Anchor Lake Property Owners Association, Inc.
251 Lakeside Dr. – Carriere, MS 39426
Website – www.anchorlake.net
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Email – emailanchorlake@gmail.com

CORRECTION TO PREVIOUS COVENANTS FILED WHICH SUPERCEDED
THE ORIGNAL COVENANTS FILED APRIL 6, 1973

Anchor Lake Property Owners Association, Inc. (ALPOA) at the request of a member, has audited the votes for the Covenants change that was filed on 30 June 2014. The results of the audit have determined that the changes to the covenants filed 30 June 2014, did not meet the legal threshold.

The reported totals on the cover letter on file dated 30 June 2014, are misleading. The percentage was based on the combining of "yes" votes from both units 1 and 2 instead of each unit achieving more than 50% separately.

The results of the audit for Unit 1, of Anchor Lake Subdivision determined that out of the 213 units, there were 111 votes cast. Of the recorded yes votes, 48 votes were determined not to be valid and were removed from the vote count. This makes the total "Yes" votes counted to be 63. The adjusted percentage of yes votes is 30% of residence in Unit 1.

The results of the audit for Unit 2, of Anchor Lake Subdivision determined that out of the 164 units, there were 74 votes cast. Of the recorded yes votes, 42 votes were determined not to be valid and removed from the vote count. This makes the total "Yes" votes counted to be 31 (there was 1 "No" vote"). The adjusted percentages of yes votes are 19% of residence in Unit 2.

Anchor Lake Property Owners Association, Inc further determined that only the covenants filed April 6, 1973, located in Plat Book 2 at Page 2, Plat Slide A-123 apply to Unit 1 and Plat Book 2 at Page 3, Plat Slide A-124 apply to Unit 2 if the individual lot was owned by Jordan River Shores, Inc at the time of the platting,

There are some properties within the platted Anchor Lake Subdivision that do not have any covenants. These lots are excluded from any covenants: Unit 1 - Lots 11, 14, 20, 25, 33, 34, 35, 81, 86, 96, 97, 105, 107, 119, 130, 135, 141 & 179. Unit 2 – Lots 5, 7, 9, 10, 13, 14, 15, 28, 29, 34, 35, 37, 39, 43, 44, 45, 46, 47, 49, 63, 64, 69, 70, 71, 72, 73, 74, 75, 101, 102, 111, 114, 129, 130 & 135.

PEARL RIVER COUNTY, MS
Inst# 20220010641 Bk: 2022 Pg: 10641
Recorded: 10/11/2022 @12:30:39 PM
Num Pages: 5
MELINDA BOWMAN CHANCERY CLERK

