

Bill

BOOK 754 PAGE 424

STATE OF MISSISSIPPI
PEARL RIVER CO.
CERTIFY THE INSTRUMENT
WAS FILED AND RECORDED
Page 1
2000 OCT 20 PM 2:49



Protective Covenants for Greystone Estates Subdivision Phase II

In order to protect the health, safety and general welfare of the owners of the property of Greystone Subdivision, the following covenants will run with each deed or title. The following restrictions in items #1 through #6 are the minimum requirements as set forth by Pearl River County for subdivisions and this portion only will be enforceable by Pearl River County.

Item#1: No building permit shall be issued before the sewage and water systems are approved by the appropriate governing authority. Whenever a subdivision is served by a community, central water supply system, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community, central water supply system.

Item#2: Construction of any nature is prohibited in county drainage easement or streets right of way.

Item#3: Lots may not be used for the storage of trash or junk or abandoned vehicles.

Item#4: The minimum finished floor elevation required in areas subject to periodic inundation, flood zones A, shall be indicated.

Item#5: No lot may be further subdivided without approval of the Board of Supervisors and Chancery Court for Pearl River County, Mississippi.

Item#6: Driveways on corner lots shall not be located any closer than (60') sixty feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two streets right of ways intersect.

Item#7: By acceptance of the deed to property located in Greystone Estates Subdivision, the property owner becomes a member of the Greystone Estates Property Owners Association. Greystone Estates Property Owners Association will be formed by the property owners after all property has been sold. The purpose of the Greystone Estates Property Owners Association will be to enforce the covenants of Greystone Estates Subdivision.

Item#8: Single family dwelling homes only will be allowed. Only one home per lot allowed. No mobile homes or modular homes will be allowed. No barb wire, net wire or chicken wire allowed. All fencing on lots and perimeter property lines must be approved by the developer or its assigns.

Item#9: All residences must have a minimum of 1,100 square feet of heated and cooled floor area, exclusive of basements, porches and garages.

Item#10: 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 months from the date construction is commenced. All house plans must be approved by the developer, Greenleaf Resources Inc. or its assigns.

Item#11: No commercial raising of pets or animals allowed. No horses, cattle, pigs, goats, chickens or ducks allowed.

Item#12: Dogs and cats only will be allowed for pets, but must be restrained or kept in a manner that will not be a nuisance or produce obnoxious odors that will be annoying to other property owners. No more than 3 (three) pets per home allowed.

Item#13: Lots are for residential use only, no commercial business allowed, exceptions can be made for persons working out of their homes, but approval must be obtained in writing, from the developer Greenleaf Resources Inc or its assigns.

Item#14: No parking of 18 wheelers in subdivision.

Item#15: Each lot shall be kept in a clean and sightly condition. The developer, or its assigns, shall have the right, but not the obligation, to clean up debris, trash, junk, cut grass or take any other action as it deems necessary to enforce these covenants. If developer, or its assigns, is required to take such action and incurs expenses therefore, developer shall be entitled to impress a lien on the owners land in the office of the Chancery Clerk and file suit in the appropriate court, to recover all damages incurred.

Item#16: All minimum set back lines as outlined on the subdivision plat must be adhered to when building any structures.

Item#17: Individual sewerage disposal systems (septic systems) shall be installed in accordance with the Mississippi State Board of Health regulation.

Item#18: Developer reserves unto itself, its successors and assigns an easement or right of way over a 10 foot strip inside the side, rear and street boundary lines of all lots for the purpose of installation and maintenance of utilities. This reservation is for the purpose of providing for the practical installation of such utilities as and when any public or private utility company may desire to serve said lots with no obligation on the part of the developer to supply such services.

Item#19: These covenants shall remain in force and effect 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 a majority of lot owners and approved by the Pearl River County Board of Supervisors is filed for record in the office of the Chancery Clerk of Pearl River County, MS.; altering, amending, or terminating these covenants, conditions and restrictions.

