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COVENANTS FOR AUDUBON ESTATES II

1. The above described land and all parcels in Audubon Estates II are intended to be for single family residence purposes, and no more than one residence shall be built on a parcel.
2. The above described property shall not be subdivided by Purchasers, their heirs, successors and assigns.
3. All residences constructed on any parcel of the above described property shall be fully finished dwellings of generally accepted building materials and constructed according to conventional methods of construction using conventional materials, and completed within six (6) months of the commencement of construction.
4. No timber may be cut without written permission of Pearson Real Estate Services Inc., or either assigns, until Deed of Trust securing purchase price is paid and is totally satisfied. Any and all oak trees located on the above described property shall not be cut or removed from said premises and that these oaks may be altered or trimmed only so as to maintain the health and esthetic value of said trees.
5. The above described property is intended for residential use only and no parcel shall be used in whole or in part for any commercial or industrial purposes. No noxious or offensive activity shall be carried on upon any parcel which may be or become an annoyance or nuisance to the neighborhood, nor shall any other parcel be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner or occupant or occupants of any other parcel. All parts of all parcels shall be maintained in a sanitary and neat condition free from rubbish, junk, wrecked or disabled vehicles, trash, debris, used or unusable tools and equipment or other unsightly or unsanitary material.
6. No used building of any kind may be moved onto any parcel in Audubon Estates. No residential built-in-place "modular" structure shall be permitted upon any parcel, the heated floor area of which, exclusive of basements, porches, and garages, is less than 1,600 square feet. No building shall be located closer than twenty-five (25) feet from the edge line of any road nor nearer than twenty-five (25) feet to any side or rear parcel line. All buildings or structures must conform to all requirements of all applicable zoning, house, plumbing, electrical and health laws, rules and regulations must be in conformity with any other applicable requirements of all State, County or local authorities. No mobile homes shall be located on the above described land at any time.
7. No travel trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a residence. If placed upon any parcel of the above described property, any of the above must be placed to the rear of the house and may not be placed at all without a house present. Any separate structures, such as equipment sheds, animal shelters, greenhouses, outbuildings, or storage buildings must be placed to the rear of the dwellings.
8. Any culverts required for purchaser to attain access to his parcel must be installed at purchaser's expense and sized as required by the Pearl River County Road Department.
9. There is no obligation on Pearson Real Estate Services Inc., for maintenance of any roads situated on the above property. It is hereby further agreed that the said Pearson Real Estate Services Inc. shall not be responsible for the maintenance of any utilities, water system or installation or maintenance of any sewerage disposal system to the above described property.
10. No farm animals or fowl, such as horses, goats, hogs, chickens, cattle, etc. may be kept for any purpose on any parcel.



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11. No fences shall be installed beyond the front of the residence on any parcels.
12. No dog kennels are permitted on any part of this property.
13. No right-of-ways, easements, or servitudes may be granted for any reason without the express "written permission" of the Developer, its successors and assigns.
14. No discharge of firearms within the subdivision.
15. All houses must be facing the street.
16. All house plans must be approved by the architectural committee before construction begins.
17. No exposed concrete or cinder blocks on base of house.
18. No gravel or asphalt driveways or walkways.
19. These covenants shall be binding on and cannot be removed from the described land for a period of ten (10) years from the date hereof after which time they will continue in full force and effect until revoked by unanimous agreement of the then owners of the property.
20. Invalidity of any one of these covenants by judgment or court order in no way shall affect any of the other provisions, which shall remain in full force and effect, nor shall failure to enforce any of the restrictions or limitations contained herein be construed or held to be waiver thereof or consent to any further or succeeding breach or violation thereof.
21. Enforcement shall be by action at law or in equity against any person or persons violating or attempting to violate any of these covenants. The party bringing the action or suit shall be entitled to recover, in action to costs and disbursements allowed by law, and in the event that he is the prevailing party, such sums as the court may adjudge to be reasonable for the services of his attorneys.