

RESTRICTIVE COVENANTS FOR MAGNOLIA ESTATES SECTION E

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1999, AT WHICH TIME SAID COVENANTS SHALL EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN LOT OWNERS 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 HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL PROPERTY SITUATED 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, AND EITHER TO PREVENT HIM OR THEM FROM HELDING DOGS OR OTHER DOGS FOR SUCH VIOLATIONS. INVALIDATIONS OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- All lots in this subdivision shall be used for residential use only and no lot shall be re subdivided into smaller lots.
- No structure shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling unless approved by the developer.
- No fence, either temporary or permanent, shall be placed on any lot which will be closer to the street than the minimum building setback lines for a lot.
- No trailer, basement, tent, shack, garage, barn, or any outbuildings erected in the subdivision shall at any time be used as a residence, either temporarily or permanently. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood. No junk vehicles will be permitted on any lot or in the street in the subdivision. All vehicles within the subdivision must have an up to date city sticker and license tag.
- The total minimum heated area of any residence in the subdivision, exclusive of open porches, or carports, shall be 900 square feet.
- All construction in the subdivision must be approved by the developer of the subdivision in writing before the construction can begin on the building.
- No animals, livestock or 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 commercial purpose. A proper pen, or shelter shall be provided for such animals. No animal will be allowed to run loose in the subdivision.
- All buildings in the subdivision shall be required to meet the minimum building code of the City of Olive Branch. All construction shall be required to be completed within 12 months from the date of the beginning of the construction.
- Building setback requirements for each lot along the streets are shown on the subdivision plat. There shall be provided a 25 foot rear yard setback and a 5 foot side yard setback for the residence on each lot.

WE, MAGNOLIA PARTNERS AND UNITED SOUTHERN BANK the owners or mortgage holders of the subdivision hereon, hereby adopt this as our plan of subdivision and certify that we are the owners or mortgage holders of the property within the subdivision. We also dedicate the right of ways for the streets as shown on the plat to the City and to the public use forever and reserve the utility easements for the public utilities as shown on the plat. This the 16th day of July, 1991.

Billy Hyman
MAGNOLIA PARTNERS
BY BILLY HYMAN

James G. Davis Jr.
MAGNOLIA PARTNERS
BY JAMES G. DAVIS JR.

Cary D. Ream
UNITED SOUTHERN BANK

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 who 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 16th day of July, 1991.

My commission expires: 10-10-91
Shay M. Jones
NOTARY PUBLIC

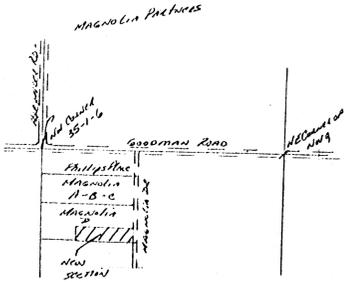
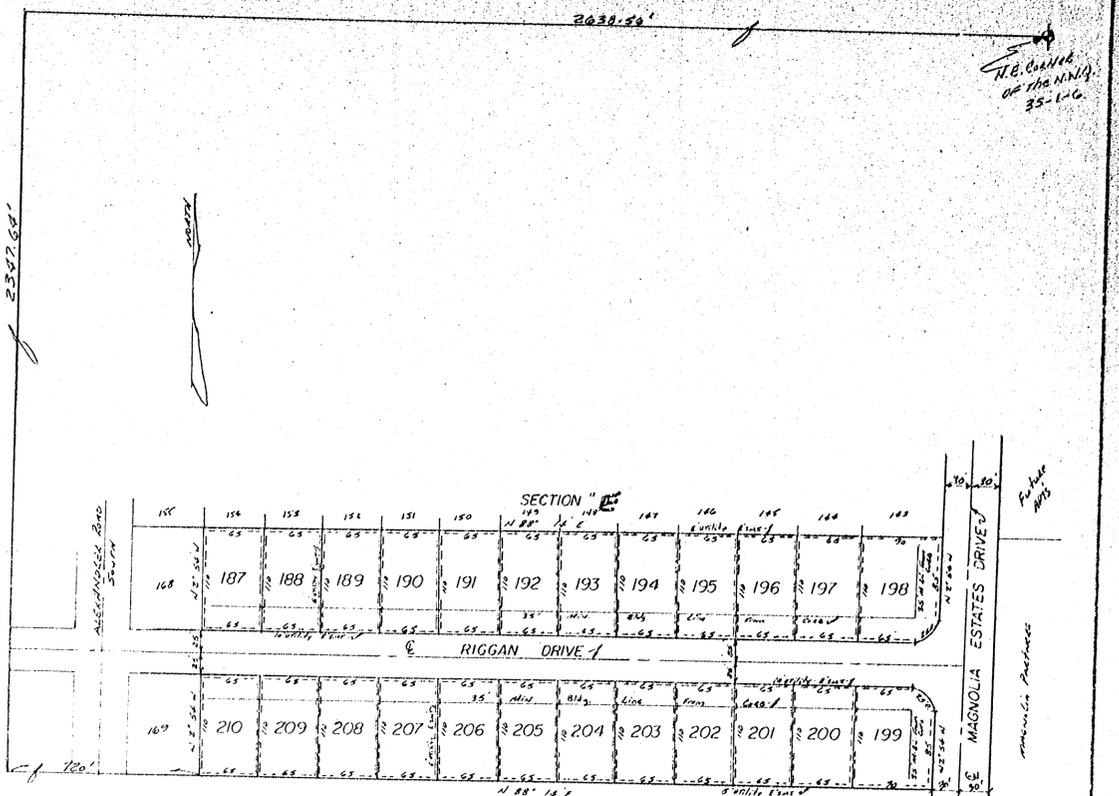
CERTIFICATE OF SURVEY
This is to certify that I have surveyed the property for the subdivision and that this plat represents that survey.

APPROVED BY THE OLIVE BRANCH PLANNING COMMISSION ON THE 15th DAY OF July, 1991.
Fran Young
CHAIRMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH ON THE 15th DAY OF July, 1991.
D. Milton Nichols
D. MILTON NICHOLS, MAYOR

STATE OF MISSISSIPPI COUNTY OF DESOTO
I hereby certify that the subdivision plat shown hereon was filed for record in my office at 4:30 o'clock P. M. on the 20th day of July, 1991, and was immediately entered upon the proper index and duly recorded in plat book 38 on page 37.

W. S. Davis
CHANCERY COURT CLERK
By S. Taylor, Sr.



SECTION E
MAGNOLIA ESTATES
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST
CITY OF OLIVE BRANCH, DESOTO COUNTY, MISS.
ZONED P.U.D.

SCALE: 1"=100'
J. F. LAUDERDALE
MARCH 1991 L. S.
MISS. NO. 2214

*N.E. Called
at the N.W. 1/4
35-1-C*