Item#20: Enforcement shall be by proceedings at law or in equity against any person(s) violating or attempting to violate any covenant, either to restrain violations or to recover damages.

Item#21: Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Witness the signature of Greenleaf Resources, Inc., a Mississippi Corporation upon this the 21st day of August, A.D., 2000.

Greenleaf Resources, Inc., a Mississippi Corporation

By: Edgar L. Vines, Jr. Pres.
Edgar L. Vines, Jr. President

Attest:

Pamela T. Vines
Pamela T. Vines, Secretary

State of Mississippi
County of Pearl River

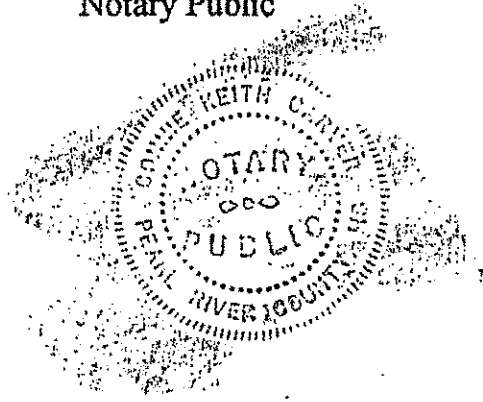
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 21st day of August 2000, within my jurisdiction, the within named, Edgar L. Vines, Jr. who acknowledged that he is President of Greenleaf Resources Inc., a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed he signed, executed and delivered the foregoing Declaration of Protective Covenants for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office, upon this the 21st day of August A.D., 2000.

Connie K. Carver
Notary Public

My Commission Expires:

My Commission Expires: May 24, 2004
Bonded Thru Dixie Notary Service, Inc.



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 21st day of August, 2000, within my jurisdiction, the within named, Pamela T. Vines, who acknowledged that she is the Secretary of Greenleaf Resources, Inc., a Mississippi Corporation, and that for and on behalf of the said corporation, and as its act and deed she signed, executed, and delivered the foregoing Declaration of Protective Covenants for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal of office, upon this, the 21st day of August A.D., 2000.

Connie K. Carver
Notary Public



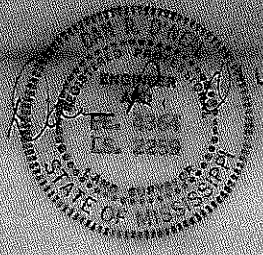
My Commission Expires:

~~My Commission Expires: May 24, 2004~~
Bonded Thru Dixie Notary Service, Inc.

Prepared By:

Greenleaf Resources, Inc.
16 Jaclyn Lane
Poplarville, Ms. 39470
601-795-6990

ATES



SE 1/4-NE 1/4
1/2 SECTION LINE

NE COR. NW 1/4-SE 1/4
SEC. 11, T6S, R16W

DESCRIPTION OF GREYSTONE ESTATES, PHASE II:

