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minutes and a tangent distance of 50.00 feet; thence run around the curve to the left a distance of 97.63 feet to the P.T. of the curve; thence run South 75 degrees 45 minutes West 47.70 feet to the P.C. of a curve which has an external angle of 10 degrees 30 minutes and a tangent distance of 50.00 feet; thence run around the curve to the right a distance of 99.80 feet to the P.T. of the curve; thence run South 86 degrees 15 minutes West 159.09 feet to the center of a cul-de-sac whose radius is 50 feet for the Point of Ending of the road centerline survey. The road right-of-way extends 25 feet to the right and 25 feet to the left of the above described road center-line.

Grantors also reserve unto themselves and convey unto Grantees a non-exclusive perpetual right of way easement being 50 feet in width on, over and across all existing roads that connects the above described property to Caesar Road.

Subject to that certain easement unto Coast Electric Power Association, dated March 10, 1989, and found of record in Book 512, Pages 115-116, of the Land Deed Records in the office of the Chancery Clerk of Pearl River County, Mississippi.

This conveyance is made subject to any and all prior reservations of the oil, gas and other minerals in, on and under the above described property, together with the rights of ingress and egress for the purpose of exploring for, mining, removing, and marketing all of such said products from said land, as reserved by the predecessors in title of the Grantors herein.

This conveyance is also made subject to any and all public road rights of ways and/or easements, located on, over and across the above described property, or shown by the Land Deed Records on file in the office of the Chancery Clerk of Pearl River County, Mississippi. All rights of reversion to all such rights of ways and/or easements, if any, are hereby conveyed to the Grantees herein named.

This conveyance is further made subject to any and all rights of ways and/or easements, for public utilities, in, on and under the above described property.

This conveyance is also made subject to, and there is excepted from the warranty hereof, the 1992 ad valorem taxes, which taxes the Grantors and the Grantees herein have pro-rated.

This conveyance is further made subject to the following restrictions and covenants that shall run with the land, to-wit:

1. The above described land and all parcels in Woodridge Estates are intended to be used for single family residence purposes, and not more than one residence shall be built on a parcel.

2. The above described property shall not be subdivided by purchasers, their heirs, successors, and assigns.
3. All residences constructed on any parcel of the above described property shall be fully finished dwellings of generally accepted building materials and constructed according to conventional methods of construction, using conventional materials, and completed within six (6) months from the commencement of construction.
4. No timber may be cut without written permission of Granville Pearson, his heirs, successors, and assigns until Deed of Trust securing purchase price is paid and is totally satisfied. Any and all oaks trees located on the above described property shall not be cut or removed from said premises and these oaks may be altered or trimmed only so as to maintain the health and esthetic value of said trees.
5. The above described property is intended for residential use only and no parcel shall be used in whole or in part for any commercial or industrial purpose. No noxious or offensive activity shall be carried on upon any parcel which may be or become an annoyance or nuisance to the neighborhood, nor shall any parcel be used in any way for any purpose which may endanger the health or unreasonably disturb the owner or occupant of any other parcel. All parts of all parcels shall be maintained in a sanitary and neat condition free from rubbish, junk, wrecked or disabled vehicles, trash, debris, used or unusable tools and equipment or other unsightly or unsanitary material.
6. No used building of any kind may be moved onto any parcel in Woodridge Estates. No residential built-in-place structure shall be permitted upon any parcel, the heated floor area of which, exclusive of basements, porches and garages, is less than 1,800 square feet. No building shall be located closer than seventy-five (75) feet from the center line of any road nor nearer than twenty-five (25) feet to any side or rear parcel line. All buildings or structures must conform to all requirements of all applicable zoning, housing, plumbing, electrical, and health laws, rules and regulations, and must be in conformity with any other applicable requirements of all State, County, or local authorities. No mobile homes shall be located on the above described land at any time.

7. No travel trailer, basement, tent, shack, garage, barn, or other out-building shall be used as a residence. If placed upon any parcel of the above described property, any of the above must be placed to the rear of the residence. Any separate structures, such as equipment, sheds, animal shelters, greenhouses, out-buildings, or storage buildings must be placed to the rear of the dwelling.

8. Any culverts required for purchasers to attain access to their parcel must be installed at purchaser's expense and sized as required by the Pearl River County Engineer.

