

PROTECTIVE COVENANTS FOR OAK LEAF ESTATES DEVELOPMENT

1. No lots shall be re-subdivided.
2. All lots shall be used for single family residential purposes.
3. No fences shall be allowed in the front yards of any lots. Fences may only be constructed to the rear of the front corners of the house. Fences in the back and side yards shall be made of wood, vinyl, masonry, stucco or chain link only. No other type of wire fences shall be allowed.
4. Any separate structure such as equipment sheds, animal shelters, greenhouses or storage buildings must be placed to the rear of the dwelling.
5. No dwelling or accessory structures, erected or to be erected, shall be used directly or indirectly for trade or business. Commercial or industrial use of any part of this property is prohibited.
6. No structure shall be constructed or placed nearer than fifteen [15] feet from the side and rear boundary lines. This restriction shall not apply to driveways, mailboxes or fences.
7. All lot owners shall be required to obtain water service from Pearl River Central Water Association or it's successor in interest.
8. No noxious, immoral, illegal or offensive activity shall be conducted on any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the public.
9. Property owners shall maintain their lots by periodic mowing of the grass to maintain a clean and sightly appearance.
10. All garbage, trash or other waste of any kind shall be kept in sanitary containers. All equipment used for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. No large animals, livestock, goats, swine or poultry shall be bred, kept or raised on any lot except dogs, cats or other household pets may be kept, provided that they are not bred, kept or raised for any commercial purpose, but rather for the personal enjoyment of the family residing thereon. All animals which are permitted under this clause, shall be kept under adequate fence and sanitary conditions so that they will not cause any damage, nuisance or inconvenience to the neighbors.

12. The discharge of firearms within Oak Leaf Estates Development is expressly prohibited.

13. 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 six [6] months from the date of occurrence.

14. DURATION: These covenants shall remain in full force for Twenty Five [25] years from the date hereof and shall be automatically extended for successive periods of Ten [10] years thereafter unless, prior to any renewal date an instrument signed by not less than 2/3 of the property owners if filed for record in the Office of the Chancery Clerk of Pearl River County, Mississippi, altering, amending or terminating these covenants, conditions and restrictions.

15. INVALIDATION: Invalidation of any covenant by judgement or court order shall in no way effect the validity of other restrictions which shall remain in full force and effect.

WITNESS the signature of Oak Leaf Properties of Mississippi, a Mississippi Corporation, upon this, the 5th day of November, A.D. 2006.

OAK LEAF PROPERTIES OF MISSISSIPPI, LLC
A Mississippi Corporation

by, 
James R. Brouillette