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Protective Covenants for Greystone Estates Subdivision **Phase I**

In order to protect the health, safety and general welfare of the owners of the property of Greystone Subdivision, the following covenants will run with each deed or title. The following restrictions in items #1 through #6 are the minimum requirements as set forth by Pearl River County for subdivisions and this portion only will be enforceable by Pearl River County.

Item #1: No building permit shall be issued before the sewage and water systems are approved by the appropriate governing authority. Whenever a subdivision is served by a community, central water supply system, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community, central water supply system.

Item #2: Construction of any nature is prohibited in county drainage easement or streets right of way.

Item #3: Lots may not be used for the storage of trash or junk or abandoned vehicles.

Item #4: The minimum finished flood elevation required in areas subject to periodic inundation, flood zones A, shall be indicated.

Item #5: No lot may be further subdivided without approval of the Board of Supervisors and Chancery Court for Pearl River County, Mississippi.

Item #6: Driveways on corner lots shall not be located any closer than (60') sixty feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two streets right of ways intersect.

Item #7: By acceptance of the deed to property located in Greystone Estates Subdivision, the property owner becomes a member of the Greystone Estates Property Owners Association. Greystone Estates Owners Association will be formed by the property owners after all property has been sold. The purpose of the Greystone Estates Property Owners Association will be to enforce the covenants of Greystone Estates Subdivision.

Item #8: Single family dwelling homes only will be allowed. Only one home per lot allowed. No mobile homes or modular homes will be allowed. No barb wire, net wire or chicken wire allowed. All fencing on lots and perimeter property lines must be approved by the developer or its assigns.

Item #9: All residences must have a minimum of 1,100 square feet of heated and cooled floor area, exclusive of basements, porches and garages.

Item #10: 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 months from the date construction is commenced. All house plans must be approved by the developer, Greenleaf Resources Inc. or its assigns.

These copies of the covenants are not warranted. For a copy of the covenants as recorded, please go to Pearl River County Chancery Clerk's office



Item #11: No commercial raising of pets or animals allowed. No horses, cattle, pigs, goats, chickens or ducks allowed.

Item #12: Dogs and cats only will be allowed for pets, but must be restrained or kept in a manner that will not be a nuisance or produce obnoxious odors that will be annoying to other property owners. No more than 3 (three) pets per home allowed.

Item #13: Lots are for residential use only, no commercial business allowed, exceptions can be made for persons working out of their homes, but approval must be obtained in writing, from the developer Greenleaf Resources Inc or its assigns.

Item #14: No parking of 18 wheelers in subdivision

Item #15: Each lot shall be kept in a clean and sightly condition. The developer, or its assigns, shall have the right, but not the obligation, to clean up debris, trash, junk, cut grass or take any other action as it deems necessary to enforce these covenants. If developer, or its assigns, is required to take such action and incurs expenses therefore, developer shall be entitled to impress a lien on the owners land in the office of the Chancery Clerk and file suit in the appropriate court, to recover all damages incurred.

Item #16: All minimum set back lines as outlined on the subdivision plat must be adhered to when building any structure.

Item #17: Individual sewerage disposal systems (septic systems) shall be installed in accordance with the Mississippi State Board of Health regulations.

Item #18: Developer reserves unto itself, its successors and assigns an easement or right of way over a 10 foot strip inside the side, rear and street boundary lines of all lots for the purpose of installation and maintenance of utilities. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private utility company may desire to serve said lots with no obligation on the part of the developer to supply such services.

Item #19: These covenants shall remain in force and effect for twenty-five (25) years from the date hereof and shall be automatically extended for successive periods of ten (10) years thereafter. Unless, prior to any renewal date an instrument signed by a majority of lot owners and approved by the Pearl River County Board of Supervisors is filed for record in the office of the Chancery Clerk of Pearl River County, MS.: altering, amending, or terminating these covenants, conditions and restrictions.

Item #20: Enforcement shall be by proceedings at law or in equity against any person(s) violating or attempting to violate any covenant, either to restrain violations or to recover damages.

Item #21: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.