

RESTRICTIVE COVENANTS

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 FEBRUARY 1, 1996, 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 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 ATTEMPTS TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE 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 COVENANTS, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

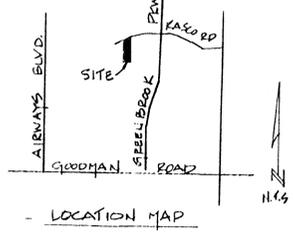
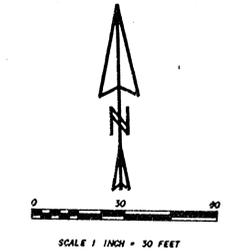
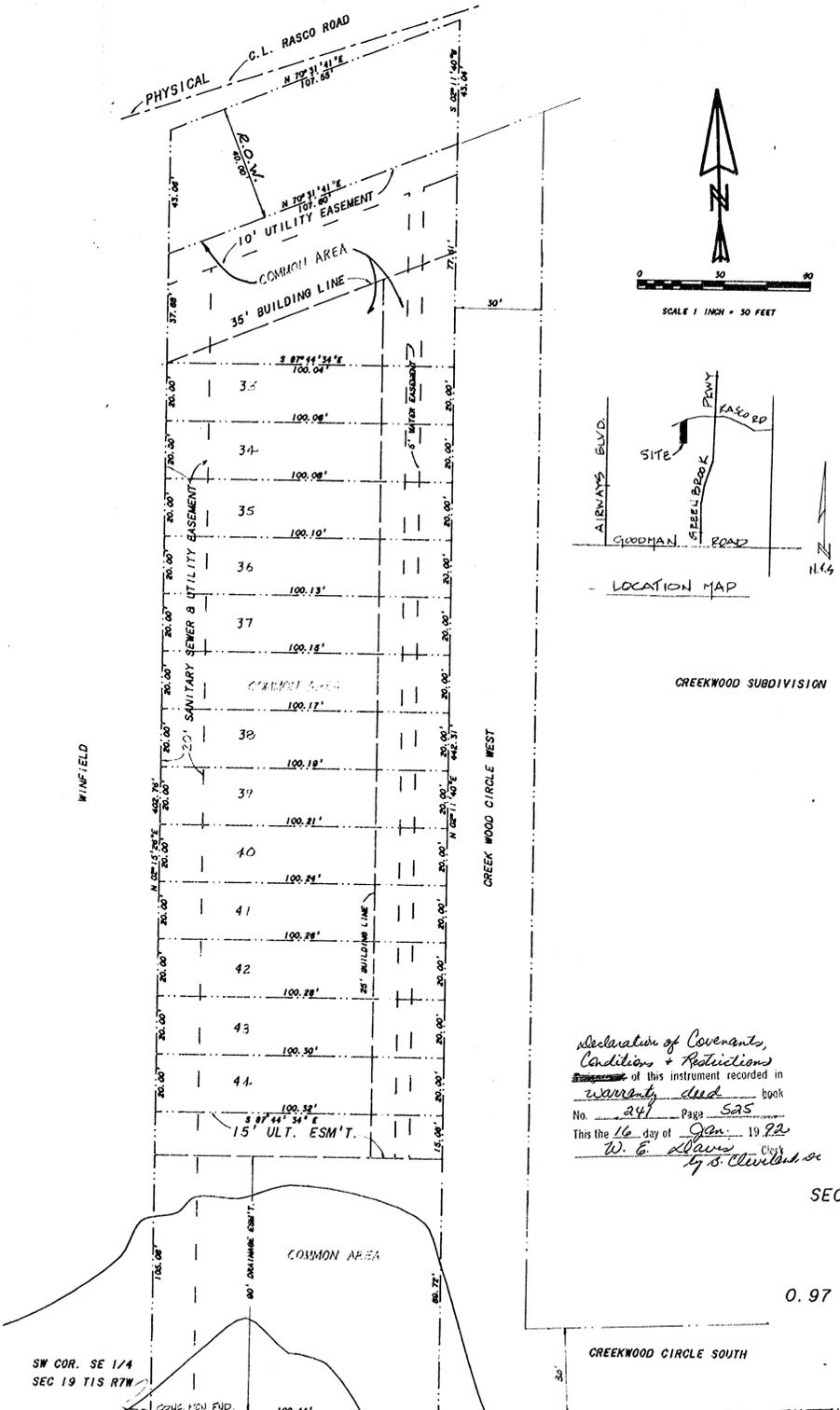
INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- 1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALL LOTS.
2. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1000 SQUARE FEET AND FOR TWO-STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 700 SQUARE FEET.
3. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
4. THERE IS A PERPETUAL EASEMENTS AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.
5. IRON PINS ARE SET ON ALL LOT CORNERS EXCEPT FRONT CORNERS WHERE CHISEL MARKS ARE MADE ON CURBS.
6. THE PLATTED PROPERTY IS SUBJECT TO THOSE COVENANTS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN DOCUMENT FILED OF RECORD IN BOOK 228, PAGE 223, AND AS MAYBE OTHERWISE AMENDED FROM TIME TO TIME, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH DOCUMENT REFERENCE IS HEREBY MADE. ANY PROPERTY OWNER SHALL BE BOUND BY THE TERMS OF SAID DOCUMENT INCLUDING, WITHOUT LIMITATION, THE OBLIGATION TO BE A MEMBER OF THE CREEKWOOD HOME OWNER'S ASSOCIATION.

