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Pearl River County, Mississippi  
I certify the instrument  
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JANUARY 26 2011 11:50:00AM  
Book 1027 Page 227 Thru 237  
Instrument 201100941 Page 1 of 11  
Witness my hand and seal  
David Earl Johnson

INDEXING INSTRUCTIONS: FOX RUN AT WILDWOOD SUBDIVISION, LOTS 1-70

PREPARED BY:  
STUART COMPANY  
P.O. BOX 550  
PICAYUNE, MS. 39466  
(601) 799-1191

RETURN TO:  
STUART COMPANY  
P.O. BOX 550  
PICAYUNE, MS. 39466  
(601) 799-1191

STATE OF MISSISSIPPI        )  
  )  
COUNTY OF PEARL RIVER    )

**SECOND AMENDMENT TO THE PROTECTIVE COVENANTS, CONDITIONS &  
RESTRICTIONS OF WILDWOOD SUBDIVISION**

Pursuant to authority found in those certain protective covenants of WildWood Subdivision dated January 12, 2006 and found of record in Book 894, Pages 511-543 of the Land Deed Records in the Office of the Chancery Clerk of Pearl River County, Mississippi. Declarant and Developer, Stuart Company files this Second Amendment to said protective covenants covering and being a part of the following described real property, to-wit:

(Legal Description Attached Hereto)  
EXHIBIT "A"

PURPOSE

The purpose of these covenants is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site that is necessary to insure the same advantages to the other site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

DECLARATION

We, the undersigned fee owners of the hereinabove described real property, hereby make the following declarations as to limitations, restrictions and uses to which the land and/or parcels thereof may be put, hereby specifying that said declarations shall constitute covenants to run with all of the land and shall be binding on all parties and all persons claiming any right, title or interest in said land and all persons claiming under them, to-wit:

- 1.) All residences constructed in this subdivision must be connected to the public sewerage system. All property owners shall be required to own and have available at their residence a generator sufficient to keep their sewer system operating if electricity is not available due to storms or inclement weather. The use of privies, septic tanks, cesspools or disposal plants for the disposal of sewage is prohibited. However, a portable outdoor toilet shall be located on each lot during construction.
- 2.) All residences constructed in this subdivision must be connected to the public water system. No individual potable water supply system is permitted on any lot.
- 3.) Construction of any nature is prohibited in County drainage easements or streets right of way.

- 4.) No lot shall be used for or maintained as a dumping ground for rubbish or junk. The accumulation of rubbish or junk on any lot, for any reason whatsoever, is expressly prohibited. Rubbish and junk are defined as, but not limited to abandoned or dilapidated automobiles, trucks, tractors, and such other such vehicles and parts thereof, scrap building material, scrap equipment, old washing machines, dryer tanks, cans, barrels, boxes, drums, piping, tin, bottles, glass, old iron, machinery, rugs, paper, beds or bedding and old tires.
- 5.) No structures of any type may be built or located within the designated 100-year floodplain (Zone A) or wetland as designated on the plat.
- 6.) No site shall be re-subdivided without prior written approval of the Pearl River County Board of Supervisors and the Chancery Court of Pearl River County. Notwithstanding, no site may be smaller than one and one-half (1 ½) acres with a minimum of 120 feet of public road frontage and subject to 100 feet conservation easement.
- 7.) Assuming a lot is subdivided, each owner of the subdivided lot shall nevertheless be responsible for the payment of dues and assessments.
- 8.) Driveways on corner sites shall not be located any closer than sixty (60) feet from a corner of said site closest to the intersection as measured from the corner of the site where the said two street rights-of-way intersect.
- 9.) The property owner shall install a driveway culvert on each site. Driveways crossing street side ditches shall be constructed to a twenty-four feet (24') width with the correct sized drainage pipe laid to the profile of the ditch invert and the length must be such that the ends of the pipe project at least four feet (4') beyond the length of the driveway pavement. The diameter of the required driveway crossing drainage pipe has been determined for each site and is provided and set forth on Exhibit "B".

