

PROTECTIVE COVENANTS

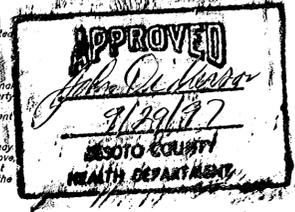
- Each lot shall be for single family residential use with customary outbuildings and/or agricultural use with no structure being used for any type of business or commercial enterprise other than agriculture. No more than two residences may be located on any lot and this only in compliance with the requirements of the DeSoto County Planning Commission and the DeSoto County Health Department. Lots may be subdivided into no more than two (2) parcels provided that no parcel less than three (3) acres is created by said subdivision and that said subdivision of a lot is in compliance with the rules of DeSoto County, Mississippi.
- Before being occupied, all mobile homes must be firmly anchored and fully underpinned with brick. Concrete block houses are prohibited. All manufactured homes must have a pitched roof with conventional shingles. All manufactured homes must be approved by the developer before being placed on the property.
- No incomplete or junk type structures shall be permitted on the property, and no camper type trailer, tent or shock may be used either temporarily or permanently as a dwelling.
- No animals may be raised or kept for commercial purposes, except as stated below. Household pets may be kept, bred or maintained for commercial purposes. All swine are prohibited. Notwithstanding the above, horses and cattle may be raised and kept for commercial purposes provided the number of animals kept is in compliance with the rules and regulations of DeSoto County. Other animals may be permitted at the developer's discretion in writing.
- No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- All buildings must be set back at least 75-feet from the road right-of-way and set back from the side and rear lot lines in compliance with the building setback requirements of DeSoto County.
- No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- All water wells and sewerage disposal systems must comply with good practices and State Health Department requirements.
- All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if a pipe is needed.
- These covenants, limitations, and restrictions are to run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 2010, at which time said covenants, limitations and restrictions shall automatically extend for successive five-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.
- These covenants, limitations, and restrictions, or any part of the, may be amended only by the vote of the owners of 80% of the lots in the subdivision after the developer ceases to own a lot. The developer may amend these covenants at any time as long as he owns one lot.
- No structure shall be erected, placed, or structurally altered upon any lot until the building plans, specifications, and plot plan showing the location of such building or fence have been approved by the developer as to conformity of quality and exterior design and as to topography and finished grade elevation.
- Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- Invalidation of any one of these covenants by judgment or court action shall in no wise affect any of the other provisions which shall remain in full force and effect. Failure on the part of the owner of any lot in the subdivision, or any addition thereof, to object to the violation of any provision herein contained, or to institute legal proceedings to enforce any such provision regardless of the duration of such failure, shall not constitute a waiver of, or estoppel to assert, any right conferred by these covenants, restrictions, and limitations.

NOTES

Water will be provided by Brights Water Association.
Sewer will be provided by individual treatment systems.

Driveway culverts are the responsibility of the lot owner and not the responsibility of the developer or other county officials.

According to Federal Emergency Management Agency Flood Insurance Rate Map No. 28033C0095 D, dated May 3, 1990, the hereon shown property is not located in a flood hazard zone.



DESOTO CO. HEALTH DEPT. WILL BE ABLE TO APPROVE SOME TYPE OF INDIVIDUAL ONSITE WASTEWATER DISPOSAL SYSTEM IN THIS SUBDIVISION

John DeLoach
9/29/97

OWNER'S CERTIFICATE

I, ROBERT M. BAILEY, President of LOOKAHOMA PROPERTIES, INC., owner of the property shown hereon hereby adopt this as my plan of subdivision and dedicate the rights-of-way of roads to the public use forever and reserve for the utilities, the utility easements shown on the plat. I certify LOOKAHOMA PROPERTIES, INC. is owner in fee simple and that no taxes have become due and payable. This the 25th day of September, 1997.

Robert M. Bailey, President
LOOKAHOMA PROPERTIES, INC.

NOTARY'S CERTIFICATE

State of Mississippi
County of DeSoto

This day personally appeared before me the undersigned authority in and for said county and state this the 25th day of September, 1997, within my jurisdiction the within named ROBERT M. BAILEY, who acknowledged that he is President of LOOKAHOMA PROPERTIES, INC., a Mississippi corporation, and that for and on behalf of said corporation, as its act and deed, he executed the above and foregoing instrument, after having been duly authorized by said corporation so to do.

Becky S. Dunn
NOTARY
My commission expires: MY COMMISSION EXPIRES: SEPTEMBER 26, 2000

MORTGAGEE'S CERTIFICATE

BANK OF MISSISSIPPI, mortgagee of the property hereon, hereby adopt this as my plan of subdivision and dedicate the right-of-way of roads to the public use forever and reserve for the utilities the utility easements shown on the plat. I certify BANK OF MISSISSIPPI is mortgagee in fee simple of the property and that no taxes have become due and payable. This the 25th day of September, 1997.

Simon Weir, Vice President
BANK OF MISSISSIPPI

NOTARY'S CERTIFICATE

State of Mississippi
County of DeSoto

This day personally appeared before me the undersigned authority in and for said county and state, on the 24th day of September, 1997, within my jurisdiction the within named SIMON WEIR, who acknowledged that he is Vice President of BANK OF MISSISSIPPI, a Mississippi corporation, as its act and deed he executed the above foregoing instrument after first having been duly authorized by said corporation so to do.

Becky S. Dunn
NOTARY
My commission expires: MY COMMISSION EXPIRES: SEPTEMBER 26, 2000

CERTIFICATE OF SURVEY

This is to certify that I have drawn the plat from a survey by myself and from deeds of record and that it is true and correct.

Danny S. Rutherford, P.E.
DANNY S. RUTHERFORD, P.E.
REGISTERED PROFESSIONAL ENGINEER
PE 6306
LS 1665
LAND SURVEYOR
STATE OF MISSISSIPPI

Approved by the DESOTO COUNTY PLANNING COMMISSION on the 28th day of August, 1997.

Chairman
Attest
Approved by the DESOTO COUNTY BOARD OF SUPERVISORS on the 30th day of September, 1997.
President
Clerk of the Board

STATE OF MISSISSIPPI
County of DeSoto

This is to certify that the subdivision plan shown hereon was filed for record in my office at 11:00 a'clock A.M. on the 25th day of September, 1997, and was immediately entered upon the proper index and duly recorded in Plat Book 82 on Page 33.

W. G. Davis, Chancery Clerk
CHANCERY CLERK

GRAND OAKS SECTION A
7.80 ACRES, ZONED AR, IN THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI

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RUTHERFORD & ASSOCIATES
ENGINEERING CONSULTANTS / SURVEYORS
324 WEST VALLEY STREET SUITE 204 / MEMPHIS, TN 38102
TELEPHONE 901-459-0288

DEVELOPER: Lookahoma Properties, Inc.
Robert M. Bailey
SEPTEMBER 1997