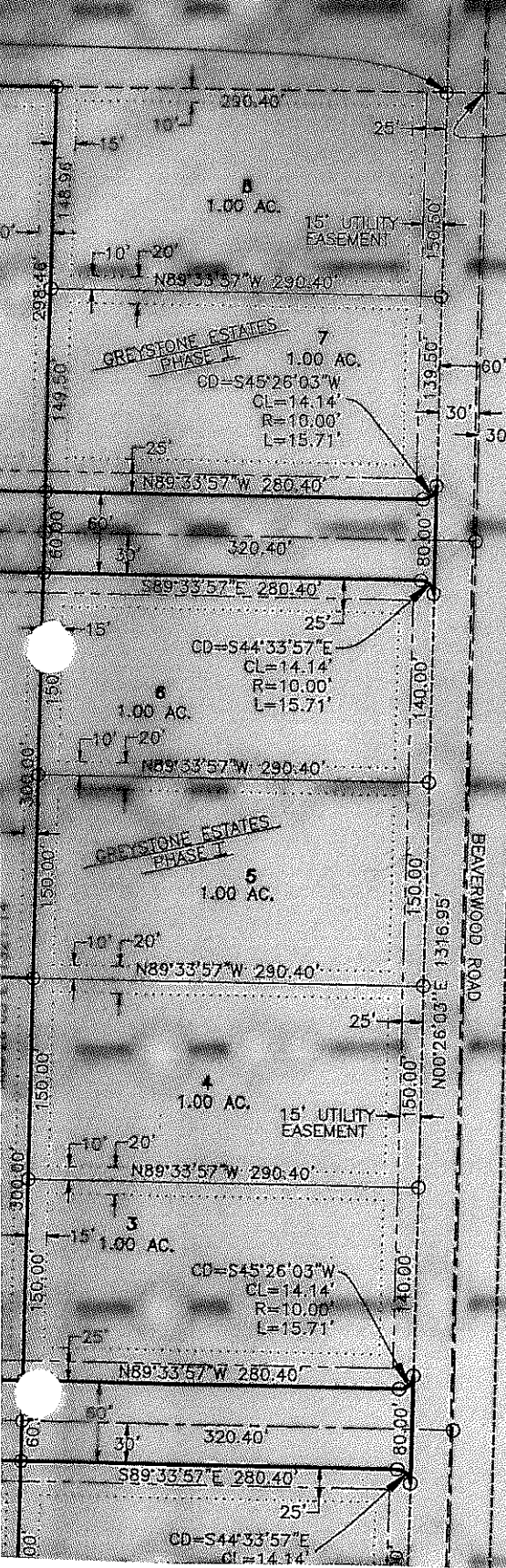
Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 11, Township 6 South, Range 16 West, Pearl River County, Mississippi; Thence North 89 Degrees 18 Minutes 07 Seconds East, a distance of 1021.28 feet to the SW corner of Greystone Estates, Phase I, as per map or plat on file in the Office of the Chancery Clerk, Pearl River County, Mississippi; Thence North 00 Degrees 26 Minutes 03 Seconds East along the West boundary of said Greystone Estates, Phase I, a distance of 302.68 feet to a point located on the South right-of-way of Cambridge Circle; Thence South 89 Degrees 33 Minutes 57 Seconds East along the South right-of-way of said Cambridge Circle, a distance of 280.40 feet to a point; Thence around a curve to the right along the South right-of-way of said Cambridge Circle through an arc distance of 15.71 feet, a chord bearing of South 44 Degrees 33 Minutes 57 Seconds East, a distance of 14.14 feet, a radius of 10.00 feet to a point located on the Western right-of-way of Beaverwood Road; Thence North 00 Degrees 26 Minutes 03 Seconds East along the Western right-of-way of said Beaverwood Road, a distance of 80.00 feet to a point located on the North right-of-way of Cambridge Circle; Thence around a curve to the right along the North right-of-way of said Cambridge Circle through an arc distance of 15.71 feet, a chord bearing of South 45 Degrees 26 Minutes 03 Seconds West, a distance of 14.14 feet, a radius of 10.00 feet to a point; Thence North 89 Degrees 33 Minutes 57 Seconds West along the North right-of-way of said Cambridge Circle, a distance of 280.40 feet to a point located on the West boundary of said Greystone Estates, Phase I; Thence North 00 Degrees 26 Minutes 03 Seconds East along the West boundary of said Greystone Estates, Phase I, a distance of 800.00 feet to a point located on the South right-of-way of Hawthorne; Thence South 89 Degrees 33 Minutes 57 Seconds East along the South right-of-way of said Hawthorne, a distance of 280.40 feet to a point; Thence around a curve to the right along the South right-of-way of said Hawthorne through an arc distance of 15.71 feet, a chord bearing of South 44 Degrees 33 Minutes 57 Seconds East, a distance of 14.14 feet, a radius of 10.00 feet to a point located on the Western right-of-way of Beaverwood Road; Thence North 00 Degrees 26 Minutes 03 Seconds East along the Western right-of-way of said Beaverwood Road, a distance of 80.00 feet to a point located on the North right-of-way of Hawthorne; Thence around a curve to the right along the North right-of-way of said Hawthorne through an arc distance of 15.71 feet, a chord bearing of South 45 Degrees 26 Minutes 03 Seconds West, a distance of 14.14 feet, a radius of 10.00 feet to a point; Thence North 89 Degrees 33 Minutes 57 Seconds West along the North right-of-way of said Hawthorne, a distance of 280.40 feet to a point located on the West boundary of said Greystone Estates, Phase I; Thence North 00 Degrees 26 Minutes 03 Seconds East along the West boundary of said Greystone Estates, Phase I, a distance of 298.46 feet to the NW corner of said Greystone Estates, Phase I; Thence North 89 Degrees 52 Minutes 15 Seconds West, a distance of 1022.04 feet to the NW corner of the NW 1/4 of the SE 1/4 of said Section 11, Township 6 South, Range 16 West, Pearl River County, Mississippi; Thence South 00 Degrees 23 Minutes 36 Seconds West along the West boundary of the NW 1/4 of the SE 1/4 of said Section 11, a distance of 1329.88 feet to the POINT OF BEGINNING. The property contains 13.56 acres more or less, and is located in the NW 1/4 of the SE 1/4 of said Section 11.