- 10.) Each dwelling shall display the address assigned to the front of the dwelling that faces the street. Numerals indicating the official house number shall be posted in a manner legible and distinguishable from the street with not less than three inches (3") in height. Placement is subject to the approval of the Board of Directors.
- 11.) All contractors must keep all sites free from construction trash and debris. The contractor and site owner shall be jointly and severally liable for adherence to this covenant. Concrete trucks shall not be washed out in roadside ditches, or on sites not owned by the site owner who is constructing improvements on his site.
- 12.) All sites shall be used for single family residential purposes. Provided, however, developer and its' agents shall have the right to put a sales office on a site for marketing and development purposes until all of the parcels in this development are sold.
- 13.) No residence may be built or placed on less than a one and one-half (1 ½) acre tract.
- 14.) All site owners of the one and one-half (1 ½), two (2), three (3) acre and/or five (5) acre tracts of land shall become members of the Wildwood Property Owners' Association and shall adhere to the protective covenants of this association.
- 15.) There shall be one (1) Architectural Review Committee and one (1) Board of Directors for WildWood Property Owners' Association, Inc. that will have authority and supervision of all lot owners in WildWood Subdivision and all one and one-half (1 ½), two (2), three (3) acre and five (5) acre parcel owners in the unofficial plat heretofore described in these covenants.
- 16.) Each dwelling shall be constructed with at least 1,700 square feet of heated and cooled living area under roof, excluding attached garages and unenclosed porches. All garages shall contain a minimum of 400 square feet and shall be attached to the dwelling. The minimum pitch of the roofs of the main body of all dwellings shall be a 7 and 12 pitch.

- 17.) No dwelling shall be constructed or placed nearer than one-hundred (100) feet from the front boundary line, twenty-five (25) feet from the side boundary lines and fifty (50) feet from the rear boundary line.
- 18.) Property owners shall be responsible for any damages to the central sewer system caused by any abuse and/or misuse of their grinder pumps.

Invalidation: Invalidation of any covenant by judgment or court order shall in no way effect the validity of these restrictions, which shall remain in full force and effect.

WITNESS the signature of STUART COMPANY, a Mississippi Corporation, upon this, the 25<sup>th</sup> day of January, A.D., 2011.

STUART COMPANY,  
A Mississippi Corporation

BY: E.C. Stuart, Jr.  
E.C. STUART, JR.,  
President

STATE OF MISSISSIPPI        )  
COUNTY OF PEARL RIVER    )

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named E. C. STUART, JR., who acknowledged to me that he is PRESIDENT of STUART COMPANY, a Mississippi Corporation, and as its act and deed, he signed, executed, and delivered the foregoing Declaration of Protective Covenants for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office, upon this, the 25<sup>th</sup> day of January, A.D., 2011.

Katherine Lynn Stuart  
NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A" 1

DESCRIPTION: TRACT 1

Commence at a found iron pipe at a fence corner marking the Southwest corner of Section 5, Township 5 South, Range 16 West, Pearl River County, Mississippi; Thence North 00 Degrees 07 Minutes 18 Seconds West along the East boundary of Section 6, a distance of 2,328.70 feet to a point; Thence West, a distance of 863.93 feet to a point for the true POINT OF BEGINNING; Thence in a Northeasterly direction with a curve turning to the right with a radius of 530.00 feet, having a chord bearing of North 45 Degrees 53 Minutes 45 Seconds East, and a chord distance of 199.41 feet, and an arc length of 200.61 feet to a point; Thence North 56 Degrees 44 Minutes 22 Seconds East, a distance of 110.31 feet to a point; Thence in a Northeasterly direction with a curve turning to the left with a radius of 470.00 feet, having a chord bearing of North 49 Degrees 31 Minutes 26 Seconds East, and a chord distance of 118.06 feet, and an arc length of 118.38 feet to a point; Thence North 42 Degrees 18 Minutes 31 Seconds East, a distance of 77.22 feet to a point; Thence in a Northerly direction with a curve turning to the left with a radius of 20.00 feet, having a chord bearing of North 04 Degrees 13 Minutes 56 Seconds West, and a chord distance of 29.03 feet, and an arc length of 32.49 feet to a point on the South right-of-way of Bell Tower Parkway; Thence in a Westerly direction along the South right-of-way of Bell Tower Parkway with a curve turning to the left with a radius of 950.00 feet, having a chord bearing of North 73 Degrees 46 Minutes 48 Seconds West, and a chord distance of 742.60 feet, and an arc length of 762.93 feet to a point; Thence in a Southwesterly direction with a curve turning to the left with a radius of 20.00 feet, having a chord bearing of South 35 Degrees 44 Minutes 45 Seconds West, and a chord distance of 29.48 feet, and an arc length of 33.14 feet to a point; Thence South 11 Degrees 43 Minutes 18 Seconds East, a distance of 194.03 feet to a point; Thence in a Southerly direction with a curve turning to the right with a radius of 530.00 feet, having a chord bearing of South 01 Degrees 36 Minutes 02 Seconds West, and a chord distance of 244.25 feet, and an arc length of 246.47 feet to a point; Thence South 65 Degrees 34 Minutes 28 Seconds East, a distance of 333.75 feet to the POINT OF BEGINNING. The property contains 6.56 acres, more or less, and is a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of said Section 6.

