

703/587

Index in NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 3, Township 2 South, Range 16 West, Pearl River County, MS

DECLARATION OF COVENANTS AND RESTRICTIONS

OF

WOODWARD HILLS SUBDIVISION

THIS DECLARATION is made on this the 31st day of August, A. D., 1998, by L. HUDSON HOLLIDAY, hereinafter referred to as Developer does hereby declare that it is the owner of that certain real property located in Pearl River County, Mississippi, and hereinafter referred to as the "Property", and particularly described as follows, to-wit:

The following property hereinafter designated as Tract I:

A part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 2 South, Range 16 West, Pearl River County, Mississippi, and being more particularly described as follows: Begin at a $\frac{1}{2}$ " rebar marking the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 3; thence North 89 degrees 55 minutes 54 seconds East 457.06 feet to a $\frac{1}{2}$ " rebar; thence South 512.56 feet to an iron spike in the center of a 60' right-of-way; thence leaving said right-of-way South 69 degrees 25 minutes 41 seconds West 227.45 feet to a $\frac{1}{2}$ " rebar; thence West 244.11 feet to a $\frac{1}{2}$ " rebar; thence North 591.93 feet to the Point of Beginning, containing 6.02 acres more or less, in the above said Section, Township and Range.

The following property hereinafter designated as Tract II:

A part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 2 South, Range 16 West, Pearl River County, Mississippi, and being more particularly described as follows: Commence at a $\frac{1}{2}$ " rebar marking the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 3; thence North 89 degrees 55 minutes 54 seconds East 457.06 feet to a $\frac{1}{2}$ " rebar, the Point of Beginning; thence North 89 degrees 55 minutes 53 seconds East 802.84 feet to a $\frac{1}{2}$ " rebar; thence South 2 degrees 23 minutes 36 seconds East 358.69 feet to a $\frac{1}{2}$ " rebar on the North margin of a 60' right-of-way; thence leaving said margin South 57 degrees 26 minutes 06 seconds West 38.85 feet to an iron spike in the center of said right-of-way; thence along the centerline of said right-of-way on the following courses: North 56 degrees 34 minutes 25 seconds West 211.66 feet; thence South 70 degrees 54 minutes 55 seconds West 158.92 feet; thence South 77 degrees 10 minutes 11 seconds West 305.43 feet; thence South 50 degrees 45 minutes 36 seconds West 207.15 feet to an iron spike; thence leaving said right-of-way North 512.56 feet to the Point of Beginning, containing 6.54 acres more or less, in the above said Section, Township and Range.

The following property hereinafter designated as Tract III:

A part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 2 South, Range 16 West, Pearl River County, Mississippi, and being more particularly described as follows: Commence at a $\frac{1}{2}$ " rebar marking the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 3; thence South 591.93 feet to a $\frac{1}{2}$ " rebar, the Point of

103
538

Beginning; thence East 244.11 feet to a ½" rebar; thence North 69 degrees 25 minutes 41 seconds East 227.45 feet to an iron spike in the center of a 60' right-of-way; thence leaving said right-of-way South 50 degrees 13 minutes 17 seconds East 429.41 feet to a ½" rebar; thence South 51 degrees 49 minutes 00 seconds West 329.33 feet to a ½" rebar; thence South 81 degrees 17 minutes 54 seconds West 534.35 feet to a ½" rebar; thence North 479.25 feet to the Point of Beginning, containing 6.84 acres, more or less, in the above said Section, Township and Range.

The following property hereinafter described as Tract IV:

A part of the NE¼ of the SW¼ of Section 3, Township 2 South, Range 16 West, Pearl River County, Mississippi, and being more particularly described as follows: Commence at a ½" rebar marking the NW corner of the NE¼ of the SW¼ of said Section 3; thence North 89 degrees 55 minutes 54 seconds East 457.06 feet to a ½" rebar; thence South 512.56 feet to an iron spike in the center of a 60' right-of-way, the Point of Beginning; thence along the centerline of said right-of-way on the following courses: North 50 degrees 45 minutes 36 seconds East 207.15 feet; thence North 77 degrees 10 minutes 11 seconds East 305.43 feet; thence North 70 degrees 54 minutes 55 seconds East 158.92 feet; thence South 56 degrees 34 minutes 25 seconds East 211.66 feet to an iron spike; thence leaving said right-of-way South 57 degrees 26 minutes 06 seconds West 198.93 feet to a ½" rebar; thence South 38 degrees 47 minutes 15 seconds West 168.27 feet to a ½" rebar; thence South 46 degrees 49 minutes 45 seconds West 249.55 feet to a ½" rebar; thence North 50 degrees 13 minutes 17 seconds West 429.41 feet to the Point of Beginning, containing 4.54 acres more or less, in the above said Section, Township and Range.