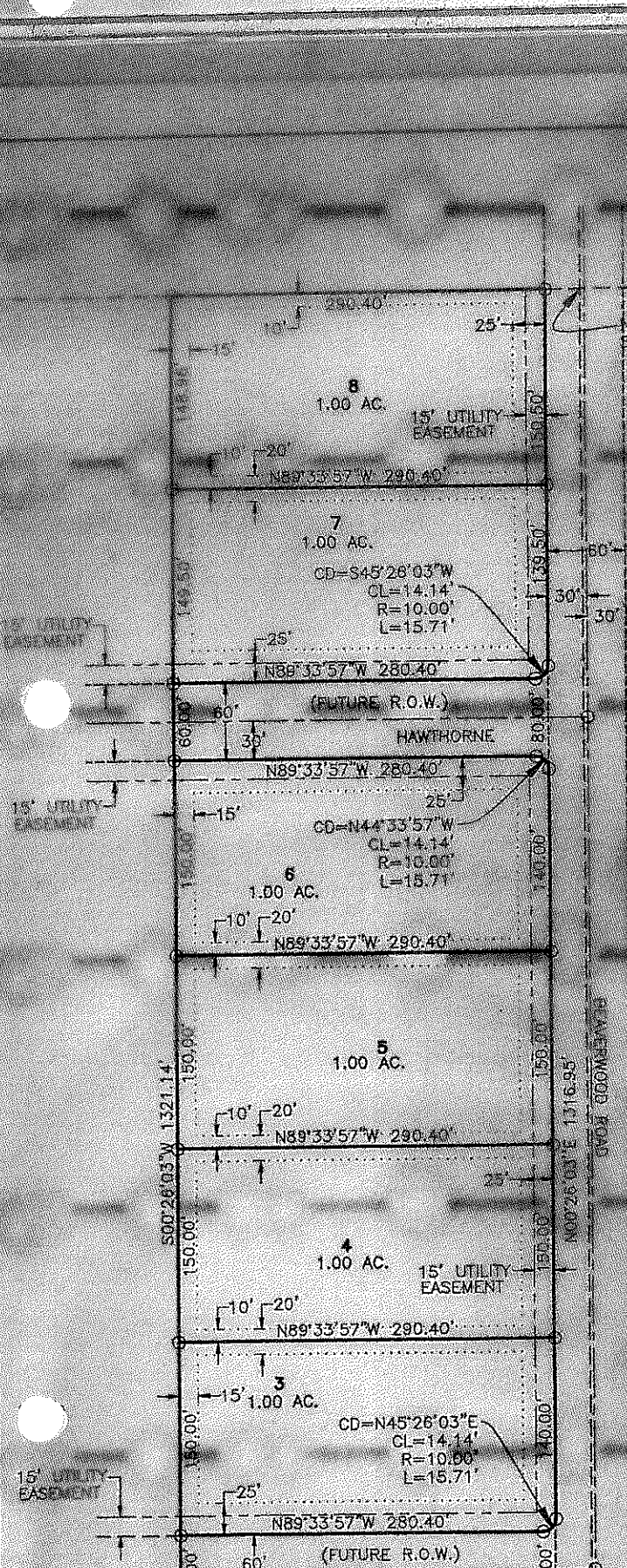
FLOOD STATEMENT:

