

Restrictive Covenants For Stonebridge
Single Family Homes

Minimum Square Footage
1 Story 3000 Heated
1 1/2 or 2 Story 2200 1st floor total 3000 min

- Please note this Guideline is meant to strengthen the aesthetic character of the development. Compliance with governing building codes shall take precedent over this guideline. Should contradictions arise, the designer/homeowner shall inform the Design Review Committee and a solution will be reached. Compliance with this Guideline does not exempt a building from the responsibility to conform to other applicable codes and regulations.
- All lots in the subdivision will be known and described as residential lots and will be used for single-family residential purposes exclusively, and no lot will be subdivided so as to reduce the size of the lot. All buildings and other structures erected upon any lot will be of new construction, and no buildings or structures will be moved from other locations onto a lot. No structure, except as otherwise provided, will be erected, altered placed or permitted to remain on any lot other than one detached, single family residential dwelling not to exceed two stories in height and an attached garage for not less than two cars and not more than three cars. There must also be a minimum of one guest parking space exclusive for garage for every lot. No garage doors shall face the street, except for corner lots.
- The Developer will exercise complete architectural control for the protection of the investment of individual homeowners and the Developer. Adaptation of this guideline, as well as variances, will be considered based on architectural merit and must be approved in writing from the Developer. No building will be erected on any lot in the subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing by the Developer T & A Investments, LLC/ Ann Motz or by a duly-appointed representative of said company. The Developer will assess each building as to conformity with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevation. House plans shall be submitted to Ann Motz or her duly appointed Representative (DAR) a minimum of fifteen days prior to initiation of construction. A complete plot plan showing location of house, driveway and any outbuildings, etc. shall be submitted along with house plans.
- No motor vehicle or any other vehicle, including a boat, motor, boat trailer, lawn mower, tractor or similar vehicle may be stored on any lot for purposes of repair of the same. No A-frame or motor mount may be placed on any lot. No repair of automobiles or any other vehicles or property, including those enumerated in any of the restrictions, will take place on any lot where such repairs constitute or are done for a commercial purpose.
- No plumbing or heating vent will be placed on the front side of any roof. All vents/protruding from roofs will be painted the same color as the roof covering.
- Swimming pools will be permitted. However, fencing of swimming pool area must be within achieved setback lines.
- Dust abatement and erosion control measures will be provided by the contractor or owner in all stages of construction.
- All building debris, stumps, trees, etc. must be removed from each lot by the builder as often as necessary to keep the house and lot attractive. Such debris will be legally disposed of offsite.
- No structure of a temporary character - such as a trailer, garage, barn or other outbuildings - will be used on any lot at any time as a residence, either temporarily or permanently. Construction of new buildings only will be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit.
- All driveways and sidewalks will be washed concrete. Asphalt is prohibited.
- There will be no silver finish metal doors (including glass sliding doors) or windows of any kind; however, a factory-painted or anodized finish may be used. The color of such finish should be neutral earth tones.
- No chain link fences may be used. No fence will be constructed on any lot nearer to any street line than the house line nearest the street. All fences, including fences for backyards, and swimming pool, must be approved by Ann Motz or her D.A.R. prior to construction. In the event that the Developer or its representatives fail to approve or disapprove such design and location within a period of fourteen days after said plans and specifications have been submitted to them, or if no litigation to enjoin the erection of such buildings or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed fully complied with. Neither the members of the company nor its designated representative will be entitled to any compensation for services performed pursuant to this covenant.
- No Painted Roofs will be allowed.
- Neither the Developer nor any architect, nor agent thereof, will be responsible in anyway for any defects in plans or specifications submitted, revised, or approved in accordance with the foregoing provisions, not for any structural or other defects in any work done according to such plans and specifications.
- Building line setbacks on R-30 lots will be 40 feet from the front and 30 feet from the rear.
- Side yards on R-30 Lots: There will be provided two side yards, both with a minimum width of 15 feet except for lots 23-26 which will have 10 feet minimum each side.
- No noxious or offensive trade or activity will be carried on upon any lot, nor will anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- Vegetable gardening will be allowed only to the rear of the home. No animals, livestock, or any poultry will be raised, kept or bred on any lot dogs, cats, and other household pets, which may be kept provided they are kept for non-commercial purposes. No commercial breeding is allowed.
- Openings of garages should not be visible from the street, except for corner lots. Attached garages will provide space for no more than three cars.
- No window air conditioners will be allowed. The use of solar panels is also prohibited.
- All radio and television antennas will be insulated in the interior of the residence in such a way as not to be visible from outside. No satellite communication system or dishes will be permitted to be installed where visible from street. Dishes cannot be more than 18" in diameter.
- There will be no signs nailed to trees at any time. All builders' & contractors' signs are to be removed from lot after the house has been completed.
- The location and design of all mail boxes will be subject to the Developer's approval. All mail boxes shall be of like kinds, constructed of the same material and manufactured by the same manufacturer as approved by the Developer or his representative. No masonry mailboxes will be allowed in the street R.O.W.
- If the parties hereto or any of them or their heirs or assigns will violate any of the covenants or restrictions herein before they expire, it will be lawful for any other person or persons owning a lot in this subdivisions to prosecute any proceedings at law or in equity against person or persons either to prevent him/them from doing so or to recover damages for such and effect.

