any structure that is built on any lot.
16. The construction of any house in the subdivision shall be required to be completed within (12) months from the date that the construction began and driveways shall be required to be completed within (18) months from the date that the house construction began.
17. When developers ceases to own a lot within the subdivision, he shall then name three persons owning property within the subdivision as the Architectural Control Committee.

REGULATIONS FOR LOT OWNERS AROUND POND AT DEERFIELD SECTION "B"

- 1. Five Foot Easement Around Pond Depending On Water Level.
2. One Guest Per Lot Owner At A Time On Other Surrounding Properties on the pond.
3. No Nets, Trot Lines, Slaves Or Yo-Yo Type Paraphernalia Can Be Used For Taking Of Fish Or Other Wildlife In Or Around Pond Area.
4. No Outboard Motors Allowed. One Paddle Or Trolling Motor Boat Per Lot Owner.
5. No Fish Except Bass, Bream, Crappie And Catfish Can Be Put Into Pond.
6. Trees On Easement Cannot Be Cut Unless Deemed Hazardous By Pond Property Owners.
7. Foreign Objects Cannot Be Put Into Pond Such As Barrels, Tree Trunks, Tires, Etc.
8. Easement Property Owners Shall Share The Cost Equally Of Upkeep On Pond And Any Expense Necessary To Keep Pond Environmentally Healthy.
9. If At Any Time, A Health Hazard To Property Owners Around The Pond Should Arise, The Proper Local Authorities Are To Be Contacted To Handle The Situation.
10. If It Is Agreeable With McMurtry Development Company, Property Owners Around Pond Shall Carry Out Any Action Deemed Necessary In The Best Interest Of Property Owners On Pond Easement.

OWNERS' CERTIFICATE

We, Thomas A. McMurtry, Larry L. McMurtry, David G. McMurtry, and Ronald A. McMurtry, Don W. Bowen and THE OWNERS OF THE PROPERTY IN THE SUBDIVISION HEREIN, HEREBY ADAPT THIS AS OUR PLAN Robert G. Russell OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE. WE DEDICATE THE RIGHT OF WAY FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE FOREVER AND TO DESOTO COUNTY AND RESERVE THE UTILITY EASEMENTS FOR THE PUBLIC UTILITIES AS SHOWN ON THE PLAT. THIS THE 30th DAY OF May, 1988.

Signatures of Thomas A. McMurtry, Larry L. McMurtry, David G. McMurtry, Ronald A. McMurtry, Don W. Bowen, and Robert G. Russell.

STATE OF MISSISSIPPI COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, Thomas A. McMurtry, Larry L. McMurtry, David G. McMurtry, and Ronald A. McMurtry 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 30th DAY OF May, 1988.

MY COMMISSION EXPIRES: May 20, 1987

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION PROPERTY OF JOHN HERRON AND THAT THE PLAT OF SAME ACCURATELY SHOWS THE SURVEY AND IS TRUE AND CORRECT.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 28th DAY OF APRIL, 1988

ATTEST: A. K. Thomas

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 4th DAY OF MAY, 1988

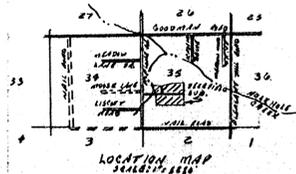
CLERK OF THE BOARD: W. D. Davis

STATE OF MISSISSIPPI COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10 O'CLOCK A.M. ON THE 30th DAY OF May, 1988, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 31 ON PAGE 4-5.