9. There is no obligation on Granville Pearson for maintenance of any roads situated on the above described property. It is hereby further agreed that the said Granville Pearson shall not be responsible for the maintenance of any water system or installation or maintenance of any sewerage disposal system to the above described property.

10. No farm animals or fowl, such as horses, goats, hogs, chickens, cattle, etc. may be kept for any purpose on any parcel.

11. These covenants shall be binding on and cannot be removed from the above described land for a period of ten (10) years from the date hereof, after which time they will continue in full force and effect until revoked by unanimous agreement of all of the then owners of the property.

12. Enforcement shall be by action at law or in equity against any person or person violating or attempting to violate any of these covenants. The party bringing the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, and in the event that he is the prevailing party, such sums as the court may adjudge to be reasonable for the services of his attorney.

13. There is hereby reserved unto Granville Pearson, his successors, or assigns, the easement or right-of-way described as follows, to-wit:

Commence at the Northeast corner of Section 17, Township 6 South, Range 16 West, Pearl River County, Mississippi, and then run South 01 degrees 25 minutes West 108.9 feet; thence run South 53 degrees 49 minutes West 530.2 feet to the Point of Beginning; thence from said Point of beginning run along the Northeastern right-of-way of Woodridge Road as follows: North 36 degrees 00 minutes West 343.3 feet; North 41 degrees 30 minutes West 399.8 feet; North 16 degrees 15 minutes West 61.7 feet; North 32 degrees 16 minutes East 61.5 feet; North 56 degrees 15 minutes East 68.9 feet; North 32 degrees 45 minutes East

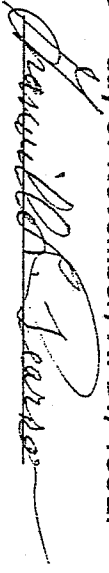
140.61 feet; North 37 degrees 29 minutes West 262.2 feet to the Southern right-of-way of Caesar Road; thence run South 56 degrees 15 minutes West along Caesar Road 65 feet; thence run along the Southwestern right-of-way of Woodridge Road as follows: South 79 degrees 02 minutes East 21.73 feet; South 37 degrees 30 minutes East 173.3 feet; South 13 degrees 30 minutes East 58.9 feet; South 32 degrees 45 minutes West 58.9 feet; South 56 degrees 15 minutes West 68 feet; South 32 degrees 03 minutes West 102.6 feet; South 02 degrees 23 minutes East 44 feet; South 27 degrees 09 minutes East 61 feet; South 41 degrees 30 minutes East 309.2 feet; South 56 degrees 45 minutes West 102.8 feet; North 71 degrees 12 minutes West 13.08 feet; South 79 degrees 32 minutes West 38.2 feet; South 34 degrees 26 minutes West 38.1 feet; South 10 degrees 22 minutes East 38.3 feet; South 55 degrees 26 minutes East 38.2 feet; North 80 degrees 24 minutes East 38.22 feet; North 35 degrees 10 minutes East 38.2 feet; North 05 degrees 01 minutes East 13.0 feet; North 56 degrees 45 minutes East 110.6 feet; South 41 degrees 30 minutes East 40 feet; South 36 degrees 00 minutes East 340.1 feet; thence run North 53 degrees 49 minutes East 50 feet to the Point of Beginning.

for the establishment and maintenance of road, water pipelines, gas pipelines, electric lines, telephone lines, sewer lines, utility facilities, and surface drainage facilities and any appurtenances thereto, including the right to remove, trim, or cut trees, shrubs, or plants. This reservation is for the purpose of providing for the practical installation of such utilities as and when necessary or desirable to serve said parcels, with no obligation on the part of Granville Pearson, his successors, or assigns.

14. Invalidation or any one of these covenants by judgment or court order in no way shall effect any of the other provisions, which shall remain in full force and effect, nor shall failure to enforce any of the restrictions or limitations contained herein be construed or held to be a waiver thereof or consent to any further or succeeding breach or violation thereof.

15. No fences shall be installed beyond the front of the residence on any parcels.

WITNESS our signatures on this the 27th day of November, A. D., 1992.


GRANVILLE L. PEARSON


MARIE S. PEARSON