

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 fees for such court violations. Invalidation of any of these covenants, limitations or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. Two or more lots may be combined for use as one lot and in such case, the interior lot lines may be discontinued 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 building.
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 (50) feet.
3. All sewer connections must be approved by Mississippi State Board of Health.
4. All buildings and other structures on the lots must be in compliance with the requirements of DeSoto County Planning Commission and its successors. All construction of out buildings must be approved by the Architectural Control Committee.
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 noxious 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 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 appliances for the storage or disposal of such material shall be kept in a clean and sanitary condition.
9. 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 corner lots.
10. The owner of the subdivision or the Architectural Control Committee reserves the right to revise 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.

NOTE: All driveways and drive way pipe will be the responsibility of the new lot owners and not that of the developer or DeSoto County, Mississippi.

OWNERS CERTIFICATE

WE, JERRY S. KELLY, CAROLYN G. KELLY AND MERESA R. GORREDO, OWNERS OR HERITABLE HOLDERS OF THE PROPERTY HEREIN, HEREBY ADOPT THIS PLAN AS OUR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE LANDS OR HERITABLE HOLDERS OF THE PROPERTY. WE DEDICATE THE RIGHT OF SAWS FOR THE PURPOSE AS SHOWN ON THE PLAN TO DESOTO COUNTY AND TO THE PUBLIC USE HEREVER AND RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAN FOR THE PUBLIC UTILITIES.

THIS THE 10th DAY OF September, 1990
Jerry S. Kelly *Carolyn G. Kelly* *Meresa R. Gorredo*
 JERRY S. KELLY CAROLYN G. KELLY MERESA R. GORREDO

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 THAT HAVE SIGNED THIS PLAN, AND ACKNOWLEDGED SIGNING AND DELIVERING THE ABOVE AND FOREGOING PLAN ON THE DAY AND DATE THEREIN MENTIONED AS A FREE AND VOLUNTARY ACT AND DEED AND FOR THE PURPOSES THEREIN EXPRESSED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 10th DAY OF September, 1990

MY COMMISSION EXPIRES: 10-6-92 *Shirley M. Willis*
 NOTARY PUBLIC

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION PROPERTY AND THAT THIS PLAN REPRESENTS THE SURVEY.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 9th DAY OF May, 1990
Robert P. Hester CHAIRMAN
John P. Hester SECRETARY

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 9th DAY OF May, 1990
W. C. Davis CLERK OF THE BOARD
Edo Ray PRESIDENT

STATE OF MISSISSIPPI COUNTY OF DESOTO

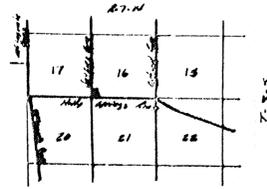
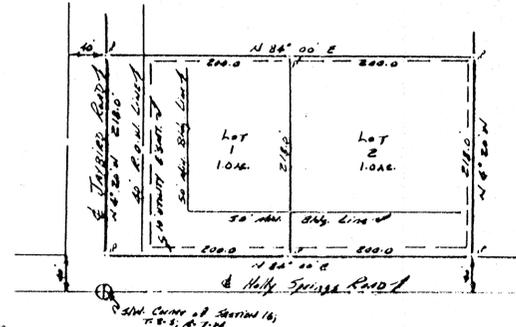
I HEREBY CERTIFY THAT THIS PLAN SEAN HESTER WAS FILED FOR RECORD IN MY OFFICE AT 10 O'Clock A.M. ON THE 18th DAY OF July, 1990, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 38 ON PAGE 25.

W. S. David Chanony Clark
 CLERK
Ray A. Ayling, Jr. S.C.



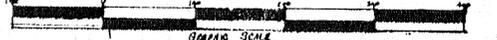
Limitations or Exclusions

- (1) The sewage system should be ON THE west side of Lot 2
- (2) Water usage NOT TO exceed 400 gallons per day
- (3) NO Industrial Waste - domestic waste water only
- (4) Excessive grading voids This approval
- (5) The space for The sewage system Must be determined Prior to construction of The building and Parking area.



LOCATION MAP SCALE: 1" = 5000'

PECAN RIDGE COMMERCIAL PLAZA
SECTION 16; TOWNSHIP 3 SOUTH; RANGE 7 WEST
DESOTO COUNTY, MISS.
ZONED C-1



SCALE: 100' J. F. LAUDERDALE
 APRIL 1990 L. S.

MISS. NO. 2214