

Grantors hereby reserve an undivided one-half interest in all oil and gas rights in or under the above described property.

Witness our signatures, this 16th day of November 1953.

*Jefferson Hayes-Davis*  
*Joel Addison Hayes Webb*

*Addison Hayes Davis*  
Trustees under that certain Trust Agreement dated December 14, 1949, recorded in Book 330 pages 95-98, Records of Deeds of Harrison County, Mississippi.

STATE OF COLORADO  
COUNTY OF EL PASO

Personally appeared before the undersigned authority in and for said County and State, Jefferson Hayes-Davis, Joel Addison Hayes Webb and Addison Hayes Davis, Trustees under that certain Trust Agreement dated December 14, 1949, recorded in Book 330, pages 95-98, Records of Deeds of Harrison County, Mississippi, who each acknowledged that they signed and delivered the foregoing deed on the day and year therein mentioned.

Given under my hand and seal of Office this 16<sup>th</sup> day of November, 1953.

*Paul M. King*  
Notary Public in and for El Paso County, Colorado

My commission expires: December 16, 1953

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 3:00 o'clock P. M. on the 18th day of Nov, 1953 and recorded Nov 30 1953

C. J. Darby, Clerk.

By *Neil Stralaker* D. C.

Filing .05  
700 words 1.05  
Certificate .50  
Indexing 30  
1.90

2<sup>ND</sup> Addition

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WHEREAS, the undersigned individuals are the sole owners of all the lots in that certain subdivision known as 2nd Addition to Gulfport Bayou View Subdivision in the City of Gulfport, Harrison County, Mississippi, as shown by map or plat thereof on file and of record in the office of the chancery clerk of Harrison County, Mississippi.

WHEREAS, the said J. N. Randall has deeded certain lots in the said subdivision to various individuals with the stipulation set out in the deeds that the grantors therein accepted the property subject to restrictive covenants to be placed of record at a later date. It is, therefore, understood that by joining in these restrictive coven-

ants, the undersigned individuals accept and ratify the hereinafter listed restrictive covenants as being those specified in the deeds to them from J. N. Randall.

WHEREAS, the real property described herein is subject to the covenants, restrictions, conditions and reservations hereby declared which shall follow the title to said realty and be binding on all grantees from the above mentioned individuals and/or all their heirs, assigns, devisees, grantees, or successors in title, so as to insure best use and most appropriate development and improvements of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate value of their property; to preserve in so far as possible the natural beauty of the property; to guard against the erection thereon of poorly designed or proportioned structures and the building thereon with improper or unsuitable material; to obtain harmonious color schemes and to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon with appropriate locations therefor on building sites; to secure and maintain proper setbacks from streets and avenues and adequate free space between structures; and in general to provide adequately for a high type and quality of improvement of said property

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and to enhance the value of investments made by purchasers of building sites; and to aid in the general welfare, health and well-being of the owners of said property, as well as the general public.

The undersigned do hereby agree to said protective covenants and do hereby agree that same may and does hereby attach to the title to said land and be binding on all persons claiming under said title until January 1st, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots or parcels of land described herein, it be agreed to change said covenants in whole or in part, each block involved to be considered as a separate unit in voting any such change, and,

WHEREAS, it is further understood and agreed that if said grantees or any of them or their heirs, devisees, assigns, grantees or successors in title shall violate or attempt to violate any of the covenants herein, it shall and will be lawful for any person or persons owning any real property situated in said 2nd Addition to Gulfport Bayou View Subdivision to proceed to prosecute, by any pro-

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per proceeding at law or equity, such person violating or attempting to violate such covenants, either to prevent him or them from so doing or to recover damages for such violation.

It is further understood and agreed that the invalidation of any one or more of the covenants contained herein by proper judgment or court order shall in no wise effect any of the other provisions, which shall remain in full force and effect.

The restrictive covenants, conditions, and reservations, above referred to being set out in detail as follows, to-wit:

A. Each lot conveyed shall be known and described as a separate residential lot and there shall not be constructed on any combination of lots more than one residence building for each lot. No lot or combination of said lots shall be resold or resubdivided in such a manner as to have less front footage or less area for any building site than said lot or combination of lots had as originally platted.

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B. No structure shall be erected, altered, placed or permitted to remain on any lot, other than one detached residential dwelling not to exceed two and one-half stories in height and a private garage adequate for housing cars or occupants of the premises and other out buildings incidental to residence use of the lot, no building shall be used for any purpose other than a residence or residential uses thereof, no house shall be constructed nor used for the housing of more than two family units and houses built or used for more than one family unit must be built so that the outside appearance resembles a one family unit and must have a private entrance for each family unit.

C. No dwelling shall be permitted on any lot or combination of lots insaid 2nd Addition to Gulfport Bayou View Subdivision which floor area, exclusive of porches, (open or screened) and garages is less than 850 square feet, and the cost of which is less than \$7,000.00 as to a one story building. In figuring the cost of any such house regulated by this section same shall be based upon cost prevailing on March 1st, 1950. It being the intention and purpose of this covenant to assure that all dwellings shall be of a cost, workmanship and materials substantially the same or better than that which can be produced on said date of March 1st, 1950, at the minimum cost stated herein for the minimum permitted dwelling size.

