

STATE OF MISSISSIPPI

COUNTY OF PEARL RIVER

# **RESTRICTIVE COVENANTS FOR COVERED BRIDGE COVE**

The following restrictive covenants shall run with the property and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date hereof, after which time said covenants shall be automatically extended for two (2) successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots have been recorded in the conveyance office of the County of Pearl River agreeing to change any covenant in whole, or in part, or to rescind said covenants entirely:

1. The property shall be used for residential purposes only. No building shall be erected on the property or any subdivision thereof of less than one acre, except a single family dwelling house with garage, small barn and other out-buildings for the sole non-commercial use of the property owner.
2. No structure intended for use as a residence shall be constructed upon said premises enclosing less than 1,600 square feet heated area. All houses shall meet the requirements to be a “good sense” home. All structures shall be completely constructed within six (6) months.
3. No mobile home and no structure of a temporary character, trailer, house trailer, shack, tent, barn, or other out-building shall be used at any time as a residence, either temporarily or permanently.
4. No fences shall be erected on the property that (a) is over four (4) feet high, and (b) has not been approved by the undersigned owner or his duly authorized agent or assignee.
5. No pigs, chickens, goats, cows, or similar animal with the exception of one horse per acre shall be kept or maintained on said property or any portion thereof.
6. No subdivision of the property into tracts of less than one (1) acre shall be made.
7. No lot shall be used or maintained as a dumping ground for rubbish, junk cars, or debris. Trash, garbage or other wastes shall be kept in sanitary containers. All incinerators or other equipment for storage or the disposal of trash, garbage, or other wastes shall be kept in a clean and sanitary condition.

This conveyance is made subject to that certain Road Maintenance Agreement recorded in Land Deed Book 651, Page 16.

This conveyance is made subject to that certain Amended Road Maintenance Agreement recorded in Land Deed Book 658, Page 442.

Grantors also convey unto Grantee all interest in the roads within the Covered Bridge Cove Subdivision. Gratee agrees to be responsible for the care, maintenance, and upkeep of all the roads on the property hereby conveyed as defined in the Road Maintenance Agreements set forth above.

This conveyance is made subject to all oil, gas and mineral reservations or conveyances appearing of record.

This conveyance is subject to any and all rights-of-way and/or easements for public roads and/or public utilities located on, over, and across the above described land as shown by the Land Deed Records on file in the office of the Chancery Clerk of Pearl River County, Mississippi.

The above-described property constitutes no part of Grantors' homestead.

Witness our signatures on this, the 12<sup>th</sup> day of May, 1999.

***For more information about Covered Bridge Cove, contact Michelle Fradella at 601-569-0075***