MINIMUM FINISH FLOOR ELEVATIONS	
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1	347.50
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CULVERT TABLE			
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10	15"	23	15"
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12	15"	25	15" OR DRY RAMP
13	15" OR DRY RAMP	26	15" OR DRY RAMP
		27	15"

Brick Veneer:
All brick and mortar schemes must be pre-approved by the Developer or her D.A.R.

Flashing: All flashing must be copper or painted galvanized metal. Exposed galvanized or aluminum flashing is not allowed.

Site Elements/Hard Scope:
Driveways and Walks: These hard surfaces must be of 4,000 psi concrete with a pea gravel finish. They must also have properly placed expansion joints. Other finishes for driveways will be considered on a case-by-case basis. Asphalt drives are not allowed.

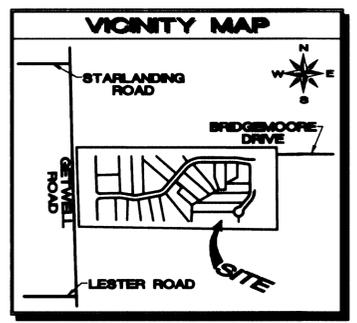
Water Management:
All contractors shall maintain proper drainage and grade to provide no negative effect on surrounding home sites. The contractor is responsible for cleaning up any mud, gravel, or other run-off intruding on any street or adjacent property.

Roofs:
1. Configuration - All principal roofs shall be simple symmetrical hip or gable with 10/12 min. pitch unless otherwise approved by Developer or their representative.
2. Material - Approved roofing material is to be at least 25 year dimensional (architectural) shingles in an approved color. slate or approved simulated slate will also be allowed.
3. Penetrations - All roof penetrations, other than chimneys, shall be placed out of view from a public way and shall not be visible from the front of the home. Penetrations shall be painted to match roof color.

Attachments:
1. Chimneys - All chimneys shall be masonry or stucco. No lap siding or stucco board may be used. Chimneys shall be the minimum height allowed by the building code.
2. Mechanical Equipment - HVAC units, utility meters, connection boxes, satellite dish (18" max. diameter), etc. shall be placed in the rear or side yards out of view from a public way, street, or from the home. HVAC units shall be screened from public view, where necessary, with landscaping or approved fencing/wall.
3. Trash Enclosures - Trash containers shall be placed in an approved enclosure/screen (42" high Min.) located at the rear of the house on the driveway side.

Elements Not Permitted:
The following is a list of elements or features that are not allowed in Stonebridge.
1. Window a/c units
2. Exterior fluorescent lighting
3. Skylights
4. Antennas (dishes with an 18" max diameter hidden from public view are allowed)
5. Plastic furniture or artificial plants visible from a public way.

