

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)</u>
<u>Marie R. Liddell</u>	<u>2701 Marie Drive (2 lots)</u>
<u>Richard A. Liddell</u>	<u>2701 Marie Drive (2 lots)</u>
<u>D. Sue Robertson</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>Thomas R. Holland</u>	<u>" "</u>
<u>John & Lisa McAllister</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>2603 Nevins Dr. Sub 14</u>
<u>Ellen Jordan</u>	<u>" "</u>
<u>Kathleen N. Jones</u>	<u>2116 Debra Blvd.</u>
<u>Wayne R. Jones</u>	<u>2702 Rogers St.</u>
<u>Mark & Sandy Stone</u>	<u>2905 Fieldman</u>
<u>Robert & Din Sumner</u>	<u>10000 Oliver Dr.</u>
<u>Judith C. Kuech</u>	<u>2818 Nina Dr.</u>
<u>Judith C. Kuech</u>	<u>297 Shady Dr.</u>
<u>Dr. Q. Pairs</u>	<u>Sub 49 section 2</u>
<u>Cynthia J. Dyle</u>	<u>2515 Hickman St.</u>
<u>Annette Darken</u>	<u>2806 Victoria Drive</u>
	<u>2903 Hickman Ave</u>

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Edward J. Caspary
 Judy Spatzman
 Mike Meyer
 Robert R. King
 Dale & Mary Evans
 Robert & Tommy Murphy
 Barbara E. Cooper
 Donald Post-Track
 Mrs. D. Speck
 Bill & Nancy Baucum
 Stella & Douglas
 Margaret Macaluso
 Barbara J. Macaluso
 Bill & Nancy
 James J. Meyer
 2
 Al & Aggie
 Florence & Aggie
 Matt & Lois
 James E. Spatzman
 James W. Kelly
 Margaret-Darvigne
 William M. Smith
 Richard & Mrs. Kennedy
 Donald & Linnie Albritton
 Kathleen & Ed
 Paul & Betty
 Alice & Frank R. Busby
 Thomas & Suzanne
 DAVID SPIERS W. Quinn
 Barbara
 David & Sherry Gordon
 Beulah & Mary King
 Judy King

2903 Hickman
 2605 Main Dr.
 2603 Main Dr.
 2901 Victoria Dr.
 629 Charlotte Ave.
 701 Charlotte Drive
 2404 Williams Lane
 2403 Spenser Ave.
 2815 Shirie Dr.
 1014 Shiloh Dr.
 2814 Shiloh Dr.
 2803 Charlotte Dr.
 2805 Victoria Dr.
 2409 Spenser, Fayette 69
 2409 Spenser, Fayette 69
 2403 Nickman
 2403 Nickman
 2614 Main Dr.
 2802 Victoria Dr.
 2802 Victoria Dr.
 2409 Spenser, Fayette 69
 2608 Hickman Ave.
 1102 Douglas-St.
 2801 Victoria Drive
 2602 Main Drive
 2701 Victoria Dr.
 2804-Nickman Ave.
 1700 Victoria Dr.
 2809 Main Dr.
 1014 SHIRLEY DRIVE
 2703 VICTORIA DRIVE
 1007 Shiloh 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

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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 15th 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 15th day of August, 1992 at 8:30 o'clock A.M.
and was duly recorded in Deed Record No. 375 of Book 443
of the 102 day of August, 1992
and of 102 pages on page 15
I have done my duty and seal of office this
Russ
Notary Public

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

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STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER

AMENDMENT TO
RESTRICTIVE 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 226, 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 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:

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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 W. Thomas Power

330 GARLOTT

Ann Marie Taylor

2611 Wickmore

Allen & Charles Wang

2807 Nevada

Henry & Kelley Johnson

575 Garb	
Walter J. Melvin (Dimple)	2812 Main Dr.
Lucas Knudsen & Susan Knudsen	1011 Union Road
Robert A. and Vicki M. Hiet	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. Jorgensen	2610 Victoria Dr
Kimberly E. Jorgensen	983 SHERWOOD LOT #50
Edna Howard	1006 Skidway Dr
Henry R. Peden	2905 Franklin Ave
Scott Skumbar	2709 Rogers St
W.E. Penick	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.
Marion H. Norstrom	900 Charlotte Dr. #21
Mary Ann Reed	- - - #23
Jane (Hilken) Pat #23	- - - #24
Jane Hilken	- - - #25
Jane Hilken	- - - #26
Janet Hilken	2810 NINA DR.
Janet Hilken	2810 DIXIE
Janet Hilken	2708 Victoria Dr.
Janet Hilken	1019 Steady Dr. 08 12728, 9 (4)
Janet Hilken	2411 Emma St.
Janet Hilken	2806 Victoria Ave #2019
Janet Hilken	2811 Victoria Dr. #2015 + 2018 - 2522
Janet Hilken	1102 Douglas St.
Janet Hilken	618 Charlotte Dr
Janet Hilken	623 Charlotte Dr.

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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 13th 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 added my hand and seal of office this 10th day of August 1992.

Russie DeCatherina

Diane Miller
PO Box 942
Pearl River
MS
pd