By Tammie Roberts

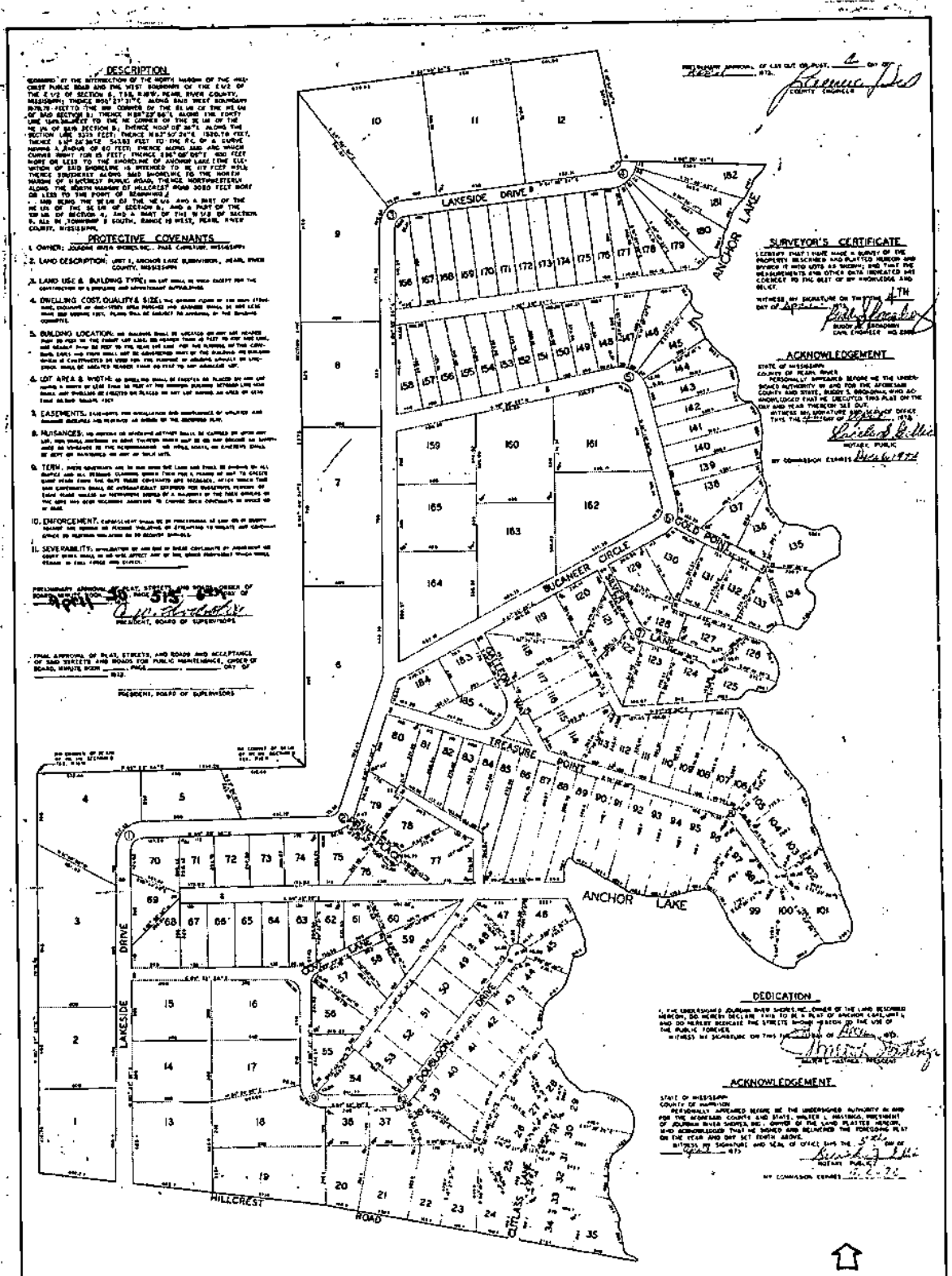
Tammie Roberts, President
Anchor Lake Property Owners Association
October 10, 2022

ANCHOR LAKE UNIT I

PROTECTIVE COVENANTS

Filed April 6,1973 in Plat Book 2 at Page 2, Plat Slide A-123

1. **OWNER:** Jourdan River Shores, Inc., Pass Christian, Mississippi.
2. **LAND DESCRIPTION:** Unit I, Anchor Lake Subdivision, Pearl River County, Mississippi.
3. **LAND USE & BUILDING TYPE:** No lot shall be used except for the construction of a dwelling and appurtenant outbuildings.
4. **DWELLING COST, QUALITY & SIZE:** The ground floor of the main structure, exclusive of one-story open porches and garages shall be not less than 800 square feet. Plans will be subject to approval by the building committee.
5. **BUILDING LOCATION:** No building shall be located on any lot nearer than 20 feet to the front line, or nearer than 10 feet to any sideline, nor nearer than 20 feet to the rear lot line. For the purpose of this covenant, eaves and steps shall not be considered part of the building. No building which is constructed or used for the purpose of housing animals or livestock shall be located nearer than 40 feet to any adjacent lot.
6. **LOT AREA & WIDTH:** No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 20,000 square feet.
7. **EASEMENTS:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
8. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No hogs, goats, or chickens shall be kept or maintained on any of such lots.
9. **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of not to exceed eight years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of eight years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change such covenants in whole or in part.
10. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
11. **SEVERABILITY:** Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.



