

COVENANTS
for
SPRING LAKE SUBDIVISION

State of Mississippi - County of Stone Fee \$ _____
Filed for record at 2:50 PM the 3 day of Aug, 2006
and recorded on the 7 day of Aug, 2006
Gerald W. Bond
Chancery Clerk

COUNTY OF STONE
STATE OF MISSISSIPPI

1. **LAND USE AND BUILDING TYPE:** No lot shall be used in whole or in part for anything other than single-family residential purposes. Other than conducting the sale of living units, no trade, traffic or using of any kind, whether professional, commercial, industrial, or manufacturing shall be engaged in or carried on upon the properties of any part thereof, no hospital, sanitarium, church, private school, riding academy, tavern, or any institution of similar or like character shall be conducted or maintained on the properties, nor shall anything be done thereon which may be or which may become an annoyance or a nuisance to the properties.
2. **DWELLING QUALITY AND SIZE:** No dwelling unit shall be constructed on any lot that contains less than 1,600 square feet of heated and cooled living area on any lot.
3. **BUILDING LOCATION:** No dwelling unit shall be located closer than 30 feet to the street right-of-way in front of the dwelling. No dwelling shall be permitted closer than 15 feet from the side lot line.
4. **TEMPORARY BUILDINGS:** No tent, shack, trailer, house trailer, garage, or other outbuilding shall be at any time used on any lot as a residence or living quarters, either temporarily or permanently, and no building or dwelling of a temporary character shall be permitted, except during construction.
5. **ANIMALS, BIRDS, AND FOWLS:** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except that a reasonable number of dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes, and kept restrained on owner's property by fence or on a leash, etc.
6. **AERIALS:** No radio or television or other aerial, antenna, tower transmitting or receiving aerial, or support thereof shall be erected, installed, placed, maintained on any living unit or upon any building or structure that will protrude more than 10 feet above the highest point of the dwelling or living unit situated upon such lot. Any such device that exceeds the above must be placed in the rear of the dwelling. Any type of satellite receiver or wireless cable receiver is to be placed in the side or rear yard and not in the front.
7. **EXTERIOR LIGHT FIXTURES:** No exterior light fixtures shall be installed on any lot or living unit without adequate and proper shielding. No lighting fixtures shall be installed that may become an annoyance or a nuisance to the residents of adjacent properties.
8. **BOAT AND VEHICLE STORAGE;** No automobile, truck, trailer, house trailer, boat trailer, or other vehicle and no boat of any kind shall be parked, left or stored upon any lot other than in garage or to the rear of the main dwelling, or to the rear of the front set back line if shielded from the public view with fence or other enclosure.

- 9. **SIGNS:** No signs of any character shall be displayed or placed upon any lot or dwelling except "for sale" signs, which signs may refer only to the particular premises on which displayed, shall not exceed two square feet in size, shall not exceed more than three feet above the ground and shall be limited to one sign per lot. Exceptions are made for decoration purposes at seasonal times—Christmas, Thanksgiving, Halloween, 4th of July, etc.
- 10. **REFUSE:** No trash, garbage, rubbish, debris, waste material or other refuse shall be deposited or allowed to accumulate or remain on any lot. Lightweight containers, not weighing more than 25 pounds are permitted for trash, garbage, rubbish, debris, waste material or other refuse. Said containers must be tied or closed at all times and kept within a utility yard or other enclosure so the same is not open to view to the public or residents within the vicinity. Said containers can be placed, however, at street side for removal of refuse up to 12 hours prior to announced pickup time. Said containers must be returned to utility yard or enclosure within 12 hours after announced pickup time. During construction, trash dumpsters will be allowed.
- 11. **BOATS:** Only electric motors may be used on the lake. Only boats 16 feet or shorter may be used on the lake if lot has lake access.
- 12. **LAKE FRONT LOTS:** Any owner purchasing a Lake front lot must execute the Spring Lake "Lake Bed Owners Agreement" and abide by the terms and conditions of this document.
- 13. **Fire Arms:** The discharge of firearms within the Spring Lake Subdivision area is prohibited. No resident or guest of any resident may discharge any type of fire arm within the boundaries of the subdivision unless the necessity to do so should arise as a matter of personal or public safety and is not in violation of any laws.
- 14. **BINDING EFFECT:** All these covenants are to run with the land and shall be binding on any subsequent purchaser of the grantee's interest. If any restriction herein is deemed by a court of competent jurisdiction to be unenforceable, the remaining restrictions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused these Covenants to be executed on the 12 day of July, 2006.

Clayton F. Gutierrez
Clayton F. Gutierrez, Managing Member
Clear Lake Development LLC.

SWORN TO AND SUBSCRIBED before me this the 13th day of June, 2006.

MY COMMISSION EXPIRES:
June 23, 2008