Stonebridge, the Developer, Ann Motz is not responsible for the following:
1. The structural integrity of the home design
2. Soil bearing capacity
3. Compliance with applicable building codes
4. Compliance with governing laws, regulations, ordinances, and safety regulations
5. Quality of work of a contractor/builder, architect or designer



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EACH OWNER, CORPORATE OR OTHERWISE, OF A LOT IN STONEBRIDGE SUBDIVISION SHALL BE A MEMBER OF THE HOMEOWNER'S ASSOCIATION, A NONPROFIT CORPORATION TO BE CREATED FOR THE PURPOSE OF MAINTAINING THE LAKE LEVEE SITE AND COMMON AREAS, WHICH MEMBERSHIP IS SUBJECT TO THE BY-LAWS AND OTHER RULES AND REGULATIONS THEREOF. SUCH LOT OWNER SHALL HAVE THE USE OF THE LAKES AND COMMON AREAS ONLY SO LONG AS HE IS A MEMBER OF SAID ASSOCIATION AND ABIDES BY SAID RULES AND REGULATIONS.

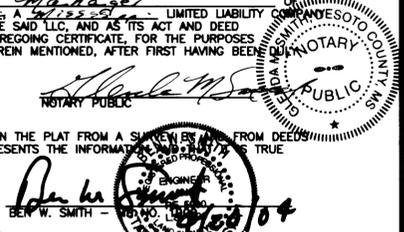
- NOTES:
- MINIMUM SETBACKS ARE AS FOLLOWS: (UNLESS OTHERWISE NOTED)
A. 40' FRONT YARD
B. 15' SIDE YARD EXCEPT 10' FOR LOTS 23-26 ONLY
C. 30' REAR YARD
 - A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE OF EACH LOT LINE AND ALONG ALL REAR LOT LINES. (UNLESS OTHERWISE NOTED)
 - WATER AND SEWER SERVICE WILL BE PROVIDED BY THE NORTH MISSISSIPPI UTILITY COMPANY.
 - THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 2803300110 D DATED MAY 3, 1990.
 - 1/2" ELECTRICAL CONDUIT PIPE IS SET ON ALL PROPERTY CORNERS AND WHERE NOTED (IP).
 - THIS IS A CLASS 'B' SURVEY.
 - LOTS 2 & 9 SHALL NOT HAVE DRIVEWAY ACCESS TO GETWELL ROAD.
 - THE LEVEE MAINTENANCE ESMT. IS FOR THE BENEFIT OF THE HOMEOWNER'S ASSOCIATION ONLY TO MAINTAIN THE LAKE LEVEE.
 - ANY IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER IN THE LANDSCAPE AND SIGN EASEMENT ON LOTS 2 & 9 ARE THE SOLE PROPERTY OF THE DEVELOPER.

OWNER'S CERTIFICATE
I, Ann Motz Manager, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 20 DAY OF April, 2004.

OWNER OR AUTHORIZED REPRESENTATIVE
Ann Motz Manager

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 20 DAY OF April, 2004,
WITHIN MY JURISDICTION, THE WITHIN NAMED Ann Motz
WHO ACKNOWLEDGED THAT HE/SHE IS Manager
Ann Motz Manager LIMITED LIABILITY COMPANY OF MISSISSIPPI
AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.
My Commission Expires April 25, 2008

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
CERTIFICATE OF SURVEY
THIS IS TO CERTIFY THAT I HAVE DRAWN THE PLAT FROM A SURVEY MADE FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AS TRUE AND CORRECT.



DESOTO COUNTY PLANNING COMMISSION
APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THIS 20 DAY OF April, 2004.

SECRETARY Jimmie McAllister CHAIRPERSON Nick Brown

DESOTO COUNTY BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF DESOTO COUNTY, MISSISSIPPI, THIS THE 20 DAY OF April, 2004.

CLERK FOR THE BOARD W.E. Davis PRESIDENT Charles Shach

STATE OF MISSISSIPPI COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:20 O'CLOCK P.M. ON THE 20 DAY OF May, 2004 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 36, PAGE 40.

MORTGAGEE'S CERTIFICATE
THE PEOPLES BANK TRUST, CO. MORTGAGEE OF THE PROPERTY HEREON HEREBY ADOPTS THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 20 DAY OF April, 2004.

CHANCERY COURT CLERK W.E. Davis
BY M. Ann DC

TITLE SIGNATURE OF MORTGAGEE
THE PEOPLES BANK TRUST, CO.

