

RESTRICTIVE COVENANTS FOR PARKWAY PLACE TOWNHOMES

THESE COVENANTS 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 SHALL EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOPE OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE 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 HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES OR DUES FOR SUCH VIOLATIONS. INVALIDATIONS OR ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- All lots in this subdivision shall be for residential use only and no lot shall be changed in size.
- No structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling. One storage building located in the back yard will be permitted provided the construction and location meets the City of Hernando building codes.
- No fence, either temporary or permanent, shall be placed on any lot which is closer to the street than the front minimum building line or the front of the main building on the lot unless permission is granted by the City of Hernando.
- No trailers, basements, tents, shacks, garages, barns or any outbuilding erected in the subdivision shall be used at anytime as a residence, either temporary or permanently. No noxious or offensive trade, mechanical maintenance or repairs shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No signs shall be permitted in the subdivision larger than five square feet in area.
- The total minimum heated area of any townhome residence in the subdivision, exclusive of garages, open porches, or carports, shall be not less than 850 square feet.
- The minimum front yard setback for each lot is shown on the plat of the subdivision. There shall be provided on side yard having a minimum setback of 3 feet. The other side yard will be called the zero lot line and shall allow the townhome constructed as close to the line as the footings or roof overhang on the townhome structure will allow. There is a 15 foot minimum rear yard setback for all lots in the subdivision.
- No animals of any kind will be allowed in the subdivision except that one small dog or cat may be kept on a lot provided it does not become a nuisance to the neighborhood.
- All building within the subdivision shall be required to meet all local building codes of the City of Hernando. All construction shall be required to be completed within 12 months from the date of the beginning of the construction.
- No radio or television transmission or receiving towers or antennae of more than ten feet above the roof of the townhome unit shall be permitted. A television dish will not be permitted in the subdivision on any lot.

OWNERS CERTIFICATE

I, Bridgforth Properties Inc. and Bank of Mississippi OWNER OR MORTGAGE HOLDER OF THE SUBDIVISION PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATED THE RIGHT OF WAYS FOR THE STREET AS SHOWN ON THE PLAT OF SAID SUBDIVISION TO THE PUBLIC USE FOREVER AND TO THE CITY OF HERNANDO AND RESERVE THE UTILITY EASEMENTS FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AND NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 11th DAY OF AUGUST, 1989. Dedicated Park Area

Barry W. Bridgforth Bank of Mississippi
Barry W. Bridgforth Pres. by: David Moore V.P.

STATE OF MISSISSIPPI COUNTY OF DESOTO

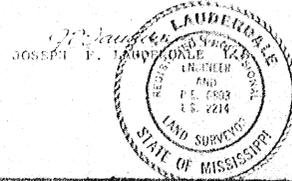
THIS DAY PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE THE ABOVE PERSONS WHO HAVE SIGNED THIS PLAT AND HAVE ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FORGOING PLAT FOR THE PURPOSE THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 11th DAY OF AUGUST, 1989.

MY COMMISSION EXPIRES: 9/14/90

David Moore
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.



APPROVED BY THE HERNANDO PLANNING COMMISSION ON THE 30th DAY OF October, 1989.

William R. Dillo
CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO ON THE 15th DAY OF AUGUST, 1989.

Jessie Riley
CITY CLERK

Wilson L. Douglas
MAYOR

STATE OF MISSISSIPPI COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:30 O'CLOCK A.M. ON THE 16th DAY OF Nov., 1989, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 34 PAGE 50-51.

W. E. Davis
CHANCERY COURT CLERK
By: D. Taylor, S.C.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:40 O'CLOCK A.M. ON THE 16th DAY OF NOVEMBER, 1989, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 1 ON PAGE .

Jessie Riley
HERNANDO CITY CLERK

We, Barry W. Bridgforth, Pres. Bridgforth Properties Inc. and the Bank of Mississippi owners and mortgage holders of the subdivision property hereon, hereby dedicate the park area as shown on this plat of parkway place Townhomes Section "C" to the City of Hernando. This the 9th day of Nov, 1989.

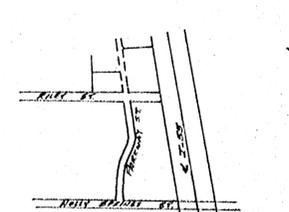
Barry W. Bridgforth
Barry W. Bridgforth Pres.
Bridgforth Properties Inc.

David Moore V.P.
Bank of Mississippi
David Moore VP

STATE OF MISSISSIPPI COUNTY OF DESOTO

This day personally appeared before me the undersigned authority in and for said County and State the above persons who have signed this plat and acknowledged that they signed and delivered the forgoing plat for the purpose therein mentioned. Given under my hand and official seal of office, this the 9 day of November, 1989.

