

575  
~~439~~

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

AMENDMENT TO  
RESTRICTIVE PROTECTIVE COVENANTS  
PONDEROSA SUBDIVISION  
PARTS I AND II

WHEREAS, Builders Investment Company, Inc., was the original owner and developer of Ponderosa Subdivision in Section 21, Township 6 South, Range 17 West, Pearl River County, Mississippi, and prepared and recorded Restrictive Covenants of said subdivision Part I on December 27, 1963, and amended April 13, 1964; and on Part II on June 2, 1965, in Plat Book No. 3, and recorded respectively in Land Deed Book No. 165, page 326, et seq., and 168 at page 120, et seq., Office of the Chancery Clerk of Pearl River County, Mississippi, and

WHEREAS, Builders Investment Company, Inc., Pasco Development, Inc., and Ponderosa Builders, Inc., jointly prepared and recorded an Amended to said Protective Easements, Ponderosa Subdivision, Part II, June 2, 1965, and recorded in Land Deed Book No. 175 at page 376, et seq.; and

WHEREAS, the majority of the owners of the 144 lots in Part I and 131 lots in Part II, find there is a dire need to amend the restrictive covenants in the entire Ponderosa Subdivision, City of Piquayune, Pearl River County, Mississippi, for the purpose of updating and modernizing the covenants to conform to present day needs of the home owners and their investments in their homesteads and

WHEREAS, the restrictive covenants of record provide that a majority of the lot owners may change the covenants by recording an instrument for that purpose.

NOW, THEREFORE, in consideration of the advantage to accrue through the modification of the 1963-1965 restrictive protective covenants, and other good and valuable considerations unnecessary to recite here in full, the undersigned lot owners or home owners in the Ponderosa Subdivision, do hereby covenant and agree to amend the restrictive covenants of record, to read as follows:

AAO

1. That notwithstanding any other provisions in the present Restrictive Covenants of record to the contrary, any single or multi-story dwelling house shall not be constructed of less than 1600 square feet, excluding the porches, garages and utility rooms.

2. That the dwelling construction price range fixed in the Restrictive Covenants of record are hereby stricken altogether as being totally unrealistic in the current year of 1992.

3. The quality of materials and workmanship provided in the 1963-1965 restrictive covenants of record, are hereby reaffirmed.

WITNESS our signatures, on this, the \_\_\_ day of August, A.D., 1992.

<u>Theresa J. Dennis</u>	<u>2600 Sprain Drive (2 lots)</u>
<u>Frank J. Dennis</u>	<u>2600 Sprain Drive (2 lots) (1st lot)</u>
<u>Marie R. Liddell</u>	<u>2701 Marie Drive (2 lots)</u>
<u>Richard A. Casio</u>	<u>2701 Marie Drive (2 lots)</u>
<u>D. Sue Holbertson</u>	<u>1018 Shirley Dr</u>
<u>Henry R. Adams</u>	<u>2800 Victoria Dr. Dreaming</u>
<u>William R. Holland</u>	<u>2818 Victoria Pkwy</u>
<u>Walter R. Holland</u>	<u>" "</u>
<u>John &amp; Bernie Hollister</u>	<u>207 Laura Pkwy</u>
<u>Devin Dargatzis</u>	<u>" "</u>
<u>Catherine McLaugh</u>	<u>2609 Stobman Past 1 1992</u>
<u>Edward McLaugh</u>	<u>2610 Stobman Past 1 1992</u>
<u>Ellen Stobin</u>	<u>2603 Nevins Dr. Past 1 1992</u>
<u>Kathleen N. Jones</u>	<u>" " "</u>
<u>Wayne R. Jones</u>	<u>2116 Debra Blvd.</u>
<u>Mark &amp; Sandy Stone</u>	<u>2702 Rogers St</u>
<u>Robert &amp; Din Sumner</u>	<u>2905 Fieldman</u>
<u>Judith C. Kuech</u>	<u>10000 Diller Dr.</u>
<u>Judith C. Kuech</u>	<u>2818 Nina Dr.</u>
<u>Dr. Q. Pairs</u>	<u>2977 Shandy Dr.</u>
<u>Cynthia J. Dyle</u>	<u>2047 49 section 2</u>
<u>Annette Dauken</u>	<u>2515 Hickman St.</u>
	<u>2806 Victoria Drive</u>
	<u>2903 Hickman Ave</u>

