285 ± MATCH LINE

OF SE 1/4 SECTION 4 T5S, R16W

PROTECTIVE COVENANTS

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 DWELLING, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 800 SQUARE FEET. PLANS WILL BE SUBJECT TO APPROVAL BY BUILDING COMMITTEE.

5. BUILDING LOCATION: NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 20 FEET FROM THE FRONT LOT LINE, OR NEARER THAN 10 FEET TO ANY SIDE LINE, 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 A 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 HOUS-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.

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See Book 727 page 4
Sept 2, [illegible]
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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 II, AND DO HEREBY DEDICATE THE STREETS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER.

WITNESS MY SIGNATURE ON THIS THE [illegible] DAY OF [illegible], 1973.