

RESTRICTIVE COVENANTS

1. THESE COVENANTS, RESTRICTIONS AND LIMITATIONS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM.
2. IF THE PARTIES HERETO OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, RESTRICTIONS AND LIMITATIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THE SUBDIVISION TO PROMOTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, RESTRICTIONS AND LIMITATIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
3. INVALIDATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS, AND LIMITATIONS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
4. ALL NUMBERED LOTS ARE TO BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS ONLY.
5. NO OBNOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THE SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREUPON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. ALL CONSTRUCTION BEGUN IN THIS SUBDIVISION SHALL BE CONTINUOUSLY CARRIED THROUGH TO COMPLETION WITHIN NINE MONTHS EXCEPT IN THOSE INSTANCES WHERE DELAY IS CAUSED BY A NATURAL DISASTER OR BY AN ACT OF GOD.
7. NO INOPERATIVE OR UNLICENSED VEHICLES, OR PARTS OF SAME, SHALL BE PERMITTED.
8. ALL BUILDINGS MUST COMPLY WITH BUILDING SET BACK LINES AS SHOWN ON THE PLAT OF THE SUBDIVISION AND WITH THE BUILDING SETBACK REQUIREMENTS OF TATE COUNTY.
9. NO DUMPING OR ACCUMULATION OF TRASH, GARBAGE, DISCARDED PERSONAL EFFECTS, OR OTHER DEBRIS SHALL BE PERMITTED.
10. BUYER IS RESPONSIBLE FOR HIS OWN DRIVEWAY CULVERT AT ROAD RIGHT-A-WAY AND MUST HAVE INSTALLATION APPROVED BY TATE COUNTY AND DRIVEWAY MUST BE SURFACED WITH ASPHALT, CHIP AND SEAL, CONCRETE, ETC., FROM EXISTING ROAD EDGE OF PAVEMENT TO ROAD RIGHT-OF-WAY AT MINIMUM.

ZONED: "AR-2" Agricultural-Residential District

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11. EACH LOT SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE WITH CUSTOMARY OUTBUILDINGS AND/OR AGRICULTURAL USE WITH NO STRUCTURE BEING USED FOR ANY TYPE OF BUSINESS OR COMMERCIAL ENTERPRISE OTHER THAN AGRICULTURE OR PERMITTED "HOME BUSINESSES" AS PERMITTED BY TATE COUNTY. NO MORE THAN ONE RESIDENCE MAY BE LOCATED ON ANY LOT AND THIS ONLY IN COMPLIANCE WITH THE REQUIREMENTS OF THE TATE COUNTY PLANNING COMMISSION AND THE TATE COUNTY HEALTH DEPARTMENT. LOTS MAY NOT BE SUBDIVIDED EXCEPT BY DEVELOPER AND THEN ONLY IF THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND PROVIDED THAT ALL REQUIRED APPROVAL FROM TATE COUNTY IS OBTAINED.

12. THE OWNER AND /OR ITS HEIRS, SUCCESSORS, OR ASSIGNS ASSUME NO RESPONSIBILITY OR LIABILITY FOR ANY ACCIDENTS, ILLNESSES, OR ANY DAMAGE OF ANY KIND OR CHARACTER OCCURRING ON ANY PROPERTY BELONGING TO SAID OWNERS AND/O R THEIR HEIRS, SUCCESSORS OR ASSIGNS IN SAID SUBDIVISION.

DESCRIPTION:
 PART OF THE SOUTHEAST QUARTER OF SECTION 33, T-5-S, R-6-W, TATE COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT A REBAR SET IN THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, SAID POINT BEING 50 FEET EAST OF THE CENTERLINE OF LYLES ROAD; THENCE N 00°21'36" W ALONG SAID EAST SIDE OF ROAD A DISTANCE OF 218.44 FEET; THENCE N 87°25'36" E A DISTANCE OF 77.67 FEET; THENCE N 76°49'51" E A DISTANCE OF 144.64 FEET; THENCE S 87°18'25"E A DISTANCE OF 97.45 FEET; THENCE N 00°28'19" W A DISTANCE OF 401.09 FEET; THENCE S 88°45'07" E A DISTANCE OF 885.29 FEET; THENCE N 02°44'08" W A DISTANCE OF 155.24 FEET; THENCE S 83°28'55" E A DISTANCE OF 224.37 FEET; THENCE S 82°05'58" E A DISTANCE OF 31.97 FEET; THENCE S 07°01'04" E A DISTANCE OF 486.66 FEET; THENCE S 02°29'29" E A DISTANCE OF 278.56 FEET; THENCE N 89°44'45" W A DISTANCE OF 1514.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.96 ACRES, MORE OR LESS.

FINAL PLAT OF
HOLLOW CROSSING
 19.96 ACRES

PART OF THE SE1/4 OF SECTION 33, T-5-S, R-6-W
 TATE COUNTY, MISSISSIPPI

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IN.

SECTION 33, T-5-S, R-6-W,
ARLY DESCRIBED AS FOLLOWS.

LINE OF THE NORTH HALF
THE EAST QUARTER, SAID POINT
OF LYLES ROAD; THENCE
ROAD A DISTANCE OF 218.44
FEET 77.67 FEET; THENCE
THENCE S 87°16'25"E A
19° W A DISTANCE OF 401.09
FEET 885.29 FEET; THENCE
S 83°26'55" E A
558' E A DISTANCE OF 31.97
FEET 486.66 FEET; THENCE
N 89°44'45" W A
FEET BEGINNING AND CONTAINING

PLAT OF

CROSSING

ACRES

SECTION 33, T-5-S, R-6-W

Y, MISSISSIPPI

13. ALL IMPROVEMENTS LOCATED ON SAID LOTS SHALL BE
PAINTED OR STAINED UPON ERECTION UNLESS THEY ARE
CONSTRUCTED OF MATERIAL SUCH AS BRICK, ETC. WHICH DO
NOT REQUIRE THE SAME.

14. NO OUTSIDE PRIVIES OR WASTE DISPOSAL STATIONS WILL BE
PERMITTED. ALL RESIDENCES SHALL HAVE INSIDE TOILETS
WHICH MEET ALL REQUIREMENTS OF THE MISSISSIPPI STATE
DEPARTMENT OF HEALTH AND THE TATE COUNTY HEALTH
DEPARTMENT. NO WASTE OF ANY KIND SHALL BE ALLOWED TO
ACCUMULATE OR DRAIN INTO ANY STREETS OR ROADS.

15. NO TIMBER MAY BE CUT FOR SALE WITHOUT PERMISSION OF THE
DEVELOPER.

16. ALL RESIDENCES ERECTED ON THE PROPERTY SHALL CONTAIN
A MINIMUM OF 1400 SQUARE FEET OF INDOOR HEATED AREA
AND SHALL BE CONSTRUCTED OF NEW MATERIAL AND COMPLETED
WITHIN NINE MONTHS AFTER CONSTRUCTION BEGINS.

17. NO INCOMPLETE OR JUNK TYPE STRUCTURES SHALL BE PERMITTED
ON THE PROPERTY, AND NO CAMPER TYPE TRAILER, TENT OR SHACK
MAY BE USED EITHER TEMPORARILY OR PERMANENTLY AS A DWELLING.

NOTE:
NO MOBILE HOMES ALLOWED.

PREPARED FOR:
WESTERN MASONRY
3170 BETT ROAD
COLDWATER, MISSISSIPPI 38616

SEPTEMBER, 2022

PROPERTY IS PASTURE & WOODS

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