PROPERTY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 19, Township 1 South, Range 7 West in Desoto County, Mississippi and being more particularly described as follows:

Beginning at the commonly accepted Southwest corner of the Southeast Quarter of Section 19, Township 1 South, Range 7 West in Desoto County, Mississippi and being within the Corporate Limits of the City of Southaven, Mississippi, said point being the point of beginning of subject description; thence North 02° - 15' - 28" West, 402.78 feet to a point; said point being on the South right-of-way of Rasco Road; thence North 70° - 31' - 41" East, 107.60 feet along said right-of-way to a point, said point being the intersection of the West line of Creekwood Subdivision and said right-of-way; thence South 02° - 11' - 40" West, 442.31 feet along said West line to a point, said point being the Southwest corner of said subdivision; thence North 87° - 54' - 18" West, 100.44 feet to the point of beginning and containing 0.9704 acres more or less.



Declaration of Covenants, Conditions & Restrictions of this instrument recorded in warranty deed book No. 247 Page 585 This the 16 day of Jan 1992 W. E. Davis City Surveyor by S. Cleveland

CREEKWOOD SUBDIVISION FIRST ADDITION SECTION 19 TOWNSHIP 1 SOUTH RANGE 7 WEST IN THE CITY OF SOUTHAVEN DeSOTO COUNTY MISSISSIPPI 0.97 ACRES 12 LOTS ZONED R-3-F DEVELOPER CHAMBLISS BUILDERS SOUTHAVEN MISSISSIPPI

WE, Jerry Chambliss, Vice President of Chambliss Builders, Inc. HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS AND UTILITY EASEMENTS TO THE PUBLIC FOREVER. WE (1) ALSO CERTIFY THAT WE (1) ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY SHOWN AND SAME IS NOT ENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE OR PAYABLE. THIS THE 12th DAY OF July 1991.

NOTARY'S CERTIFICATE STATE OF MISSISSIPPI COUNTY OF DeSOTO PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR COUNTY AND STATE AFORESAID, THE WITHIN NAMED Jerry Chambliss WHO ACKNOWLEDGE THAT THEY SIGNED AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICAL SEAL OF OFFICE THIS THE 12th DAY OF July 1991. MY COMMISSION EXPIRES 5-5-95 Notary

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 29th DAY OF APRIL 1991. TITLE: Secretary Chairman

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN THIS THE 21st DAY OF MAY 1991. ATTEST: (SEAL) City Clerk Mayor

STATE OF MISSISSIPPI COUNTY OF DeSOTO I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN WAS FILED FOR RECORD IN MY OFFICE AT 1:30 O'CLOCK P.M. ON THE 29th DAY OF April 1991, AND IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND FULLY RECORDED IN PLAT BOOK 33 AT PAGES 33 W. E. Davis W. E. DAVIS CHANCERY COURT CLERK by S. Taylor, S.C.

CERTIFICATE OF SURVEY THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO THIS SURVEY MEETS THE MINIMUM REQUIREMENTS OF A CLASS A SURVEY OF THE STATE OF MISSISSIPPI WITH AN UNADJUSTED TRAVERSE CLOSURE OF 1:16781 de; 0.00' ag=23"

