

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. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded 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 dwelling.
2. The minimum front yard setback is shown on the plat for each lot, the minimum side yard set back is fifteen (15) feet and the minimum rear yard setback is fifty feet.
3. All sewer connections must be approved by Mississippi State Board of Health. Water will be from public supply when supplied by Pleasant Hill Water Association.
4. All dwellings and other structures on the lots must be in compliance with the requirements of DeSoto County Planning Commission and its successors.
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 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. 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 any time as a residence, either temporarily or permanently. No garage apartments will be allowed.
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 a 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. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. The total minimum heated floor area of a residence, exclusive of open porches, garages, or carports shall be 2000 square feet. The minimum heated lower floor area of a split-level or two-story residence shall be 1000 square feet. When split level or two-story residence has side attached two car carport or garage, the minimum heated lower floor area shall be 850 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 facing 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 the front of the residence and the street and between the side of the residence and the street on the corner lots unless same is a two or three rail split cedar fence.
13. No vehicle, including but not limited to, recreational vehicles, camping trailers, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under the carport, in the garage, barn or other outbuilding, or to the rear of the main residence. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
14. No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot for commercial purposes. If animals (such as dogs and cats) are kept as pets, the proper fencing and shelter must be provided. No animals will be allowed to run loose in the subdivision or to become a nuisance to the other property owners in the subdivision.
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. All houses must be of new construction and no house that is moved from another area will be permitted on a lot except by permission of the developer.
16. The amount of surface water traversing the lots within the subdivision is subject to the intensity and duration of the rainfall and will vary according to terrain and location. A lot owner should site all buildings in consideration of these factors. The developer makes no representation of warranty concerning the amount of surface water that will traverse the lots in this subdivision during peak water inundation, and shall not be responsible or liable for any claims of any kind or character resulting from said inundation due to a lot owners choice of building elevations, sites or design.

17. 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. 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.
18. The construction of any house in the subdivision shall be required to be completed within (18) months from the date that the construction began.
19. When developers ceases to own a lot within the subdivision, he shall then name three persons owning property within the subdivision as the Architectural Control Committee. A majority of such committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. A member of the committee shall immediately lose membership when he or she ceases to own property within the subdivision. Successor members shall be designated only from among the then owners of property within the subdivision.
20. No ponds will be allowed on any lots in the subdivision.

NOTE: All driveways and driveway pipes are the responsibility of the new lot owner and not that of the developer or DeSoto County, Mississippi.

OWNERS CERTIFICATE

I, BETTYE WHITTEN JENKINS, OWNER OR MORTGAGE HOLDER OF THE PROPERTY HEREIN, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO DESOTO COUNTY FOREVER. WE RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. THIS THE 27 DAY OF Oct, 1993.

Bettye Whitten Jenkins
BETTYE WHITTEN JENKINS

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 AND DELIVERED THE FOREGOING PLAT FOR THE PURPOSE THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE 27th DAY OF Oct, 1993.

MY COMMISSION EXPIRES: 7-31-97

Joseph F. Lauderdale
NOTARY PUBLIC

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS IS THE ONLY SURVEY.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 3rd DAY OF Dec, 1993

Shirley James
SEC. FOR THE COMMISSION

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 9th DAY OF Dec, 1993.

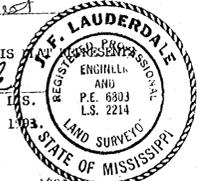
W. E. Davis, Chancery Clerk
CLERK FOR THE BOARD