THIS IS TO STATE THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AND "A" ACCORDING TO THE CURRENTLY EFFECTIVE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 28109C0260 D DATED MAY 17, 1990 AND 28109C0270 D DATED MAY 17, 1990.

NOTES:

REGARDING COVENANTS ON GREYSTONE ESTATES, PHASE II: Covenants filed in the Pearl River County, Chancery Clerks Office under Deed Book 7124 Page No. 424-427
 MINIMUM BUILDING SETBACKS
 Minimum building setback lines for all lots are set





SE 1/4-NE 1/4
 1/2 SECTION LINE
 NE COR. NW 1/4-SE 1/4
 SEC. 11, T6S, R16W.

DESCRIPTION OF GREYSTONE ESTATES, PHASE I
 Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 11, Township 6 South, Range 16 West, Pearl River County, Mississippi; Thence North 89 Degrees 12 Minutes 07 Seconds East, a distance of 1521.28 feet to the true POINT OF BEGINNING; Thence North 89 Degrees 12 Minutes 07 Seconds East, a distance of 290.46 feet to a point located on the West right-of-way of Beaverwood Road; Thence North 00 Degrees 26 Minutes 03 Seconds East along the West right-of-way of said Beaverwood Road, a distance of 1316.95 feet to a point located on the North boundary of the NW 1/4 of the SE 1/4 of said Section 11; Thence North 89 Degrees 52 Minutes 15 Seconds West along the North boundary of the NW 1/4 of the SE 1/4 of said Section 11, a distance of 290.40 feet to a point; Thence South 00 Degrees 26 Minutes 03 Seconds West, a distance of 1321.14 feet to the POINT OF BEGINNING. The property contains 8.78 acres more or less, and is located in the NW 1/4 of the SE 1/4 of said Section 11.

FLOOD STATEMENT:
 THIS IS TO STATE THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" ACCORDING TO THE CURRENTLY EFFECTIVE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 28109C0260 D DATED MAY 17, 1990 AND 28109C0270 D DATED MAY 17, 1990.

NOTES:
 REGARDING COVENANTS ON GREYSTONE ESTATES, PHASE I
 Covenants filed in the Pearl River County, Chancery Clerks Office under Deed Book 737 Page No. 156-160

MINIMUM BUILDING SETBACKS
 Minimum building setback lines for all lots are set forth in covenants filed in the Pearl River County, Chancery Clerks Office under Deed Book 737 Page No. 156-160.
 Front Yard= 25'
 Side Yard= 10'
 Back Yard= 15'

Drainage and Utility easements are being reserved along all lot lines as per Protective Covenants filed for Greystone Estates, Phase I, in the office of the Chancery Clerk, Pearl River County, MS.

No existing easements, wetland demarcation lines, landfills, dump sites, structures, utilities, or utility easements were apparent on this property at the time of the survey.

DENOTES MINIMUM BUILDING SETBACK LINE

N/F
 WILLIAM MASSEY, JR., ETAL.

N/F
 SMALL TRACTS