

STATE OF MISSISSIPPI
COUNTY OF PEARL RIVER

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that these protective covenants made this 17th day of May, A.D., 1965 by Mishar, Inc., a Mississippi corporation domiciled and doing business on Mitchell Street in the City of Picayune, Pearl River County, Mississippi, for the purpose of restricting the development of the subdivision known as Lakewood Part I for the development of single family detached dwellings, does hereby make said protective covenants as a part of said subdivision on the following described land, to-wit:

Lakewood Subdivision Phase I, City of Picayune, Mississippi

lots 1 through 111.

Land Use and Building Type. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.

Dwelling Cost, Quality and Size. No dwelling shall be permitted on any lot at a cost less than \$9,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 1,500 square feet for a dwelling of more than one story.

Building Location. No building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line, except that two feet side yard shall be permitted for a garage or other permitted accessory building located 40 feet or more from the rear of the dwelling. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps,

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Personally appeared before me the undersigned authority in and for the
aforesaid jurisdiction, the within named Roger P. Sharp, Jr., President and
Mrs. Grace P. Williams, Secretary of Wilbar, Incorporated, a Mississippi
Corporation, who acknowledged that they signed and delivered the above and
foregoing as their act and deed and for the purposes therein named, on the
day and date therein mentioned.

GIVEN under my hand and seal this, the 17th day of ^{MAY} ~~September~~, A. D. 1965.

Therese J. Brundine
NOTARY PUBLIC

MY COMMISSION EXPIRES:

August 15, 1967



I hereby certify the foregoing instrument was filed for record in my
State of Mississippi }
Pearl River County }
office on the 31 day of May 1965 at 10:00 o'clock P.M. and that
the same is now duly recorded in Deed Record No. 325-3220
Record of Deeds Deeds in my office. 31 day of May 1965
Given under my hand and Seal of office this

Therese J. Brundine
Chartery Clerk