575/441

Gerald D. Casper  
 Judy Spetner  
 Mike Weyer  
 Bette R. King  
 Dale & Mary Evans  
 Bob & Tommy Mackay  
 Barbara E. Cooper  
 Donald Post-Track  
 Mrs. D. Speck  
 Bill & Nancy Baucum  
 Stella & Douglas  
 Margaret Macaluso  
 Barbara J. Macaluso  
 Bill & Nancy  
 James & Margaret  
 2  
 Al & Aggie  
 Florence & Aggie  
 Matt & Lois  
 Ann C. Spaulding  
 James & L. Kelly  
 Margaret-Darvigne  
 William M. Smith  
 Richard & Mrs. Roberts  
 Donald & Linnie Albritton  
 William & Betty  
 Paul & Betty  
 Ann & Frank R. Busby  
 Thomas & Suzanne  
 DAVID SPIERS W. Quinn  
 Barbara  
 David & Sherry Gordon  
 Beulah & Mary King  
 Quady & Douglas

2903 Hickman  
 2605 Main Dr.  
 2603 Main Dr.  
 2901 Victoria Dr.  
 629 Charlotte Ave.  
 701 Charlotte Drive  
 2404 Williams Lane  
 2403 Spence Ave.  
 2815 Shirie Dr.  
 1014 Shirie Dr.  
 2814 Windmill Dr.  
 2803 Charlotte Dr.  
 2805 Victoria Dr.  
 2409 Spence, Fort St 69  
 2409 Spence, Fort St 69  
 2403 Wickman  
 2403 Hickman  
 2614 Main Dr.  
 2802 Williams  
 2608 Hickman Ave.  
 1102 Douglas-St  
 2801 Victoria Drive  
 2602 Main Drive  
 2701 Victoria Dr.  
 2804-Kirkman Ave.  
 1700 Victoria Dr.  
 2809 Main Dr.  
 1014 Shirie Drive  
 2703 Victoria Drive  
 1007 Shirie Dr.  
 2407 Hickman Ave.  
 2404 Laura  
 2804 Main Dr.

575/042

Diana B Street

1008 E Charlotte Dr.

2613 Ferguson St.

2104 Victoria Dr.

2206 Victoria Dr.

2707 Victoria Dr.

2401 Wickham Ave.

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

5/15  
443

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the above signed lot and home owners in the Ponderosa Subdivision, who acknowledged that they signed, executed and delivered the foregoing instrument of writing on the day and year and for the purposes therein mentioned as their own voluntary act and deed.

GIVEN under my hand and seal of office, on this, the 15<sup>th</sup> day of August, A.D., 1992.

Diana L. Miller  
NOTARY PUBLIC



My Commission Expires:  
8-9-93

MISSISSIPPI  
I hereby certify the foregoing instrument was filed for record in  
Pearl River County, Mississippi, on the 15<sup>th</sup> day of August, 1992 at 8:30 o'clock A.M.  
and was duly recorded in Deed Record No. 375 of Book 443  
and of 102 pages on page 102  
I have affixed my hand and seal of office this 15<sup>th</sup> day of August, 1992  
Diana L. Miller  
Notary Public

Wesley J. Miller  
P.O. Box 942  
Pearl River, MS

575  
444

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

AMENDMENT TO  
RESTRICTIVE COVENANTS  
PONDEROSA SUBDIVISION  
PARTS I AND II

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WHEREAS, Builders Investment Company, Inc., Pasco Development, Inc., and Ponderosa Builders, Inc., jointly prepared and recorded an Amended to said Protective Easements, Ponderosa Subdivision, Part II, June 2, 1965, and recorded in Land Deed Book No. 175 at page 376, et seq.; and

WHEREAS, the majority of the owners of the 144 lots in Part I and 131 lots in Part II, find there is a dire need to amend the restrictive covenants in the entire Ponderosa Subdivision, City of Picaune, Pearl River County, Mississippi, for the purpose of updating and modernizing the covenants to conform to present day needs of the home owners and their investments in their homesteads; and

WHEREAS, the restrictive covenants of record provide that a majority of the lot owners may change the covenants by recording an instrument for that purpose.

NOW, THEREFORE, in consideration of the advantage to accrue through the modification of the 1963-1965 restrictive protective covenants, and other good and valuable considerations unnecessary to recite here in full, the undersigned lot owners or home owners in the Ponderosa Subdivision, do hereby covenant and agree to amend the restrictive covenants of record, to read as follows:

575  
445

1. That notwithstanding any other provisions in the present Restrictive Covenants of record to the contrary, any single or multi-story dwelling house shall not be constructed of less than 1600 square feet, excluding the porches, garages and utility rooms.