## DESCRIPTION: TRACT 2

Commence at a found iron pipe at a fence corner marking the Southwest corner of Section 5, Township 5 South, Range 16 West, Pearl River County, Mississippi; Thence North 89 Degrees 55 Minutes 51 Seconds East along the South boundary of the Southwest 1/4 of the Southwest 1/4 of Section 5, a distance of 462.82 feet to a point for the true POINT OF BEGINNING; Thence North 89 Degrees 55 Minutes 51 Seconds East along the South boundary of the Southwest 1/4 of the Southwest 1/4 of Section 5, a distance of 648.55 feet to a point on the West right-of-way of Bell Tower Parkway; Thence North 01 Degrees 47 Minutes 27 Seconds East along the West right-of-way of said Bell Tower Parkway, a distance of 122.17 feet to a point; Thence in a Northerly direction along the West right-of-way of said Bell Tower Parkway with a curve turning to the left with a radius of 700.00 feet, having a chord bearing of North 20 Degrees 30 Minutes 08 Seconds West, and a chord distance of 531.08 feet, and an arc length of 544.72 feet to a point; Thence North 42 Degrees 47 Minutes 43 Seconds West along the West right-of-way of said Bell Tower Parkway, a distance of 803.55 feet to a point; Thence in a Northwesterly direction along the West right-of-way of said Bell Tower Parkway with a curve turning to the right with a radius of 800.00 feet, having a chord bearing of North 30 Degrees 56 Minutes 35 Seconds West, and a chord distance of 328.62 feet, and an arc length of 330.98 feet to a point; Thence North 19 Degrees 05 Minutes 26 Seconds West along the West right-of-way of Bell Tower Parkway, a distance of 223.05 feet to a point; Thence in a Northwesterly direction along the West right-of-way of said Bell Tower Parkway with a curve turning to the left with a radius of 1,950.00 feet, having a chord bearing of North 24 Degrees 33 Minutes 31 Seconds West, and a chord distance of 371.62 feet, and an arc length of 372.19 feet to a point; Thence North 30 Degrees 01 Minutes 35 Seconds West along the West right-of-way of said Bell Tower Parkway, a distance of 421.19 feet to a point; Thence South 62 Degrees 21 Minutes 54 Seconds West, a distance of 87.91 feet to a point; Thence South 64 Degrees 54 Minutes 04 Seconds East, a distance of 31.60 feet to a point; Thence South 36 Degrees 40 Minutes 33 Seconds East, a distance of 154.06 feet to a point; Thence South 04 Degrees 52 Minutes 05 Seconds East, a distance of 137.00 feet to a point; Thence South 27 Degrees 44 Minutes 43 Seconds West, a distance of 282.43 feet to a point; Thence South 48 Degrees 31 Minutes 27 Seconds West, a distance of 104.45 feet to a point; Thence North 79 Degrees 59 Minutes 57 Seconds West, a distance of 55.24 feet to a point; Thence North 72 Degrees 39 Minutes 28 Seconds West, a distance of 44.19 feet to a point; Thence South 16 Degrees 05 Minutes 37 Seconds East, a distance of 814.28 feet to a point; Thence North 89 Degrees 25 Minutes 38 Seconds East, a distance of 277.76 feet to a point; Thence South 13 Degrees 11 Minutes 55 Seconds East, a distance of 128.94 feet to a point; Thence in a Southerly direction with a curve turning to the right with a radius of 500.00 feet, having a chord bearing of South 06 Degrees 53 Minutes 08 Seconds East, and a chord distance of 109.96 feet, and an arc length of 110.18 feet to a point; Thence South 00 Degrees 34 Minutes 22 Seconds East, a distance of 98.39 feet to a point; Thence East, a distance of 30.00 feet to a point; Thence North 63 Degrees 27 Minutes 06 Seconds East, a distance of 70.32 feet to a point; Thence South 71 Degrees 05 Minutes 17 Seconds East, a distance of 73.26 feet to a point; Thence South 72 Degrees 21 Minutes 43 Seconds East, a distance of 48.52 feet to a point; Thence North 10 Degrees 26 Minutes 41 Seconds East, a distance of 90.59 feet to a point; Thence North 29 Degrees 36 Minutes 17 Seconds East, a distance of 50.53 feet to a point; Thence North 89 Degrees 25 Minutes 38 Seconds East, a distance of 17.57 feet to a point; Thence South 22 Degrees 19 Minutes 15

