

604

RESTRICTIVE AND PROTECTIVE COVENANTS  
OF  
OAK RIDGE SUBDIVISION

1. No building site shall be used for other than residential purposes.
2. No building shall be permitted on any building site other than one single family dwelling and one detached garage or storage building as the case may be.
3. The floor area of any dwelling shall be not less than fifteen hundred (1500) square feet exclusive of garage, carports, storage rooms, porches, patios and basements.
4. Cutting of trees shall be limited to the extent necessary for clearing the foundation site for construction, and driveways and additional cutting of trees shall be done only upon written approval of the developer.
5. No building, fence or structure of any kind shall be located on any building site nearer to the front property line than forty (40) feet or nearer to the side property lines than fifteen (15) feet. These minimum setbacks from the property lines are mandatory and there shall be no exceptions.
6. No structure of a temporary character, house trailer, trailer, basement, tent, shack, garage, storage shed or any other out-building shall be used on any building site at any time as a residence, either temporarily or permanently.
7. Any garage, storage shed or any other improvement shall be constructed at the same time or subsequent to the construction of the residence it is intended to serve.
8. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than six (6) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction of sale.
9. All construction is to comply with the Southern Standard Building Code.
10. Any and/or all improvements shall be completed within six (6) months from the beginning of construction.
11. Any and/or all lavatories, toilets and bath facilities shall be installed indoors.
12. All lavatories, toilets, and baths must be completely installed and operating before the residence is occupied.
13. No structure shall be erected on any building site until plat plan, building plans, and specifications therefor have been submitted to and approved in writing by the developers' Architectural Control Committee, their successors or assigns, as per procedure specifically outlined hereinafter.

605

14. All building sites shall at all times be kept clean and free of trash, garbage, debris, junked automobiles and/or appliances or any other offensive matter that in any way distracts from the attractiveness of the building site. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

15. The discharge of firearms on the development or any of the surrounding area that may prove dangerous to the inhabitants of the development is strictly prohibited and will be reported to the proper enforcement authority.

16. Fires must be contained, enclosed and carefully supervised. No fire may be left unattended until it is completely doused with water, the coals or remaining combustible materials raked and doused with water again. Fires started by anyone that spreads to adjoining property and causes damages to such property will be and is the liability of the person or persons starting the fire as governed by law.

17. No noxious, immoral, illegal or offensive activity shall be carried on upon any building site nor shall anything be done thereon which may be or become to be an annoyance or nuisance to the development in which said building site is located.

WITNESS MY SIGNATURE ON THIS THE 9<sup>th</sup> day of February, A. D., 1981.

*Granville L. Pearson*  
 GRANVILLE L. PEARSON

STATE OF MISSISSIPPI  
 COUNTY OF PEARL RIVER

Personally appeared before me, the undersigned authority, in and for the aforesaid jurisdiction, the within named, GRANVILLE L. PEARSON, who acknowledged that he signed, executed and delivered the above and foregoing instrument of writing on the day and in the year as therein mentioned.

GIVEN under my hand and official seal on this the 9<sup>th</sup> day of February, A. D., 1981.

*Judy Ann Bennett*  
 NOTARY PUBLIC

My commission expires:  
My Commission Expires September 12, 1982



State of Mississippi  
 Pearl River County  
 Chancery Court  
 Picayune, Mississippi

I hereby certify the foregoing instrument was properly recorded in my office on this February 10, 1981 at 10:29 A.M. and that the same is indexed in my office under the number 604-605.  
 Given under my hand and official seal on this 12<sup>th</sup> day of February, 1981.  
*Frank G. Goss, Jr.*

*JRA*