

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 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.

- 1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling and a private garage for not more than three cars, and separate detached buildings incidental to such use.
2. The minimum front yard setback is shown on the plat for each lot, the minimum side yard setback is five (5) feet and the minimum rear yard setback is twenty five (25) feet.
3. All sewer connections must be approved by the City of Olive Branch and the water supply will be by the City of Olive Branch.
4. All dwellings and other structures on the lots must be in compliance with the requirements of the City of Olive Branch and its successors.
5. Easements for installation and maintenance of utilities, drainage facilities and sloping of banks along streets are reserved along the lot lines of each lot.
6. No obnoxious 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.
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 temporary or permanently.
8. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sale period.
9. 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.
10. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 1500 square feet.
11. 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.
12. Any type of permanent fencing erected on the lots must be approved by the developer of the subdivision or the Architectural Control Committee.
13. No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailer can be parked or stored on any lot unless same is under the carport, in the garage, barn or other out building, or to the rear of the main residence.
14. No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot for commercial purposes.
15. No underground homes will be allowed. No shell or modular house will be permitted to be built in this subdivision regardless of the price or square foot of the house.
16. The owner of the subdivision or the Architectural Control Committee reserves the right to review the plans of any structure that is built on any lot.
17. The construction of any house in the subdivision shall be required to be completed within (18) months from the date that the construction begins.
18. When the developer ceases to own a lot within the subdivision, he shall then name three persons owning property within the subdivision as the Architectural Control Committee.

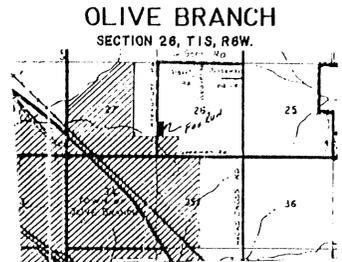
Note: All driveways and driveway pipe are the responsibility of the new lot owner and not the developer or the City of Olive Branch.

LEGAL DESCRIPTION

A FRACTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 WEST, CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI AND BEING DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT BEING LOCATED SOUTH A DISTANCE OF 330.87 FEET AND EAST A DISTANCE OF 457.99 FEET FROM A PK NAIL IN THE CENTER OF ALEXANDER ROAD AND MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, RUN THENCE NORTH 44 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 39.95 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 837.63 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 0 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 476.40 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 79 DEGREES 57 MINUTES 16 SECONDS WEST A DISTANCE OF 151.71 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF FOX MEADOW DRIVE; THENCE SOUTH 77 DEGREES 02 MINUTES 35 SECONDS WEST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE FOREMENTIONED FOX MEADOW DRIVE; THENCE SOUTH 12 DEGREES 57 MINUTES 25 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 9.69 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 66 DEGREES 09 MINUTES 08 SECONDS WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 211.66 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 63 DEGREES 51 MINUTES 23 SECONDS WEST A DISTANCE OF 200.41 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT OF WAY LINE OF FOX GLEN DRIVE; THENCE NORTH 19 DEGREES 25 MINUTES 29 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 9.31 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 71 DEGREES 02 MINUTES 27 SECONDS WEST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE FOREMENTIONED FOX GLEN DRIVE; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST LEAVING SAID WEST RIGHT OF WAY LINE A DISTANCE OF 194.63 FEET TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 300.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 48 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 75.91 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST A DISTANCE OF 7.44 FEET TO A CONCRETE MONUMENT; THENCE NORTH 0 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 330.00 FEET TO THE CONCRETE MONUMENT MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS PROPERTY CONTAINS 11.863 ACRES. ALL BEARINGS ARE REFERENCED TO THE BEARINGS AS SHOWN ON THE OFFICIAL PLAT OF FOX RUN, SECTION "A" AS SURVEYED BY JOSEPH F. LAUDERDALE, R.L.S. AS RE-ESTABLISHED FROM EXISTING MONUMENTS.



LOCATION MAP SCALE 1" = 5280'

PAGE 2 OF 2 FINAL PLAT FOR

FOX RUN S/D SECTION 'D' OLIVE BRANCH, MISS.

DEVELOPERS: MICHAEL L. BRIDGE J. RICHARD DOTY

ENGINEER: SOUTHERN STATES ENGINEERING, INC. OXFORD, MISSISSIPPI

DATE: FEBRUARY 10, 1992

APPROVED BY THE CITY OF OLIVE BRANCH PLANNING COMMISSION ON THE 12 DAY OF March 1992 [Signature]

APPROVED BY THE CITY OF OLIVE BRANCH MAYOR AND BOARD OF ALDERMAN ON THE 17 DAY OF March 1992 [Signatures]

STATE OF MISSISSIPPI COUNTY OF DESOTO I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:20 O'CLOCK P.M. ON THE 14th DAY OF May 1992 AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 40 ON PAGE 17.

W. E. Davis CHANCERY COURT CLERK My n. Hankam, etc.

OWNERS CERTIFICATE

WE, MICHAEL L. BRIDGE, J. RICHARD DOTY AND UNITED SOUTHERN BANK, OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY. WE DEDICATE THE RIGHT OF WAYS FOR THE ROADS AS SHOWN ON THE PLAT TO THE CITY OF OLIVE BRANCH AND TO THE PUBLIC USE FOREVER AND RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. THIS THE 27 DAY OF April 1992 [Signatures]



CERTIFICATE OF SURVEY

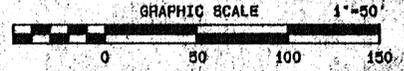
I, R. KARL SEALY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE OLIVE BRANCH, MISSISSIPPI SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH. R. KARL SEALY MISSISSIPPI REGISTERED LAND SURVEYOR NO. 2038 4-27-92 DATE [Signature]



NOTE: ALL BEARINGS ARE REFERENCED TO THE BEARINGS AS SHOWN ON THE TOTAL PLAN OF FOX RUN S/D. THIS SURVEY WAS CONDUCTED BY JOSEPH F. LAUDERDALE IN 1988 AND IS ESTABLISHED FROM EXISTING MONUMENTS. CLASS 'A' SURVEY AS REQUIRED BY MISSISSIPPI MINIMUM STANDARDS. DEED REFERENCES: PREVIOUS SURVEY BY JOSEPH F. LAUDERDALE.

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT
C1	07°48'22"	750.00'	102.18'	102.10'	81.17'
C2	10°28'56"	400.00'	72.83'	72.73'	58.07'

MICHAEL L. BRIDGE
J. RICHARD DOTY
D.B.A. FOX RUN SUBDIVISION



LEGEND:
● CONCRETE MONUMENT
● INTERIOR LOT CORNER

NOTES:
THE MINIMUM BUILDING LINE IS 30 FEET FROM THE PROPERTY (R/W) LINE AND 45 FEET FROM THE BACK OF CURB.
THERE IS A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND A 5 FOOT UTILITY EASEMENT ALONG THE REAR AND SIDE LINES OF EACH LOT IN ADDITION TO ANY EASEMENTS SHOWN ON THE PLAN.
WATER AND SEWER SERVICE AVAILABLE FROM THE CITY OF OLIVE BRANCH.
ZONED R-2 30 LOTS

PAGE 1 OF 2
FINAL PLAT FOR
FOX RUN S/D
SECTION 'D'
OLIVE BRANCH, MISS

DEVELOPERS:
MICHAEL L. BRIDGE
J. RICHARD DOTY

ENGINEER:
SOUTHERN STATES ENGINEERING, INC.
OXFORD, MISSISSIPPI

DATE: FEBRUARY 10, 1992