DESCRIPTION

COMMENCE AT THE INTERSECTION OF THE NORTH MARGIN OF THE HILLCREST PUBLIC ROAD AND THE WEST BOUNDARY OF THE E1/2 OF THE E1/2 OF SECTION 6, T5S, R16W, PEARL RIVER COUNTY, MISSISSIPPI; THENCE N00°27'31"E ALONG SAID WEST BOUNDARY 1570.78 FEET TO THE SW CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 6; THENCE N88°23'56"E ALONG THE FORTY LINE 1349.56 FEET TO THE NE CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 6; THENCE N00°08'36"E ALONG THE SECTION LINE 5333 FEET; THENCE N83°50'24"E 1520.78 FEET; THENCE S14°26'36"E 54.83 FEET TO THE P.C. OF A CURVE HAVING A RADIUS OF 60 FEET; THENCE ALONG SAID ARC WHICH CURVES RIGHT FOR 15 FEET; THENCE S86°08'08"E 400 FEET MORE OR LESS TO THE SHORELINE OF ANCHOR LAKE (THE ELEVATION OF SAID SHORELINE IS INTENDED TO BE 117 FEET MSL); THENCE SOUTHERLY ALONG SAID SHORELINE TO THE NORTH MARGIN OF HILLCREST PUBLIC ROAD; THENCE NORTHWESTERLY ALONG THE NORTH MARGIN OF HILLCREST ROAD 3080 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND BEING THE SE1/4 OF THE NE1/4 AND A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 6, AND A PART OF THE SW1/4 OF SECTION 4, AND A PART OF THE W1/2 OF SECTION 5, ALL IN TOWNSHIP 5 SOUTH, RANGE 16 WEST, PEARL RIVER COUNTY, MISSISSIPPI.

PROTECTIVE COVENANTS

1. OWNER: JOURDAN RIVER SHORES, INC., PASS CHRISTIAN, MISSISSIPPI
2. LAND DESCRIPTION: UNIT 1, ANCHOR LAKE SUBDIVISION, PEARL RIVER COUNTY, MISSISSIPPI
3. LAND USE & BUILDING TYPE: [illegible]
4. DWELLING COST, QUALITY & SIZE: [illegible]
5. BUILDING LOCATION: [illegible]
6. LOT AREA & WIDTH: [illegible]
7. EASEMENTS: [illegible]
8. NUISANCES: [illegible]
9. TERM: [illegible]
10. ENFORCEMENT: [illegible]
11. SEVERABILITY: [illegible]

PRELIMINARY APPROVAL OF PLAT, STREETS, AND ROADS, ORDER OF BOARD, MINUTE BOOK 40, PAGE 515, 1 DAY OF [illegible]

PRESIDENT, BOARD OF SUPERVISORS

FINAL APPROVAL OF PLAT, STREETS, AND ROADS AND ACCEPTANCE OF SAID STREETS AND ROADS FOR PUBLIC MAINTENANCE, ORDER OF BOARD, MINUTE BOOK ____, PAGE ____, DAY OF ____, 1972.

PRESIDENT, BOARD OF SUPERVISORS

PRELIMINARY APPROVAL OF LAYOUT OR PLAT, ____ DAY OF ____, 1972.

COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND PLATTED HEREON AND DIVIDED IT INTO LOTS AS SHOWN; AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS THE 4TH DAY OF April, 1972.

BUDDY M. BROADWAY
CIVIL ENGINEER NO. [illegible]

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE AFORESAID COUNTY AND STATE, BUDDY S. BROADWAY, WHO ACKNOWLEDGED THAT HE EXECUTED THIS PLAT ON THE DAY AND YEAR THEREON SET OUT.

WITNESS MY SIGNATURE AND SEAL OF OFFICE THIS THE 5th DAY OF April, 1972.

NOTARY PUBLIC

MY COMMISSION EXPIRES Dec 6, 1972

DEDICATION

I, THE UNDERSIGNED JOURDAN RIVER SHORES, INC., OWNER OF THE LAND DESCRIBED HEREON, DO HEREBY DECLARE THIS TO BE A PLAT OF ANCHOR LAKE, UNIT 1, AND DO HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

WITNESS MY SIGNATURE ON THIS THE 5th DAY OF April, 1972.