2. That the dwelling construction price range fixed in the Restrictive Covenants of record are hereby stricken altogether as being totally unrealistic in the current year of 1992.

3. The quality of materials and workmanship provided in the 1963-1965 restrictive covenants of record, are hereby reaffirmed.

WITNESS our signatures, on this, the \_\_\_\_ day of August, A.D., 1992.

Michael M. Miller

2603 Wickham Ave.

Michael Pearson

2905 Victoria

Robert S. Powell

2701 Wickmore

Thomas S. Pridle

2813 Duane

Robert S. Pridle

1010 Whitley Dr.

BY PRESIDENT, D. MARK HUEY

PO BOX 848, Presque

D. Mark Huey

\_\_\_\_\_

LOTS 5, 12, 13, 19, 20, 23, 34, 46,

\_\_\_\_\_

47, 49, 51, 57, 59, 60, 65, 68, 112,

\_\_\_\_\_

115, 116, and 117, Part One

\_\_\_\_\_

lots 31, 34, 36, 51, 53, 56, 59, 60,

\_\_\_\_\_

61, 94, 95, 96, 97, 98, 108, 111, 112,

\_\_\_\_\_

113, 118, 119, 120, and 125, Part Two

\_\_\_\_\_

Franklin J. Quinn

1012 Shirley Dr.

Donald G. Anderson

2408 Wickmore Ave.

Patricia Smith

2814 Wickmore Avenue

John A. Hotten

2812 Dixie Drive

William S. Sawicki

2802 Victoria

Paul A. Thomas Power

330 GARLOTT

Ann Marie Taylor

2611 Wickmore

Allen & Charles Wang

2807 Nevada

Henry & Kelly Johnson

\_\_\_\_\_

575 Ave	
Walter J. Melvin (Dimple)	2812 Main Dr.
Lucas Knudsen & Susan Knudsen	1011 Union Road
Robert A. and Vicki M. Hiest	2807 Victoria Dr.
Debra P. Ryke	2706 Main Dr
Thomas C. Justice	1013 Victoria Dr
Karin and Ed Kelly	2805 Victoria Dr
Lea Mae Colburn	2612 Rogers Dr
Henry J. Ferguson	2610 Victoria Dr
<del>Kimberly E. Johnson</del>	983 SHERWOOD LOT #50
Edna Howard	1006 Skidway Dr
Henry R. Probst	2905 Franklin Ave
Scott Skumbaris	2709 Rogers St
W.E. Bennett	2617 NINA DR
Janet M. Johnson	2809 Victoria Dr.
James W. Erickson	2402 Hickman Ave
Henry Madsen	1003 UNION RD
ILIA MESSER	2604 Main Dr.
Keneth S. B. S.	2618 Jacobsen Road #11
Faye L. Hansen	2408 Hickman Ave.
Harold H. Norstrom	900 Charlotte Dr. #21
Mary Ann Reed	- - - #23
Jane (Hilken) Pat #23	- - - #24
Jane Hilken	- - - #25
Jane Hilken	- - - #26
John F. Hilken	
Angela R. Beran	2810 NINA DR.
Wesley C. Murphy	2810 DIXIE
Wesley J. Jensen	2708 Victoria Ave.
Stephen M. Jordan	1019 Steady Dr. 08 12728, 9 (4)
George A. Andersen	2411 LINA St.
Mrs Ma Robert & Selma	2806 Victoria Ave #2019
Ma & Mrs. David & Helen	2811 Victoria Dr. #2015 + 2018 - 2522
Harold Johnson	1102 Douglas St.
Wm. Taylor Thomas	618 Charlotte Dr
Ray Adams	623 Charlotte Dr.





575/448

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the above signed lot and home owners in the Ponderosa subdivision, who acknowledged that they signed, executed and delivered the foregoing instrument of writing on the day and year and for the purposes therein mentioned as their own voluntary act and deed.

GIVEN under my hand and seal of office, on this, the 13<sup>th</sup> day of August, A.D., 1992.

Diane L. Miller  
NOTARY PUBLIC



My Commission Expires:

8-9-93

Notary certify the foregoing instrument was filed for record in the Pearl River County day of August 1992 at 8:33 o'clock A.M. and the same is now duly recorded in Deed Record No. 575 on Page 111-112.  
I have placed my hand and seal of office this 13<sup>th</sup> day of August 1992 at 10:29 o'clock A.M. in the City of Rose State of Mississippi.

Diane L. Miller  
Notary Public

Diane Miller  
PO Box 942  
Pearl River  
MS  
pd