James D. Pearson
PRESIDENT

STATE OF MISSISSIPPI COUNTY OF DESOTO

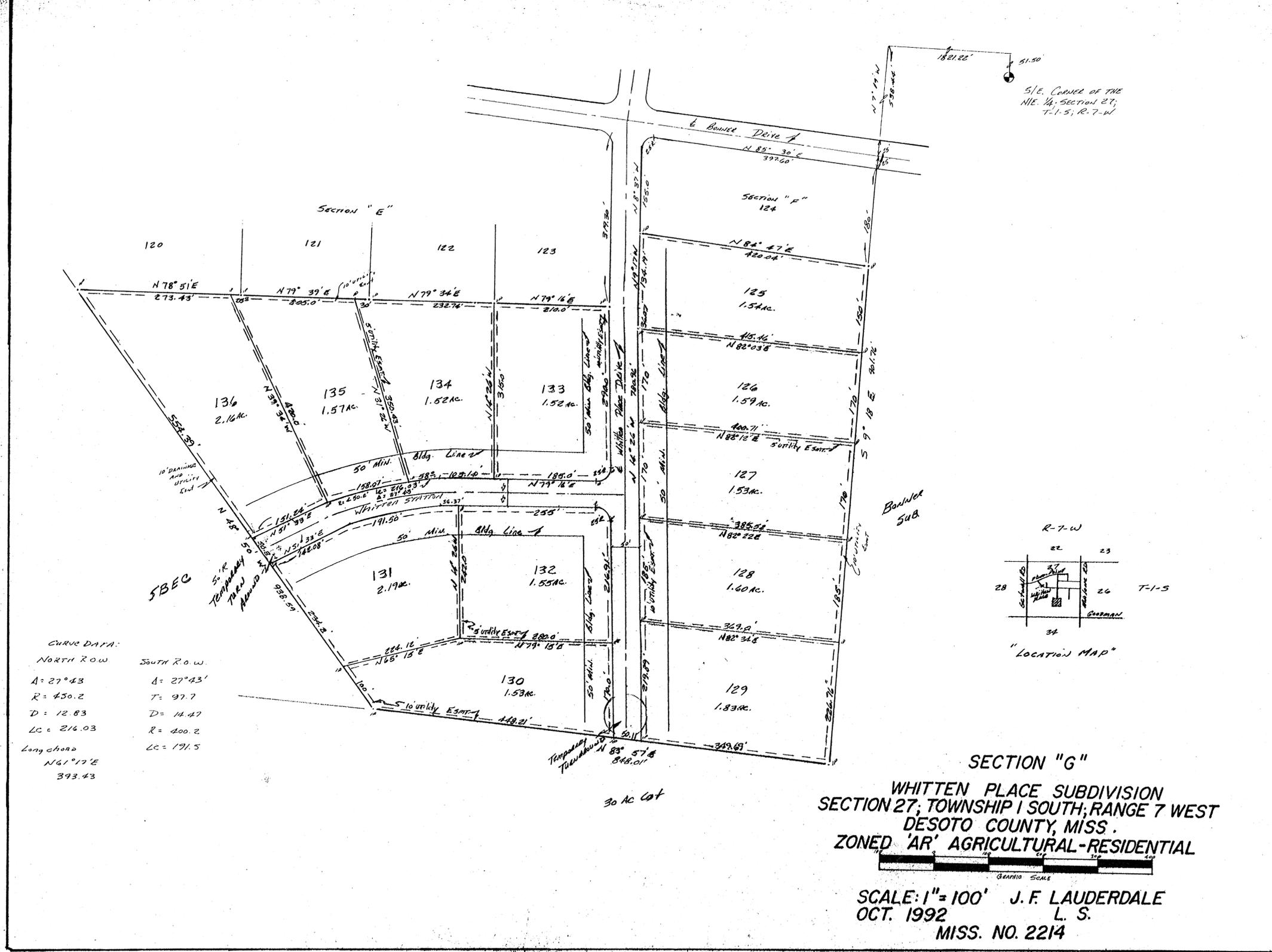
I HEREBY CERTIFY THAT THIS PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 1:50 O' CLOCK A.M. ON THE 24th DAY OF Nov, 1993, AND WAS IMMEDIATELY RECORDED IN PLAT BOOK 44 ON PAGE 37.

W. E. Davis, Chancery Clerk
CHANCERY COURT CLERK



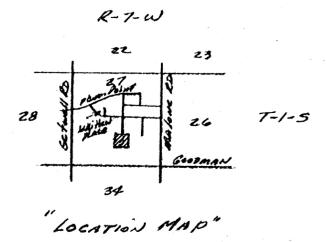
SECTION "G"
WHITTEN PLACE SUBDIVISION
SECTION 27, TOWNSHIP 1 SOUTH; RANGE 7 WEST
DESOTO COUNTY, MISS.
ZONED - AR - AGRICULTURAL - RESIDENTIAL
SCALE: 1"=100'
NOV. 1992

J. F. LAUDERDALE L.S.
MISS. NO. 2214

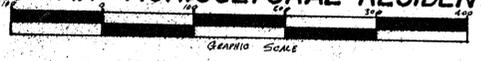


CURVE DATA:
 NORTH R.O.W. South R.O.W.
 A = 27°43' A = 27°43'
 R = 450.2 T = 97.7
 D = 12.83 D = 14.47
 LC = 216.03 R = 400.2
 Long chord LC = 191.5
 N61°17'E
 393.43

S/E CORNER OF THE
 N/E 1/4, SECTION 27,
 T-1-S, R-7-W



SECTION "G"
 WHITTEN PLACE SUBDIVISION
 SECTION 27, TOWNSHIP 1 SOUTH, RANGE 7 WEST
 DESOTO COUNTY, MISS.
 ZONED 'AR' AGRICULTURAL-RESIDENTIAL



SCALE: 1" = 100' J. F. LAUDERDALE
 OCT. 1992 L. S.
 MISS. NO. 2214