Also designated as easement:

Tracts 1, 2, 3, and 4, are subject to and dependant on a 50' right-of-way, the centerline of said right-of-way being more particularly described as follows: Commence at a ½" rebar marking the NE corner of the NE¼ of the SW¼ of Section 3, Township 2 South, Range 16 West, Pearl River County, Mississippi; thence South 89 degrees 56 minutes 33 seconds West 60.04 feet to a ½" rebar; thence South 2 degrees 23 minutes 36 seconds East 358.69 feet to a ½" rebar on the North margin of a 60' right-of-way; thence leaving said margin South 57 degrees 26 minutes 06 seconds West 38.85 feet to an iron spike in the center of said 60' right-of-way, the Point of Beginning; thence along the centerline of said right-of-way on the following courses: North 56 degrees 34 minutes 25 seconds West 211.66 feet; thence South 70 degrees 54 minutes 55 seconds West 158.92 feet; thence South 77 degrees 10 minutes 11 seconds West 305.43 feet; thence South 50 degrees 45 minutes 36 seconds West 207.15 feet to an iron spike, said spike being 512.01 feet South and 457.06 feet East of a ½" rebar marking the NW corner of the NE¼ of the SW¼ of said Section 3.

NOW, THEREFORE, the Developer does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses,

703 / 539

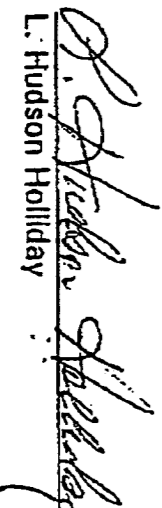
Limitations and obligations shall be deemed to run with the Property as a benefit and a burden to the Developer, its successors and assigns and to any person, firm or other entity, acquiring or owning an interest in the Property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns:

1. The Developer is to be solely responsible for constructing a gravel road and installing signs that provide access to Lots 1, 2, 3; and 4.
2. The Developer is to remain responsible for all maintenance of both the road and signs until all of the following conditions are met:
 - a. Lots 1, 2, 3, and 4 are sold.
 - b. A home owner's association with road maintenance responsibility is established.

3. After road construction is completed and the 4 lots are sold, the Developer will facilitate the forming of a legal home owner's association that will, as a minimum, be responsible for long term road maintenance. Once the property owner's association is established, the owners of Lot 1, 2, 3, and 4 will become solely responsible for the maintenance and upkeep of the road and signs. The home owner's association will have the authority to levy and collect fees to guarantee that proper maintenance can be performed.

4. No activity will be allowed on this property that will produce noxious odors, loud noises, unsanitary or unsightly conditions that will be a nuisance to the neighbors or that will devalue the surrounding property.

IN WITNESS WHEREOF the Declaration of Protective Covenants, Conditions and Restrictions has been executed by L. Hudson Holliday on this, the 31st day of August, A. D., 1998.


L. Hudson Holliday

703
6:00

STATE OF MISSISSIPPI)
COUNTY OF PEARL RIVER)

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 31st day of August, 1998, within my jurisdiction, the within named L. HUDSON HOLLIDAY, who acknowledged that

he executed the above and foregoing Instrument

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: JULY 21, 2000

PREPARED BY:

WILLIAMS, WILLIAMS & MONTGOMERY, P. A.
P. O. BOX 113
POPLARVILLE, MS 39470
(601)785-4872



PEARL RIVER COUNTY, MISSISSIPPI, I hereby certify the foregoing instrument was filed for record in my office on the 31st day of October 1998 at 8:16 o'clock PM and that the same is now duly recorded in Pearl River Record No. 103 on page 547-622 of Record of Deeds in my office. Given under my hand and Seal of office this 11th day of October, 1998

[Signature]
Chancery Clerk