

COUNTY OF PEARL RIVER

2002 MAY 28 AM 11: 29

DECLARATION OF PROTECTIVE COVENANTS FOR  
ALISON LANDING SUBDIVISION, PHASE ONE

CHANCERY CLERK

THIS DECLARATION made, executed and declared upon the date hereinafter set forth by James H. Alison and wife, Frances P. Alison, the owners of the following described real property being identified as Alison Landing Subdivision, Phase One, as per official map or plat on file in the office of Chancery Clerk of Pearl River County, Mississippi.

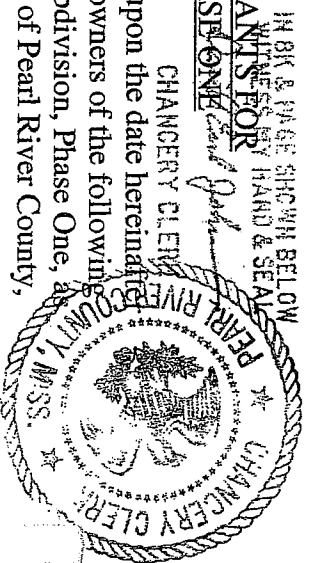
PURPOSE

The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby secure to each site owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

DECLARATION

We, the undersigned fee owners of the hereinabove described real property, hereby make the following declarations as to limitations, restrictions, and uses to which the land and/or parcels thereof may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land, and shall be binding on all parties and all persons claiming any right, title, or interest in said land, and all persons claiming under them, to wit:

1. All lots shall be used for single family residential purposes.
2. No lot shall be divided into smaller parcels except to provide a larger building site.
3. All residences constructed on any lot shall be fully finished dwellings of generally accepted building material and constructed according to general methods of construction, using conventional materials and must be completed within 12 months from the date construction is commenced.
4. Each dwelling shall be constructed with at least a total of 1,000 square feet under roof.
5. Any separate structure such as equipment sheds, animal shelters, greenhouses, or



- storage buildings must be placed to the rear of the dwelling. Such structures shall not be constructed or used until the dwelling on the lot is completed or under construction.
6. No structure shall be constructed or placed nearer than 30 feet from the front boundary, 7 feet from the side boundary line and 25 feet from the rear boundary line.
7. No noxious, immoral, illegal or offensive activity shall be conducted on any lot not shall anything be done thereon which may be or become an annoyance or nuisance to the public.
8. All garbage, trash or other waste of any kind shall be kept in sanitary containers.
9. No lot shall be used for the storage of or maintained as a dumping ground for rubbish or junk. Rubbish and junk is defined as but not limited to abandoned automobiles, trucks, tractors, scrap building material, old appliances, cans, barrels, boxes, pipes, tin, bottles, glass, old iron, paper and or tires.
10. No animals may be kept or raised on any lot for breeding or commercial purposes. All pets shall conform to the City of Picayune regulations concerning pets.
11. The discharge of firearms within Alison Landing Subdivision unlawful and expressly prohibited.
12. In the event a dwelling or appurtenant structure is damaged or destroyed by fire or act of God, owner shall repair, replace or completely remove the damaged or destroyed dwelling or structure within 12 months.
13. Developer reserves unto itself, its successors and assigns as easement or right of way twenty (20) feet in width adjacent to the county road and the purposed road and seven and one half (7 1/2) feet in width along the side boundary lines of all lots for the purpose of installation and maintenance of utilities and for drainage. A special fifteen (15) feet utility easement is reserved on lot one as shown on the filed plat.
14. Each lot owner shall be required to plant at least one hardwood tree in the front yard but are encouraged to plant more for beautification purposes.

WITNESS the signature of James H. Alison and Frances P. Alison upon this the \_\_\_\_\_ day of 05/02, A.D., 2002.

By:   
James H. Alison

By: Frances P. Allison BOOK 792 PAGE 498  
Frances P. Allison

Notary Public Johnnie Marie Hubbs Date 4-13-02

My commission expires 9-10-05



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