

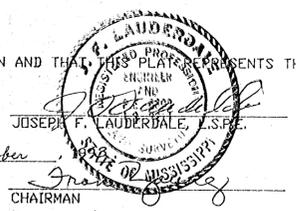
RESTRICTIVE COVENANTS FOR MAGNOLIA SECTION "K"

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2000, AT WHICH TIME SAID COVENANTS SHALL EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS, IN WHOLE OR IN PART. IF THE PARTIES HERETO, OR ANY ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER PREVENT HIM OR THEM FROM RECOVERING DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATIONS OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

- 1. ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE RESUBDIVIDED INTO SMALLER LOTS.
2. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A SINGLE FAMILY DWELLING UNLESS APPROVED BY THE DEVELOPER OR THE ARCHITECTURAL CONTROL COMMITTEE.
3. NO FENCE, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED ON ANY LOT WHICH WILL BE CLOSER TO THE STREET THAN THE FRONT MINIMUM BUILDING LINE. NO ELECTRIC FENCES OR BARBED WIRE FENCES WILL BE PERMITTED IN THE SUBDIVISION.
4. NO TRAILERS, BAEMENTS, TENTS, SHACKS, GARAGES, BARN, OR ANY OUTBUILDINGS ERRECTED 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 BE AN ANNOYANCE OR NUSIANCE TO THE NEIGHBORHOOD. NO CARS OR TRUCKS WILL BE ALLOWED TO REMAIN IN THE SUBDIVISION AREA WITHOUT THE PROPER CITY STICKERS AND DESOTO COUNTY LICENCE TAGS.
5. NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AERA.
6. THE TOTAL MINIMUM HEATED AERA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN PORCHES, OR CAR PORTS SHALL BE 900 SQUARE FT. THIS SHALL APPLY TO ONE AND TWO STORY DWELLINGS IN THE SUBDIVISION.
7. ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR AN ARCHITECTUAL CTRL CONTROL COMMITTEE WHICH WILL BE SET UP AT SUCH TIME AS THE DEVELOPER DECIDES TO. APPROVAL FOR THE CONSTRUCTION MUST BE OBTAINED FROM THE DEVELOPER OR ARCHITECTUAL CTRL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, AND OTHER SMALL TYPE PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BERD, OR MAINTANED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN 'LOUSE' IN THE SUBDIVISION.
9. 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.

CERTIFICATE OF SURVEY

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



APPROVED BY THE OLIVE BRANCH PLANNING COMMISSION ON THE 14th DAY OF October, 1993.

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH ON THE 19th DAY OF October, 1993.

City Clerk signature

MAYOR MILTON NICHOLS

STATE OF MISSISSIPPI, COUNTY OF DESOTO

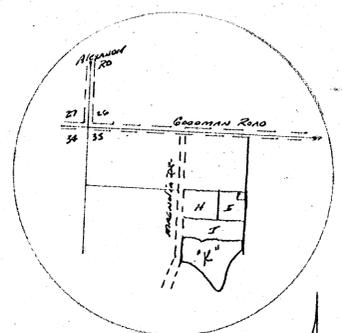
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 8:25 O'CLOCK A.M. ON THE 2nd DAY OF May, 1994, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 46 ON PAGE 23.

W.C. Davis, Chancery Clerk, Chancery Court

STATE OF MISSISSIPPI, CITY OF OLIVE BRANCH

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M. ON THE DAY OF 199, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK ON PAGE.

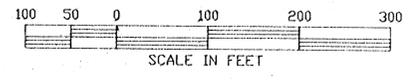
OLIVE BRANCH PLANNING DEPT.



LOCATION MAP

53 LOTS MARCH 24, 1994.

MAGNOLIA ESTATES SECTION "K" SECTION 35; TOWNSHIP 1 SOUTH; RANGE 6 WEST; CITY OF OLIVE BRANCH IN DESOTO COUNTY, MS. ZONED P.U.D.



SCALE: 1" = 100'

J.F. Lauderdale L.S.P.E. 9123 Pigeon Roost Olive Branch, MS 38654 Phone: (601) 895-0422

OWNERS CERTIFICATE

WE, REEVES AND WILLIAMS INC. AND UNITED SOUTHERN BANK THE OWNERS OR MORTGAGE HOLDERS OF THE SUBDIVISION HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE CITY OF OLIVE BRANCH. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES. WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND THAT NO TAXES ARE DUE AND PAYABLE ON THE PROPERTY. THIS THE 22 DAY OF April, 1994.

Jon Reeves, REEVES AND WILLIAMS INC. JON REEVES, PRESIDENT

UNITED SOUTHERN BANK TRAVIS MOORE

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORSAID JON REEVES AS PRESIDENT OF REEVES-WILLIAMS WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS PRESIDENT HE SIGNED, SEALED, AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 22 DAY OF April, 1994.

Frances Suzanne Presley, NOTARY PUBLIC

My Commission Expires July 13, 1994 MY COMMISSION EXPIRES:

STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE AND COUNTY AFORSAID TRAVIS MOORE AS Vice President OF UNITED SOUTHERN BANK WHO ACKNOWLEDGED THAT FOR AND ON BEHALF OF SAID CORPORATION, AS Vice President HE SIGNED, SEALED AND DELIVERED SAID INSTRUMENT, AS ITS FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 22 DAY OF April, 1994.

Frances Suzanne Presley, NOTARY PUBLIC

My Commission Expires July 13, 1994 MY COMMISSION EXPIRES:

