



**Pearl River County, MS**

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STATE OF MS  
COUNTY OF Pearl River

INDEXING INSTRUCTIONS: Pt of NE, NE, 36-2S-17W, PRC, MS

**Declaration of Covenants, Conditions and Restrictions for 38 acres  
along El Shaddai Road, Poplarville, MS 39470**

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

P.O. Box 143  
Poplarville, MS 39470

THIS DECLARATION OF COVENANTS IS MADE THIS 17<sup>th</sup> day of March 2020 BY CHARLES A.  
SIDOCK (HEREINAFTER REFERRED TO AS "OWNER/DECLARANT").

WHEREAS, Declarant desires to provide a flexible and reasonable procedure for the overall consistent aesthetics and a community of minifarms of homes and limited farming activity without offensive activity or odors.

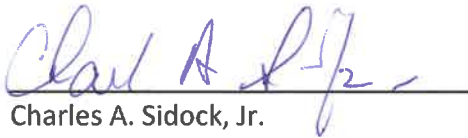
NOW, THEREFORE, Declarant hereby declares that all of the Properties described, identified and designated as Lots 1-5 on the attached plot shall individually be subject to the following covenants, conditions, and restrictions (Covenants) as effective against the described Properties

and Owners and their Heirs, Successors, Successors-in-title and Assigns. These Covenants shall insure the benefits of each lot 1-5 as follow:

1. All Lots shall be used for single family residential purposes, and limited farming activity,
2. This property may not be subdivided into small tracts
3. Each lot shall be kept in a clean and sightly condition.
4. All residences must have a minimum of 1400 square feet of heated and cooled living space under roof
5. All residences must be completed with one (1) year from the date of construction is commenced.
6. No structure of a temporary character, (including but not limited to mobile home, basement, tent, shack, garage, barn or other out building), shall be used on any lot at any time as either temporary or permanent residence. A travel trailer (camper trailer) or FEMA trailer may be used ONLY during the time of construction of a residence but no longer than the construction time or one (1) year, whichever comes first.
7. Camper trailer, boats, horse trailers, utility trailers and the like may be kept on the property, but must be stored behind the residences in a sightly manner and out of sight from the view of the road or lake.
8. No commercial or industrial business shall be done on any part of this property.
9. No structure shall be erected nearer than 50' from the front boundary line or 25' from the rear or side boundary line. No residential structures to be placed within 75' of edge of the lake. This restriction shall not apply to driveways, mailboxes or fences.
10. All garbage, trash, or other waste of any kind shall be kept in sanitary containers.
11. The accumulation of rubbish or junk on any lot, for any reason whatsoever, is expressly prohibited. No junk or inoperative vehicles, scrap building materials, scrap equipment, old washers or dryers, barrels, machinery, bedding, old tires or the likes is prohibited.
12. No pigs, sheep, or goats are allowed. Horses or cows in a suitable number for the lot size shall be allowed as long as they are kept under adequate fences and sanitary conditions.
13. Piers may be constructed on waterfront lots as long as they don't extend over 16' into the lake. No gas motors shall be allowed in the lake.
14. All waterfront property owners shall have use of the entire lake for fishing and boating. The lake is not subject obligations of maintenance by the Declarant. All lot owners will refrain from polluting the lake and take reasonable action to maintain the water quality for fishing and limited boating as described herein. Property owners are responsible for the guest whom they allow to use the lake. Owners must be present at all times when guest is using the lake, including but not limited to being present in the boat with the guest.
15. All structures will be submitted to the Declarant or their assignee for approval prior to construction. No tract or box type residence will be allowed. It is encourage that the residence be designed in such a manner that it is appealing to the eye from the lake and the road.
16. Any existing structures on the property are exempt, and shall be kept in good repair.

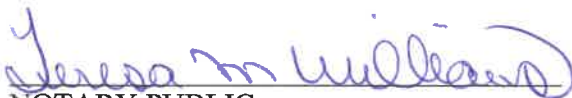
17. By accepting and/or filing a deed which conveys title to any lot within the properties it becomes subject to these covenants.
18. These covenants shall remain in full force and effect for twenty (20) years from the date hereof and shall be automatically extended for successive periods of ten (10) years thereafter unless, prior to any renewal date any instrument signed by not less than two thirds (2/3) of the lot owners is filed for record in the Office of Chancery Clerk of Pearl River County, Mississippi, altering, amending, or terminating these covenants, conditions and restrictions.
19. Invalidation of any one of these covenants, conditions, servitude's or restrictions by judgement, decree or order shall in no way affect any other provisions hereof, which shall remain in full force.

WITNESS our signature, upon the 17<sup>th</sup> day of March 2020.

  
Charles A. Sidock, Jr.

STATE OF MISSISSIPPI  
COUNTY OF PEARL RIVER

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this the 17th day of March 2020, within my jurisdiction, the within named, Charles A. Sidock, Jr., who acknowledged that he/she/they executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:

1-14-24



## EXHIBIT A

Commencing at the Southeast corner of Section 25, Township 2 South, Range 17 West, Pearl River County, Mississippi, said point being a 2 inch liter knot; thence South 88 degrees 32 minutes 35 seconds West 50.01 feet for the point of beginning; thence South 00 degrees 00 minutes 06 seconds West 1309.55 feet to a point in a fence; thence South 89 degrees 24 minutes 19 seconds West along said fence 1353.24 feet to a 3/4 inch iron pipe; thence North 16 degrees 48 minutes 38 seconds East 1048.20 feet; thence North 35 degrees 28 minutes 27 seconds East 813.79 feet; thence South 63 degrees 31 minutes 04 seconds East 239.99 feet to a 1/2 inch iron pipe; thence North 76 degrees 56 minutes 21 seconds East 14.19 feet; thence North 86 degrees 50 minutes 16 seconds East 200.10 feet to a 1/2 inch iron pipe; thence North 25 degrees 22 minutes 07 seconds East 75.73 feet; thence North 42 degrees 30 minutes 31 seconds East 60.09 feet ; thence North 86 degrees 34 minutes 13 seconds East 75.91 feet to a 1/2 inch iron pipe; thence South 00 degrees 04 minutes 50 seconds West 367.01 feet to the point of beginning. This parcel being a part of the Southeast Quarter of the Southeast Quarter of Section 25, and a part of the Northeast Quarter of the Northeast Quarter of Section 36, all in Township 2 South, Range 17 West, Pearl River County, Mississippi.

AND

Right-of-way and easement fifty(50) feet in width over and across the following described property, to-wit:

Beginning at the Southeast corner of Section 25, Township 2 South, Range 17 West, Pearl River County, Mississippi, thence North 00 degrees 04 minutes 50 seconds West 1609.10 feet to the centerline of a public road; thence North 83 degrees 47 minutes 28 seconds West 50.30 feet on and along said centerline; thence South 00 degrees 04 minutes 50 seconds East 1615.82 feet ; thence South 00 degrees 00 minutes 06 seconds West 1309.55 feet ; thence North 89 degrees 24 minutes 19 seconds East 50 feet; thence North 00 minutes 00 seconds 06 inches East 1310.30 feet to the Place of the Beginning and being a 50 foot right-of-way parallel and adjacent to the East line of Sections 25 and 36, Township 2 South, Range 17 West, Pearl River County, Mississippi

LESS AND EXCEPT

A part of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 2 South, Range 17 West, Pearl River County, Mississippi, and being more particularly described as follows: Begin at an iron rod marking the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 36, thence North 89 degrees 49 minutes 02 seconds West 50.00 feet to an iron rod; thence North 00 degrees 07 minutes 20 seconds East 255.84 feet to an iron rod on the east margin of El Shaddai Road (as now laid out and maintained), thence along said margin the following courses: North 27 degrees 9 minutes 15 seconds East 18.70 feet; thence North 23 degrees 25 minutes 30 seconds East 58.63 feet; thence North 15 degrees 55 minutes 34 seconds East 51.03 feet; thence North 08 degrees 47 minutes 33 seconds East 28.93 feet to an iron rod; thence leaving said margin South 00 degrees 07 minutes 20 seconds West 404.07 feet, to the Point of Beginning, containing 0.36 acres, more or less, in the above said Section, Township, and Range