

RESTRICTIVE COVENANTS FOR

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, 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 lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, limitation, or restriction and either to prevent him or them from doing so or to recover damages or dues for such court violations. Invalidation of any of these covenants, limitations or restrictions by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded insofar as side yard easement requirements are concerned. In the event two or more lots are combined to use as a single lot, under one ownership, no part of the combined lots may be sold or conveyed except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be re-subdivided into two or more lots for the purpose of building another dwelling.
2. The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is twenty (20) feet and the minimum rear yard setback is fifty feet.
3. All sewer connections must be approved by Mississippi State Board of Health. Water will be from wells approved by the Health Department for each lot.
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. Easements for installation and maintenance of utilities, drainage facilities and sloping of banks along streets are reserved along the lots lines of each lot.
6. 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. No business of any kind shall be carried on upon any lot or in any building on any lot. All lots and houses are to be for residential use only.
7. 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. No garage apartments will be allowed.
8. 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.
9. No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage, or other waste garbage shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 1700 square feet. The minimum heated lower floor area of a split-level or two-story residence shall be 1000 square feet. When split-level or two-story residence has side attached two car carport or garage, the minimum heated lower floor area shall be 850 square feet.
11. 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.
12. Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision or the Architectural Control Committee. No fences shall be erected on any portion of any lot between the front of the residence and the street and between the side of the residence and the street on the corner lots unless same is a two or three rail split cedar fence.
13. 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 the carport, in the garage, barn or other outbuilding, or to the rear of the main residence. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
14. No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot for commercial purposes. If animals, (except hogs, cattle, goats or poultry,) are kept as pets, the proper fencing and shelter must be provided. Only one horse may be kept provided the proper care is given for shelter and pasture requirements.
15. No underground homes will be allowed. No shell or modular house will be permitted to be built in this subdivision regardless of the price or square foot of the house. All houses must be or new construction and no house that is moved from another area will be permitted on a lot except by permission of the developer.
16. 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. The owner of the subdivision or the Architectural Control Committee must approve or disapprove, in writing, within (20) days the plans submitted. If the lot owner whose plans are to be approved does not receive this written approval or disapproval within said (20) days, the lot owner will deem the plans approved and proceed with construction.
17. The construction of any house in the subdivision shall be required to be completed within (18) months from the date that the construction began.
18. 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. A majority of such committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. A member of the committee shall immediately lose membership when he or she ceases to own property within the subdivision. Successor members shall be designated only from among the then owners of property within the subdivision.

OWNERS CERTIFICATE

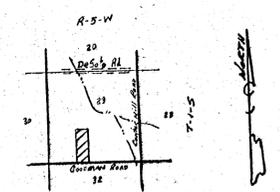
Re, HENRY V. ROLLINS, OFFER ROLLINS, KIM MARION, LEE MARION, MARIAN WOODS, B.S. PERRY

THE OWNERS OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO DESOTO COUNTY AND TO THE PUBLIC USE FOREVER. WE ALSO RESERVE THE UTILITY BASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGOR OF THE PROPERTY WITHIN THE SUBDIVISION AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 30th DAY OF March, 1989.

Henry V. Rollins
HENRY V. ROLLINS
Offer Rollins
OFFER ROLLINS
Kim Marion
KIM MARION
Marian Woods
MARIAN WOODS
B.S. Perry
B.S. PERRY
New State Bank
Miss. (South of Jackson)
National Association
Vice President
THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, THE ABOVE PERSONS WHO HAVE SIGNED THIS PLAT, WHO ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 30th DAY OF March, 1989.
William C. Anderson
NOTARY PUBLIC