W. D. Davis CHANCERY COURT CLERK

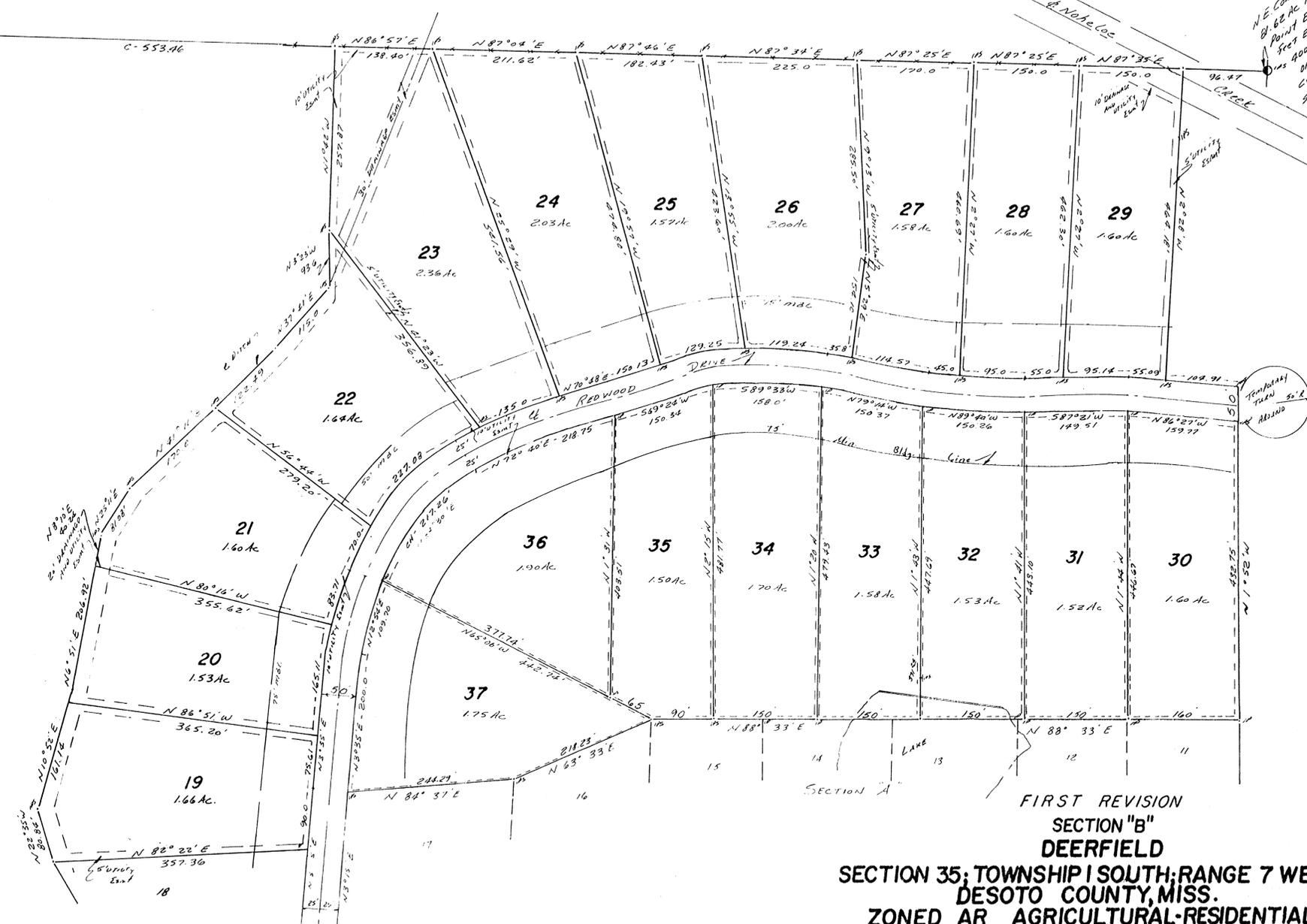
NOTE: All driveways and driveway pipes are the responsibility of the new lots owner and not the developer or DeSoto County, Mississippi.



FIRST REVISION SECTION "B" DEERFIELD SECTION 35; TOWNSHIP 1 SOUTH; RANGE 7 WEST DESOTO COUNTY, MISS. ZONED AR AGRICULTURAL-RESIDENTIAL SCALE: 1"=100' J.F. LAUDERDALE L.S. APRIL, 1988 MISS. NO. 2214

E. Malone
2/2/88

N.E. CORNER OF DEERFIELD
BL. 62 AC TRACT S.W. 1/4
POINT BEING 1877.38
FEET EAST OF AND
4002.0 FEET NORTH
OF THE S.W.
CORNER OF
SECTION 35;
T-1-S
R-7-W



FIRST REVISION
SECTION "B"
DEERFIELD
SECTION 35; TOWNSHIP 1 SOUTH; RANGE 7 WEST
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ZONED AR AGRICULTURAL-RESIDENTIAL

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J. F. LAUDERDALE
L. S.