WALTER L. HASTINGS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE AFORESAID COUNTY AND STATE, WALTER L. HASTINGS, PRESIDENT OF JOURDAN RIVER SHORES, INC., OWNER OF THE LAND PLATTED HEREON, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING PLAT ON THE YEAR AND DAY SET FORTH ABOVE.

WITNESS MY SIGNATURE AND SEAL OF OFFICE THIS THE 5th DAY OF April, 1972.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-2-72

SCALE IN FEET

CHANCERY CLERK'S CERTIFICATE

FILED AND RECORDED ON THIS THE 6th DAY OF April, 1972 IN THE RECORD OF COUNTY PLATS OF PEARL RIVER COUNTY, MISSISSIPPI IN COUNTY PLAT BOOK ____, PAGE ____

CHANCERY CLERK

BY DEPUTY CLERK

NOTE: LOT CALCULATIONS ARE ON THE BASIS THAT THE WATER ELEVATION OF ANCHOR LAKE IS 117 FEET MSL.

CENTERLINE CURVE DATA

CURVE NO.	DELTA	TAN.	RADIUS	LENGTH
1	88° 58' 27"	98.12	100	155.23
2	70° 31' 38"	70.71	100	123.09
3	82° 45' 00"	68.08	100	144.43
4	95° 15' 00"	109.61	100	166.28
5	87° 14' 27"	95.30	100	152.28
6	78° 10' 00"	78.36	100	132.79
7	47° 49' 00"	38.14	100	72.87
8	37° 19' 00"	33.77	100	63.12
9	90° 00' 00"	100.00	100	157.08
10	51° 30' 00"	48.23	100	89.88
11	26° 30' 00"	23.55	100	46.25

ANCHOR LAKE

UNIT 1

IN SECTIONS 4, 6 & 9, T5S, R16W
PEARL RIVER COUNTY, MISSISSIPPI

CS # 99-0133
For result of Lot 1 Judgement
See Deed Book 733 page 35-41
Dec. 30, 1999 D.R. Davis Chy Clk
Lakeside Drive, Inc. DC

CS # 98-0353
For Judgment alterations + amending plat
Dividing Lot 5 into 5A, 5B, 5C See Deed
Book 648, page 640 - June 16, 1998 D.R. Davis Chancery Clerk

Instrument # 20220010641

ANCHOR LAKE UNIT II

PROTECTIVE COVENANTS

Filed April 6,1973 in Plat Book 2 at Page 3, Plat Slide A-124

1. **OWNER:** Jourdan River Shores, Inc., Pass Christian, Mississippi.
2. **LAND DESCRIPTION:** Unit II, Anchor Lake Subdivision, Pearl River County, Mississippi.
3. **LAND USE & BUILDING TYPE:** No lot shall be used except for the construction of a dwelling and appurtenant outbuildings, except that lots 50 through 135, inclusive, may have mobile homes provided that they are of aluminum construction of less than two years old, when placed on site. That the wheels must be removed, and that they must sit on permanent foundations, and exposed areas landscaped.
4. **DWELLING COST, QUALITY & SIZE:** The ground floor of the main structure, exclusive of one-story open porches and garages shall be not less than 800 square feet. Plans will be subject to approval by the building committee.
5. **BUILDING LOCATION:** No building shall be located on any lot nearer than 20 feet from the front line, or nearer than 10 feet to any sideline, nor nearer than 20 feet to the rear lot line. For the purpose of these covenants, eaves, steps, and open porches shall not be considered as part of a building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. It is understood that no building which is constructed or used for the purpose of housing animals or livestock shall be located nearer than 40 feet to any adjacent lot.
6. **LOT AREA & WIDTH:** No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 20,000 square feet.
7. **EASEMENTS:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on recorded plat.
8. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No hogs, goats, or chickens shall be kept or maintained on any of such lots.
9. **TERM:** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of not to exceed eight years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of eight years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change such covenants in whole or in part.
10. **ENFORCEMENT:** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.
11. **SEVERABILITY:** Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

PEARL RIVER COUNTY, MS MELINDA BOWMAN
I CERTIFY THIS INSTRUMENT WAS FILED ON 10/11/2022 12:30:39 PM AND RECORDED IN DEED BOOK:2022 PAGE:10641

