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RESTRICTIVE COVENANTS FOR HUNTERS RUN

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. 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 other 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. All numbered lots are to be used for residential use only and are not to be resubdivided into other lots.

2. The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is fifteen (15) feet and minimum rear yard setback is fifty feet.

3. Unattached accessory buildings: An unattached accessory building not living purposes may be erected in the rear yard as long as it meets the County building codes. No building shall be located, erected or altered on any lot nearer to the front property line than 100 feet and all outbuildings must be located to the rear of the main residence.

4. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 2400 square feet. The owner of the subdivision reserves the right to review the plans of any structure that is to be built on any lot. A preliminary sketch of a house must be submitted. A landscape package must be included with the plans before approval will be given. The landscape package must be equal to that of the FHA requirements. At such time as the owner of the subdivision does not own more than fifty percent of the lots in the subdivision, he may appoint an architectural control committee to review the plans for the subdivision. Approval of the plans must be issued by the owner or by the architectural control committee before the lot owner may proceed with the construction of the house. The minimum ground floor area of a (one and a half) or (two story) house shall be 1600 square feet. If the house has a side attached two car garage the heated ground floor area must be 1250 square feet minimum. All garages and carports must open from the rear or side of the house. No white brick will be allowed. A roof pitch of less than 7/12 of the main roof areas of the house is not allowed. This does not apply to porches.

Driveways must be blacktopped or concreted within 12 months of occupancy of the house. No under ground houses will be allowed. All homes must have a traditional front elevation.

5. The construction of any house in the subdivision shall be required to be completed within 18 months from the date that the construction begins. If propane tanks are used on any lot they must be hidden by a wooden fence from the public view. No signs will be permitted in the subdivision except a 5 sq. foot "For Sale" sign. Each lot shall be kept neat and in an orderly manner at all times.

6. No animals, livestock, poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, and other pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. One horse may be kept provided the proper care is given for shelter and pasture requirements.

7. No noxious or offensive trade or activity shall be carried on upon any lot in the subdivision nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No trailer, tent, basement, shack, garage, barn or other structure of a temporary nature are to be used as a residence at any time nor shall any type of shell house be built on any lot nor shall any house be permitted that has been moved into the subdivision from another location without written permission of the developer or the architectural control committee.

8. Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision. Said developer will approve or disapprove the fence within ten days after the fence plan is submitted or the failing to act on the plan will thus waive the right of the developer to object to the fence construction. No fences shall be erected on any lot other than brick or wooden fences. No fence may 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. No fences shall exceed six (6) feet in height.

9. 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.

10. All passenger vehicles in use shall be parked either on the driveway or in the carport. No motor vehicles or any other vehicles, including, but not limited to, a boat, motor, boat trailer, lawn mower, tractor or other similar vehicles may be stored on any lot for the purpose of repair of same and no A-frame or motor mount may be placed on any lot. No disabled automobiles or other vehicles may be stored on any lot or in the street.

11. No vehicle, including but not limited to, recreational vehicles, camping trailers, horse 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.

12. No structure of any kind, including but not limited to, television antenna, radio antenna, or ham radio antenna can be erected on any lot or structure which exceeds more than 25 feet above the ridge line of the roof of any house structure. No lot shall be used or maintained as a dumping ground for trash or rubbish. Trash-garbage or other waste garbage shall not be kept, except in sanitary containers, which must be located to the rear of the main residence and in a location that will not be offensive to others. All types of antennas or A television dish shall be located to the rear of the main structure on the lot.

OWNERS CERTIFICATE

We, Conrad Krgunen, James Harris, John Covington Jr.

owners of the property herein, hereby adopt this as our plan of subdivision and hereby certify that we are the owners of the property and that no taxes have become due and payable. The right of ways for the streets and utility easements have been so dedicated in the first recording of this subdivision. This the 30th day of July, 1993.

Conrad Krgunen — CONRAD KRGUNEN

James Harris — JAMES HARRIS

John D. Covington, Jr. — JOHN COVINGTON

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State the above named persons who acknowledged that they signed and delivered the forgoing plat for the purposes therein mentioned. Given under my hand and official seal of office. This the 30th day of July, 1993.

My commission expires: 10-10-97

Notary Public

CERTIFICATE OF SURVEY

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

Joseph F. Lauderdale L.S.

F. LAUDERDALE — REGISTERED PROFESSIONAL ENGINEER AND P.E. 6803 L.S. 2214 LAND SURVEYOR — STATE OF MISSISSIPPI

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 29 day of 12, 1993.

Secretary — Chairman

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 3 DAY OF 1, 1994.

Clerk for the Board — President

STATE OF MISSISSIPPI COUNTY OF DESOTO

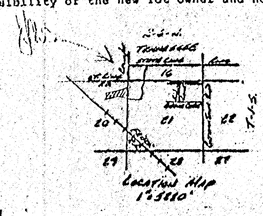
I hereby certify that the plat shown hereon was filed for record in my office at 3 o'clock P.M. on the 23 day of August, 1993, and was immediately recorded in Plat Book 34 on pages 14.

