

**AMENDMENT AND RESTATEMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR GARDENS AT SNOWDEN GROVE SUBDIVISION**

**SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI**

WHEREAS, by Declaration dated April 22nd, 2005, Kreunen Development Company Inc., caused to be filed that certain Declaration of Covenants, Conditions & Restrictions for Gardens at Snowden Grove, which appears of record in Book 497, Page 646, in the office of the Chancery Clerk of Desoto County, Mississippi; and

WHEREAS, pursuant to Article XIV Section 2 this Amendment was consented to in writing by owners of at least two thirds (2/3) of the entire development together with approval by a majority of the Board; and

WHEREAS, signatures evidencing the aforementioned two thirds (2/3) requirement has been attached herein; and

NOW, THEREFORE, the Association desires and declares that the aforementioned property shall not only be subject to said Covenants & Restrictions as recorded in Book 497, Page 646, but additionally be subject to this Amendment to the Restrictive Covenants and Restrictions for the Gardens at Snowden Grove Subdivision, as follows:

ARTICLE XV: Duration of Covenants and Restrictions

15.01 Renter's Provision

- (a) In Section "A" of the Gardens at Snowden Grove, a total of 10% cap, with a maximum of four (4) renters will be allowed in the subdivision. Should a property owner have entered into a rental agreement prior to the filing of this supplement to the Covenants, that agreement shall be allowed to be completed through its expiration. Property owners must notify the Association of the names of all persons living in their rental property(s) and file a copy of the rental agreement with the association or the association's management company. The rental agreement must be filed with the Association. Property owner shall remain responsible for keeping grass cut and yards clean to the satisfaction

Hensley Assoc
3356 Goodman Rd
S # MS 38672

of the Association, along with any and all other provisions of the Covenants.

- (b) At the Board's discretion, a homeowner will have the ability to submit a hardship requesting they be able to rent over the maximum amount.

EXECUTED this the 19th day of October 2009.

GARDENS AT SNOWDEN GROVE HOMEOWNERS ASSOCIATION, INC.

BY: [Signature]
President

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, Jimmy Haley, President of the Gardens at Snowden Grove Homeowners Association, Inc. who being duly authorized stated that he signed and delivered the above foregoing instrument on this the 19th day of October, 2009 as their act and deed.

Witness my hand and Notarial Seal this 19th day of October, 2009.

[Signature]
NOTARY PUBLIC

My Commission Expires:
July 21, 2012

Prepared by and return to:
HENSLEY & ASSOCIATES, PLLC
3356 GOODMAN ROAD
SOUTHAVEN, MISSISSIPPI 38672
(662)349-7340
MSB # 101500



Gardens at Snowden Grove Homeowner's Association
Article XV Covenant Amendment

Homeowner Acknowledgement to restrict home rentals in the Gardens of Snowden Grove

Barbara Kaminski Barbara Kaminski 47 5-11-09
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Barbara Kaminski
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Jimmy Haley [Signature] 9 5/12/2009
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Jimmy Haley
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 12th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Kim H. Kreunen [Signature] #1 7/30/09
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Kim Kreunen
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 30th day of July 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Gardens at Snowden Grove Homeowner's Association
Article XV Covenant Amendment

Homeowner Acknowledgement to restrict home rentals in the Gardens of Snowden Grove

Ginger Marbury Homeowner Name Ginger Marbury Homeowner Signature 55 Lot Number 5-11-9 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Ginger Marbury, with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

NOTARY PUBLIC

Kelli Nikel

My Commission Expires:
July 21, 2012



Kenny & Melissa Myrick Homeowner Name Melissa Myrick Homeowner Signature 54 Lot Number 5-12-09 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Melissa Myrick, with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 12th day of May 2009.

NOTARY PUBLIC

Kelli Nikel

My Commission Expires:
July 21, 2012



Raymond Kimberley Kozlowski Homeowner Name Raymond Kozlowski Homeowner Signature 63 Lot Number 5-12-09 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Ray Kozlowski, with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 12th day of May 2009.

NOTARY PUBLIC

Kelli Nikel

My Commission Expires:
July 21, 2012



Gardens at Snowden Grove Homeowner's Association
Article XV Covenant Amendment

Homeowner Acknowledgement to restrict home rentals in the Gardens of Snowden Grove

Cassandra J. Caurford Cassandra J Caurford 51 5-7-09
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Cassandra Caurford
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 7th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Sheri Greaves Sheri Greaves 48 5-11-09
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Sheri Greaves
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

MAUREEN McALEER Maureen McAleer 53 5/11/09
Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Maureen McAleer
with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at
Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Gardens at Snowden Grove Homeowner's Association
Article XV Covenant Amendment

Homeowner Acknowledgement to restrict home rentals in the Gardens of Snowden Grove

George L. Bishop Homeowner Name George L. Bishop Homeowner Signature 58 Lot Number 5-7-09 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared George Bishop with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 7th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Betty Clemmer Homeowner Name Betty Clemmer Homeowner Signature 59 Lot Number 5-6-09 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Betty Clemmer with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 6th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Betty M. Watkins Homeowner Name Betty M. Watkins Homeowner Signature 57 Lot Number May-7-09 Date

STATE OF MISSISSPPI
COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Betty Watkins with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 7th day of May 2009.

NOTARY PUBLIC

Kelli Nikel



My Commission Expires:
July 21, 2012

Gardens at Snowden Grove Homeowner's Association

Article XV Covenant Amendment

Homeowner Acknowledgment to restrict home rentals in the Gardens of Snowden Grove

Carolyn A. Dunn Lot 12 5-11-09

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared CAROLYN A DUNN

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

Kelli Nikel
NOTARY PUBLIC



My Commission Expires:

JULY 21, 2012

Donna Wims 45 5-11-09

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared DONNA WIMS

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

Kelli Nikel
NOTARY PUBLIC



JULY 21, 2012
My Commission Expires:

Gardens at Snowden Grove Homeowner's Association DK # BK 620 PG 51

Article XV Covenant Amendment

Homeowner Acknowledgment to restrict home rentals in the Gardens of Snowden Grove

Mary S. Kilgore 61 5-11-09

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Mary Kilgore

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

Kelli Nikel NOTARY PUBLIC



My Commission Expires:

July 21, 2012

MARTIN HAMILTON 10 5/11/09

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Martin Hamilton

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

Kelli Nikel NOTARY PUBLIC



July 21, 2012 My commission expires:

My Commission Expires:

JULY 21, 2012

DK W BK 620 PG 52

Richard Clayton

11

5-11-09

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared Richard Clayton

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of May 2009.

Kelli Nikel

NOTARY PUBLIC



My Commission Expires:

JULY 21, 2012

My Commission Expires:

JULY 21, 2012

DK # BK 620 PG 53

Kim Hawkins

5

5/11/2009

Homeowner Name Homeowner Signature Lot Number Date

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Before me, a Notary Public, in and for said State and county, personally appeared KIM HAWKINS

with whom I am personally acquainted and who, upon oath, acknowledged (him/her)self to be a homeowner in the Gardens at Snowden Grove subdivision in Southaven, Desoto County, Mississippi.

Witness my hand and Notarial Seal this 11th day of MAY 2009.

Kelli Nikel

NOTARY PUBLIC



My Commission Expires:

JULY 21, 2012