

Lewisburg Meadows

PROTECTIVE COVENANTS

It will be to the advantage of all parties hereto and their successors entitled that the following express conditions, covenants and limitations be established as to said property and to create uniformity of use and ownership in order to avoid conflict and to protect property values. NOW THEREFORE, in consideration of the benefits to accrue to the owners of said property and their successors entitled and other good, common and valuable and sufficient consideration, seller does hereby establish the following express conditions, covenants, limitations and reservations on the property described below:

LOT # _____, consisting of _____ acres.

1. This property shall be for single family residential use with customary outbuildings and/or agricultural use only.
2. No building shall be located on any lot nearer than 60 feet from the centerline of the road, nearer than 15 feet on sides, or nearer than 30 feet on rear property.
3. No noxious, offensive or hazardous activity shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance, nuisance or hazard to the neighborhood.
4. Livestock such as horses or cows will be permitted. Pets such as dogs or cats may be kept providing they are not kept, bred or maintained for commercial purposes. NO Swine or Poultry shall be permitted.
5. All lots to have stick built home only. No mobile or modular homes shall be permitted. Barnominiums shall be permitted with seller's approval of plans/rendering of said building.
6. Only two residence per lot shall be permitted. Lots may be subdivided once into no smaller than two(2), five (5) acre parcels with approval from Desoto County planning and zoning. It shall be the responsibility of the buyer to get said approval to subdivide any lot after they have purchased subject property. Seller shall have no obligation or responsibility to assure subdividing the property can take place. Seller is selling the property in 10 + acre parcels.
7. No Dumping or accumulation of trash, garbage, discarded personal effects or other debris shall be permitted on this property.
8. No building shall be erected or allowed to remain in an unfinished state.
9. Culverts are to be county approved for sizing and proper installation.
10. Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.
11. The seller must approve any use not conforming to these plans.
12. The restrictive covenants shall run with the land and be binding upon all who take title.
13. The seller may amend, change, or waive any restriction, as they deem necessary at seller's sole discretion.
14. Any lots with ownership of lakes on subject property shall be responsible for the continued maintenance and any repairs needed on said lakes. Seller shall not be responsible for said lakes.