

BK 0359 PG 0247

STATE MS.-DESOTO CO.

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RESTRICTIVE COVENANTS
MORELL COMMERCIAL SUBDIVISION
GOODMAN RD

BK 359 PG 247
W.E. DAVIS CH. CLK.

The following Restrictive Covenants shall apply to all of the land in Morell Commercial Subdivision as shown on the plot located in Section 33, Township T-1, Range 6, DeSoto County, Mississippi. These restrictive covenants shall be binding upon all parties owning lots in the properties described herein, or claiming through such parties, until December 31, 2020. On such date, these restrictive covenants shall be automatically renewed and extended for successive ten (10) year periods unless amended by an affirmative vote of three-fourths of the lot owners.

1. Use: As per C-3 Commercial Zoning in DeSoto County.
2. Architectural Approval: All plans including but not limited to site, access, building, landscaping and fencing shall be submitted to Developer and approved prior to any construction or dirt work on said commercial lots.
3. Signs: Uniform professional signs to be approved by Developer.
4. Parking Ratio: Minimum of one space per 300 sq. ft.
5. Building Height: Maximum of 35 ft.
6. Setbacks: Front: 50 ft., Back: 20 ft., Side: 5 ft. On a lot abutting a residential district there shall be the same side yard as required in the residential district. No building shall be located nearer than 50 feet to a road right-of-way.
7. Exterior Design: Uniform architecture of predominately brick.
8. The platted property is subject to these covenants, restrictions and easements as set forth in document filed of record in Book #67, Page #43, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which document reference is hereby made. Any property owner shall be bound by the terms of said documents.

- 9. Lot 8 of the Morell Commercial Subdivision is excepted from application of these restrictive covenants. Said restrictive covenants do not apply to Lot 8 so long as Lot 8 is used pursuant to the appropriate zoning by the applicable zoning authority, at this time being C-3.

Owners:
 Lot 8 : Jim C. Daves & Carol E. Daves

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF MISSISSIPPI Tennessee
 COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the 1st day of September, 1999, within my jurisdiction, the within named JAMES C. DAVES, who acknowledged that he executed the above and foregoing instrument.

Signed James C. Daves
 James C. Daves

Shelia A. Ritch
 NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 10, 2000

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF MISSISSIPPI Tennessee
 COUNTY OF Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the 1st day of September, 1999, within my jurisdiction, the within named CAROL E. DAVES, who acknowledged that she executed the above and foregoing instrument.

Signed Carol E. Daves
 Carol E. Daves

Shelia A. Ritch
 NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 10, 2000

RESTRICTIVE COVENANTS
MORELL COMMERCIAL SUBDIVISION
GOODMAN RD, OLIVE BRANCH, MS

Owners: Lots 1 through 7 and Lot 9 : Foster W. Morell & Judy M. Morell

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF DeSoto

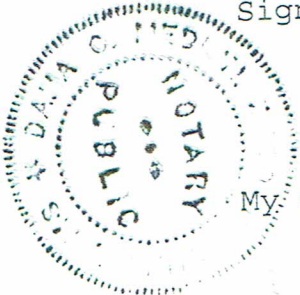
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the 3rd day of September, 1999, within my jurisdiction, the within named FOSTER W. MORELL, who acknowledged that he executed the above and foregoing instrument.

Signed Foster W. Morell
Foster W. Morell

Dana C. Medlin

NOTARY PUBLIC
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 29, 2001
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF DeSoto

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the 26th day of August, 1999, within my jurisdiction, the within named JUDY M. MORELL, who acknowledged that she executed the above and foregoing instrument.

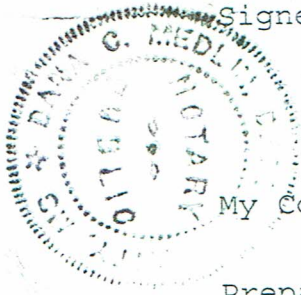
Signed Judy M. Morell
Judy M. Morell

Dana C. Medlin

NOTARY PUBLIC

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 29, 2001
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expire: _____



Prepared by Judy M. Morell
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