Chancery Court Clerk

NOTE: All driveway pipe and driveways are the responsibility of the new lot owner and not that of the developer or DeSoto County, Mississippi

Joinder of this Instrument Recorded in Book W/T No. 2666 Page 699 this 31st day of Jan. 1994

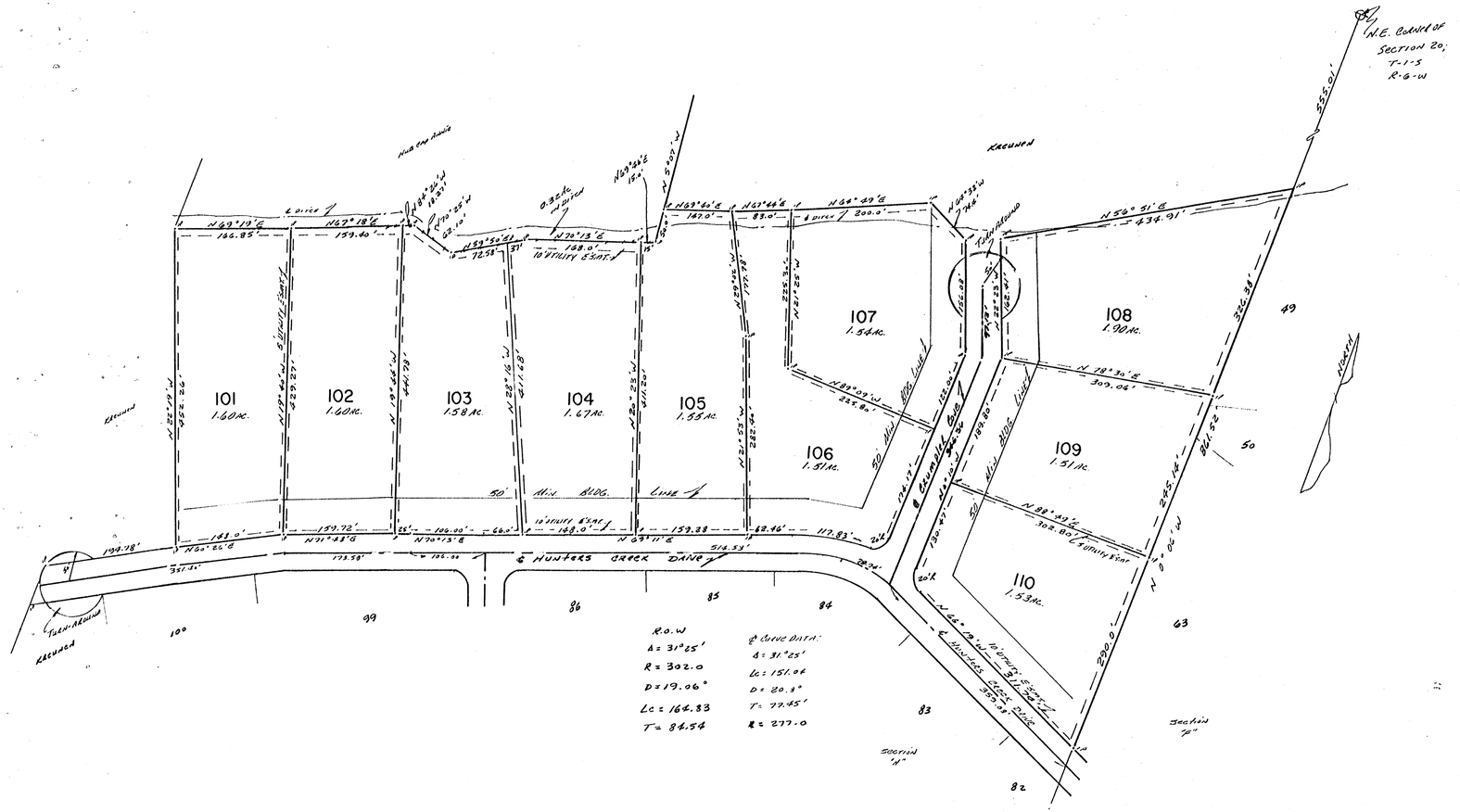
W. E. Davis Clerk by D. Peterson D.C.



SECTION "I"
HUNTERS RUN
SECTIONS 21 & 20 TOWNSHIP 1 SOUTH, RANGE 6 WEST
DeSOTO COUNTY, MISS.
ZONED 'AR' AGRICULTURAL--RESIDENTIAL

SCALE: 1"=100' J. F. LAUDERDALE
DEC., 1993 CIVIL ENGINEER
MISS. NO. 2214

14



R.O.W
Δ = 31°25'
R = 302.0
D = 19.06°
Lc = 164.83
T = 84.54

@ Curve Data:
Δ = 31°25'
Lc = 151.06
D = 20.8°
T = 77.45'
R = 277.0

Septic tanks may be used on the Lots shown on this plat of subdivision
DESOTO COUNTY HEALTH DEPARTMENT
By John Dickerson
Health Officer
Date 2-1-87

SECTION "I"
HUNTERS RUN
SECTION 20; TOWNSHIP 1 SOUTH; RANGE 6 WEST; DESOTO COUNTY, MISSISSIPPI
ZONED 'AR' AGRICULTURAL-RESIDENTIAL

Graphic Scale

SCALE: 1"=100'
DEC. , 1989

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