EXHIBIT "A" 3

Seconds East, a distance of 129.22 feet to a point; Thence South 16 Degrees 42 Minutes 38 Seconds East, a distance of 57.05 feet to a point; Thence South 29 Degrees 04 Minutes 20 Seconds East, a distance of 42.31 feet to a point; Thence North 68 Degrees 12 Minutes 46 Seconds East, a distance of 72.49 feet to a point; Thence North 38 Degrees 18 Minutes 37 Seconds East, a distance of 70.44 feet to a point; Thence East, a distance of 86.56 feet to a point; Thence South 39 Degrees 18 Minutes 35 Seconds East, a distance of 53.64 feet to a point; Thence South 11 Degrees 19 Minutes 04 Seconds West, a distance of 56.25 feet to a point; Thence South 59 Degrees 33 Minutes 09 Seconds West, a distance of 115.03 feet to a point; Thence South 50 Degrees 29 Minutes 52 Seconds West, a distance of 138.71 feet to a point; Thence South 20 Degrees 20 Minutes 12 Seconds West, a distance of 73.38 feet to a point; Thence South 01 Degrees 38 Minutes 16 Seconds West, a distance of 81.66 feet to a point; Thence South 02 Degrees 15 Minutes 13 Seconds East, a distance of 182.08 feet to a point; Thence South 23 Degrees 14 Minutes 43 Seconds East, a distance of 112.78 feet to the POINT OF BEGINNING. The property contains 28.08 acres, more or less, and is a part of the Northeast 1/4 of the Southeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 6, and Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of said Section 5.



## DESCRIPTION: TRACT 3

Commence at a found iron pipe at a fence corner marking the Southwest corner of Section 5, Township 5 South, Range 16 West, Pearl River County, Mississippi; Thence North 89 Degrees 55 Minutes 51 Seconds East along the South boundary of the Southwest 1/4 of the Southwest 1/4 of Section 5, a distance of 1,211.41 feet to a point for the true POINT OF BEGINNING; Thence North 89 Degrees 55 Minutes 51 Seconds East along the South boundary of the Southwest 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 5, a distance of 996.58 feet to a point; Thence in a Westerly direction with a curve turning to the right with a radius of 530.00 feet, having a chord bearing of North 74 Degrees 25 Minutes 45 Seconds West, and a chord distance of 285.77 feet, and an arc length of 289.35 feet to a point; Thence North 58 Degrees 47 Minutes 20 Seconds West, a distance of 378.27 feet to a point; Thence in a Northwesterly direction with a curve turning to the right with a radius of 530.00 feet, having a chord bearing of North 40 Degrees 50 Minutes 51 Seconds West, and a chord distance of 326.53 feet, and an arc length of 331.93 feet to a point; Thence North 22 Degrees 54 Minutes 21 Seconds West, a distance of 94.64 feet to a point; Thence North 66 Degrees 58 Minutes 14 Seconds East, a distance of 78.28 feet to a point; Thence in a Northeasterly direction with a curve turning to the left with a radius of 970.00 feet, having a chord bearing of North 61 Degrees 56 Minutes 56 Seconds East, and a chord distance of 101.94 feet, and an arc length of 101.99 feet to a point; Thence North 58 Degrees 56 Minutes 12 Seconds East, a distance of 154.37 feet to a point; Thence North 42 Degrees 47 Minutes 43 Seconds West, a distance of 743.74 feet to a point; Thence South 89 Degrees 27 Minutes 41 Seconds West, a distance of 253.08 feet to a point; Thence in a Westerly direction with a curve turning to the left with a radius of 270.00 feet, having a chord bearing of South 84 Degrees 56 Minutes 33 Seconds West, and a chord distance of 42.55 feet, and an arc length of 42.59 feet to a point; Thence North 42 Degrees 47 Minutes 43 Seconds West, a distance of 151.18 feet to a point; Thence in a Northwesterly direction with a curve turning to the right with a radius of 470.00 feet, having a chord bearing of North 36 Degrees 36 Minutes 16 Seconds West, and a chord distance of 101.37 feet, and an arc length of 101.57 feet to a point; Thence North 59 Degrees 35 Minutes 12 Seconds East, a distance of 37.19 feet to a point; Thence North 52 Degrees 48 Minutes 13 Seconds East, a distance of 233.26 feet to a point; Thence North 29 Degrees 45 Minutes 46 Seconds East, a distance of 70.20 feet to a point; Thence North 31 Degrees 16 Minutes 18 Seconds East, a distance of 385.50 feet to a point; Thence North 39 Degrees 04 Minutes 43 Seconds East, a distance of 351.12 feet to a point; Thence North 03 Degrees 49 Minutes 00 Seconds West, a distance of 85.94 feet to a point; Thence North 72 Degrees 52 Minutes 51 Seconds West, a distance of 93.98 feet to a point; Thence South 61 Degrees 56 Minutes 41 Seconds West, a distance of 157.78 feet to a point; Thence South 26 Degrees 53 Minutes 11 Seconds West, a distance of 416.73 feet to a point; Thence South 60 Degrees 17 Minutes 18 Seconds West, a distance of 170.75 feet to a point; Thence North 06 Degrees 20 Minutes 41 Seconds West, a distance of 112.78 feet to a point; Thence North 20 Degrees 45 Minutes 35 Seconds East, a distance of 345.64 feet to a point; Thence North 36 Degrees 02 Minutes 49 Seconds West, a distance of 190.90 feet to a point; Thence North 62 Degrees 00 Minutes 29 Seconds West, a distance of 255.64 feet to a point; Thence South 80 Degrees 13 Minutes 28 Seconds West, a distance of 289.13 feet to a point; Thence North 83 Degrees 53 Minutes 20 Seconds West, a distance of 161.35 feet to a point; Thence North 20 Degrees 52 Minutes 06 Seconds East, a distance of 139.39 feet to a point; Thence North, a distance of 190.39 feet to a point; Thence