My commission expires: MY COMMISSION EXPIRES 3/31/91
Wanda J. Montgomery
Notary Public



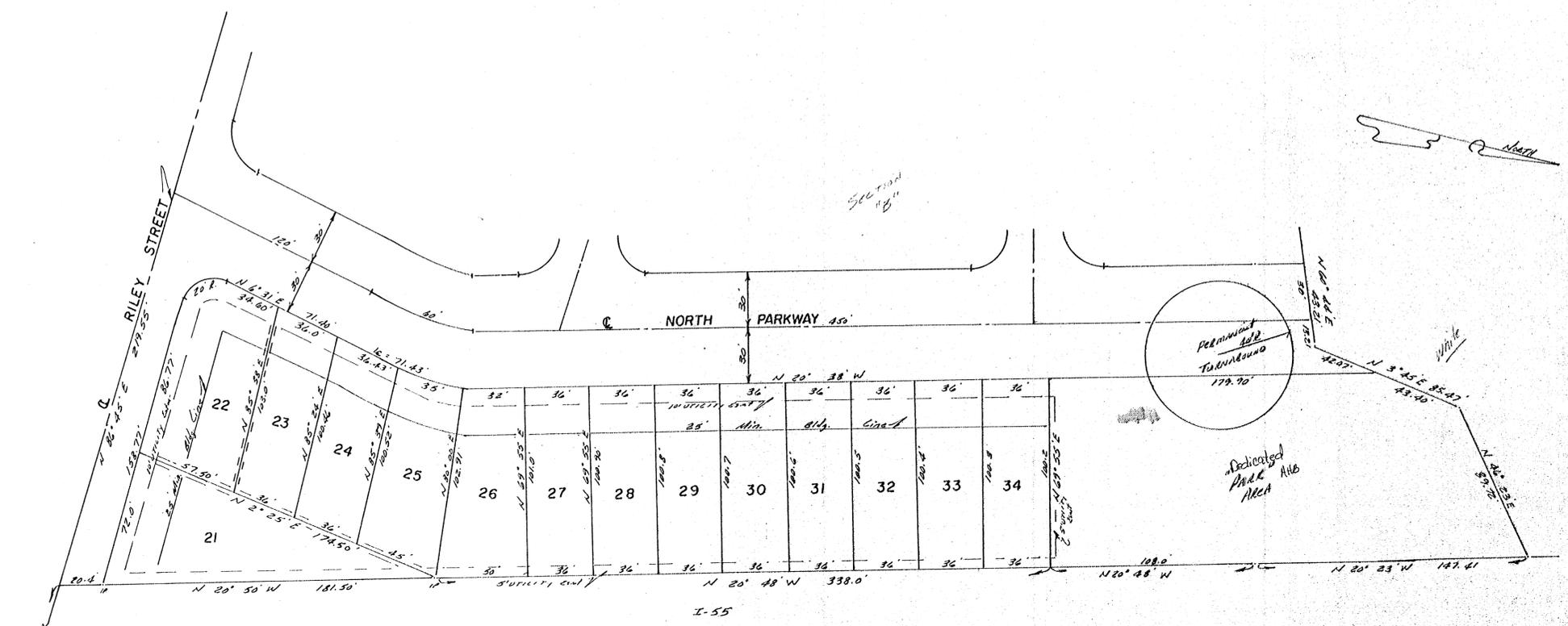
LOCATION MAP

SECTION "C"
PARKWAY PLACE TOWNHOMES
SECTION 7; TOWNSHIP 3 SOUTH; RANGE 7 WEST
CITY OF HERNANDO IN DESOTO COUNTY, MISS.
ZONED R-3



SCALE: 1"=40'
MAY, 1989
MISS. NO. 2214
J. F. LAUDERDALE
L.S.





$R = 71.43$
 $\Delta = 27^{\circ} 09'$
 $D = 38'$

$R = 47.2'$
 $\Delta = 27^{\circ} 09'$
 $D = 57.56'$

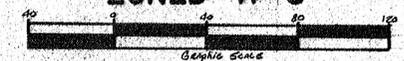
SECTION "C"

PARKWAY PLACE TOWNHOMES

SECTION 7; TOWNSHIP 3 SOUTH; RANGE 7 WEST

CITY OF HERNANDO IN DESOTO COUNTY, MISS.

ZONED R-3



SCALE: 1"=40'

J. F. LAUDERDALE

MAY, 1989 L. S.

MISS. NO. 2214