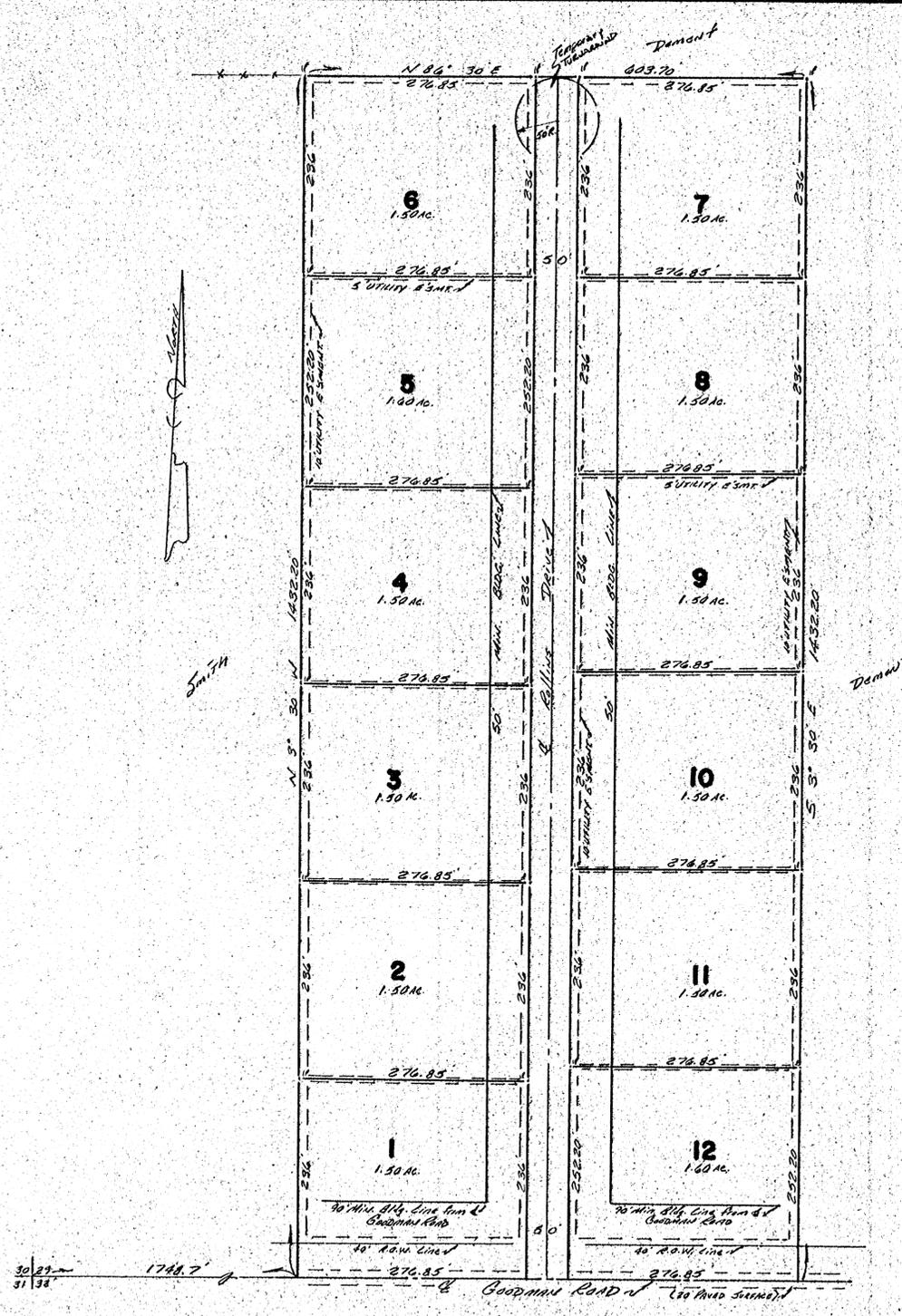
STATE OF MISSISSIPPI COUNTY OF DESOTO
MY COMMISSION EXPIRES: 4-13-90
CERTIFICATE OF SURVEY
THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THE PLAT REPRESENTS THAT SURVEY.
Joseph P. Lauderdale
JOSEPH P. LAUDERDALE
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 22 DAY OF 2, 1989.
A. H. Thomas
SECRETARY
APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 8 DAY OF 2, 1989.
W. D. Davis
COMMISSIONER FOR THE BOARD
Ed B. Boyd
PRESIDENT

STATE OF MISSISSIPPI COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:50 O'CLOCK A.M. ON THE 28th DAY OF April, 1989, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 23 ON PAGE 1.
W. D. Davis
CLERK
NOTE: ALL DRIVEWAYS AND EASEMENT PLAT ARE THE RESPONSIBILITY OF THE LOT OWNER AND NOT THE DEVELOPER OR DESOTO COUNTY, MISSISSIPPI.



LOCATION MAP
SCALE: 1" = 5280'

COUNTRY MEADOWS
SECTION 29; TOWNSHIP 1 SOUTH; RANGE 5 WEST
DESOTO COUNTY, MISS.
ZONED "AR" AGRICULTURAL - RESIDENTIAL
SCALE: 1" = 100'
JAN. 1989
MISS. NO. 2214
J. F. LAUDERDALE
L. S.



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 SECTION 29; TOWNSHIP 1 SOUTH; RANGE 5 WEST
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