EXHIBIT "A" 5

West, a distance of 156.06 feet to a point; Thence in a Westerly direction with a curve turning to the left with a radius of 470.00 feet, having a chord bearing of South 75 Degrees 02 Minutes 39 Seconds West, and a chord distance of 242.59 feet, and an arc length of 245.37 feet to a point; Thence North 45 Degrees 07 Minutes 06 Seconds West, a distance of 454.13 feet to a point; Thence South 67 Degrees 02 Minutes 08 Seconds West, a distance of 32.73 feet to a point; Thence North 47 Degrees 08 Minutes 30 Seconds West, a distance of 173.67 feet to a point; Thence North 28 Degrees 05 Minutes 23 Seconds West, a distance of 146.16 feet to a point; Thence South 11 Degrees 52 Minutes 54 Seconds West, a distance of 297.13 feet to a point; Thence South 12 Degrees 15 Minutes 46 Seconds West, a distance of 100.00 feet to a point on the East right-of-way of Bell Tower Parkway; Thence in a Southeasterly direction along the East right-of-way of said Bell Tower Parkway with a curve turning to the right with a radius of 1,050.00 feet, having a chord bearing of South 53 Degrees 52 Minutes 54 Seconds East, and a chord distance of 849.30 feet, and an arc length of 974.35 feet to a point; Thence South 30 Degrees 01 Minutes 35 Seconds East along the East right-of-way of said Bell Tower Parkway, a distance of 480.08 feet to a point; Thence in a Southeasterly direction along the East right-of-way of said Bell Tower Parkway with a curve turning to the right with a radius of 2,050.00 feet, having a chord bearing of South 24 Degrees 33 Minutes 31 Seconds East, and a chord distance of 390.68 feet, and an arc length of 391.27 feet to a point; Thence South 19 Degrees 05 Minutes 26 Seconds East along the East right-of-way of said Bell Tower Parkway, a distance of 223.05 feet to a point; Thence in a Southeasterly direction along the East right-of-way of said Bell Tower Parkway with a curve turning to the left with a radius of 700.00 feet, having a chord bearing of South 30 Degrees 56 Minutes 35 Seconds East, and a chord distance of 287.55 feet, and an arc length of 289.61 feet to a point; Thence South 42 Degrees 47 Minutes 43 Seconds East along the East right-of-way of said Bell Tower Parkway, a distance of 803.55 feet to a point; Thence in a Southerly direction along the East right-of-way of said Bell Tower Parkway with a curve turning to the right with a radius of 800.00 feet, having a chord bearing of South 20 Degrees 30 Minutes 08 Seconds East, and a chord distance of 606.95 feet, and an arc length of 622.54 feet to a point; Thence South 01 Degrees 47 Minutes 27 Seconds West along the East right-of-way of said Bell Tower Parkway, a distance of 118.92 feet to the POINT OF BEGINNING. The property contains 46.88 acres, more or less, and is a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 6, Southwest 1/4 of the Northwest 1/4, Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4, Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of said Section 5.

**Exhibit "B"**

**Driveway Culvert Size Chart**

<u>Lot #</u>	<u>Culvert Size</u>	<u>Lot #</u>	<u>Culvert Size</u>
1	18"	12	15"
2	15"	13	15"
3	15"	14	18"
4	15"	15	18"
5	15"	16	15"
6	15"	17	15"
7	18"	18	15"
8	15"	19	15"
9	15"	20	15"
10	15"	21	15"
11	15"		