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FINAL PLAT FIRST REVISION STONEBRIDGE SUBDIVISION

SECTION 22, TOWNSHIP 2 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI

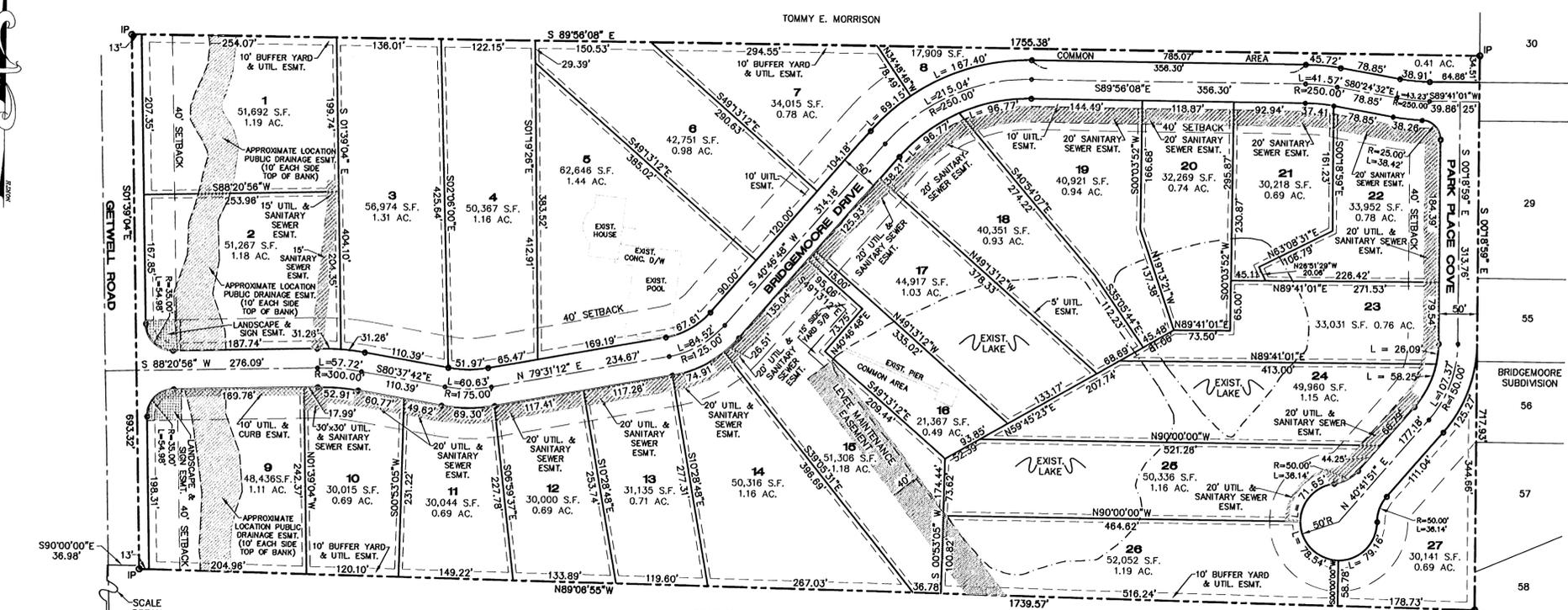
SCALE: 1" = 100'
APRIL 2004

ZONING: R-30
TOTAL AREA: 28.30 AC.
TOTAL LOTS: 25 RESIDENTIAL/2 COMMON

DEVELOPER
T&A INVESTMENTS, LLC.
2170 GETWELL ROAD
NESBIT, MS 38651

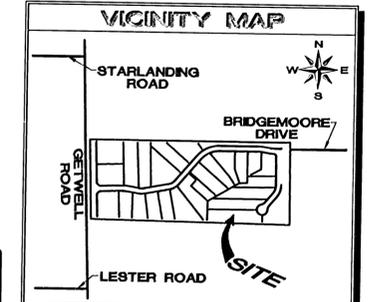


*Order Rule 60 Motion
In relief
Recorded in Plat Book 652 pg 387
this the 22 day of Feb. 2011
W.E. Davis Chancery Clerk
by S. Cleveland*



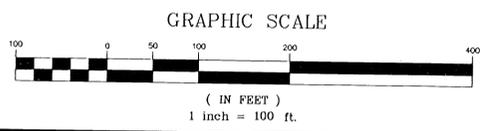
THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY MISSISSIPPI

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DEVELOPER
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