D. No building or portion thereof shall be located on any lot nearer than 35 feet in said 2nd Addition to Gulfport Bayou View Subdivision to the front street line as originally platted (if the building faces or if main entrance is toward a side street

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as originally platted, then this setback shall also apply to said side street line.

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E. No structure of a temporary type, trailer, shack, garage, apartment, barn or other out buildings shall be used, on any lots at any time as a residence, either temporarily or permanently except that a garage apartment or out house or living quarters may be occupied by domestic servants actually employed by the occupants of the main dwelling.

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F. No obnoxious or offensive establishments shall be carried on upon any lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood and no live stock or poultry shall be permitted to be kept on any of the said lots. Neither shall anything be used or operated on the premises that causes unusual interference with reception of radio, television, etc. No fences of any kind shall be erected on any portion of the premises from the front lot line to the front sill line of the main building on any of the said enumerated lots. Any fence erected on any interior lot line of said lots shall be attractive in appearance and no higher than five feet. No hedge or shrubbery shall be placed or allowed on any of said lots along any street that would in any way obstruct a proper view of streets when approaching intersections. Nothing shall be constructed on any of the said lots that conflicts with the Civil Aeronautics Administration regulations regarding Gulfport Municipal Airport Air Lanes. No advertising sign or bill board shall be placed or allowed on any of the said enumerated lots, except that the owner may place or authorize to be placed thereon sign, advertising such lot for sale, no larger than 16 inches by 36 inches, and the lower part of which shall be no higher than 4 feet above the ground.

G. All residences and outstanding houses occupied by human beings and/or served with water on any lots shall be connected to

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the sanitary sewage system when said sanitary sewage is available adjacent to said lot line for disposal of all water and refuse, except such refuse ordinarily called garbage and disposed of as such.

H. No building shall be moved on to any of said lots from any other place where same was constructed or erected or where same has been placed; and on the otherhand all buildings on said lots shall be wholly constructed on such lots excepting, of course, the usual portion thereof that are ordinarily constructed and built, such as mill work, etc., off the premises. It being the intention hereof to prevent moving second hand or new buildings on to a lot and remodeling or reworking same into some desired type or shape building. No building shall be placed or erected on any building lot until the building plans, specifications and plot plan showing the location of such building has been submitted and approved in writing, as to conformity and harmony of the exterior and interior design and construction with the existing structures in the subdivision ( and same must at least conform to minimum FHA requirements as of March 1st, 1950) and as to location of the building with respect to topography and finished ground elevation, by the building inspector of the City of Gulfport or such other department or agency set up by the City as successor to the duties of such inspector. In the event said building inspector or his designated successor fails to approve or disapprove such design and location within thirty days after said plans have been submitted to him such approval will not be required provided same be not done within ten days after written notice of such failure and demand that same be done within ten days from said written notice; then in such event this covenant will be deemed to have been fully complied

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with. Appeal from any decision of the building inspector or his successor may be taken to the Board of Commissioners of Gulfport, Mississippi, by means of a written bill of particulars which shall be heard and considered when presented. Above shall not be construed to prevent the setting up and constructing new pre-fabricated houses when same have been approved by the building inspector as above provided for other type houses.

Witness our signatures on this the 18th day of November 1953.

Delois R. Riser  
Delois R. Riser

Harvey G. O'Connor  
Harvey G. O'Connor

Claudia M. O'Connor  
Claudia M. O'Connor

Rufus Hendry  
Rufus Hendry

Hazel R. Hendry  
Hazel R. Hendry

Chalmers R. Hurlbert  
Chalmers R. Hurlbert

Mary Hurlbert  
Mary Hurlbert

George W. Rogers  
George W. Rogers

Elizabeth E. Rogers  
Elizabeth E. Rogers

Sargent P. Mellen  
Sargent P. Mellen

Dorothy Mellen  
Dorothy Mellen

Barbara W. Hilton  
Barbara W. Hilton

Frank B. Hilton  
Frank B. Hilton

John E. Richards  
John E. Richards

Josephine M. Richards  
Josephine M. Richards

William R. Terry  
William R. Terry

Mae Helen J. Terry  
Mae Helen J. Terry

Stephen Henry Ross  
Stephen Henry Ross

Julia M. Ross  
Julia M. Ross

Herbert R. Ross  
Herbert R. Ross

Luelle M. Ross  
Luelle M. Ross

Clyde D. Smoak  
Clyde D. Smoak

Louise C. Smoak  
Louise C. Smoak

Clarence H. McDonald  
Clarence H. McDonald

Mary Drane Wood McDonald  
Mary Drane Wood McDonald

J. S. King  
J. S. King

Cecelia R. King  
Cecelia R. King

Hobson Clary  
Hobson Clary

Eva M. Clary  
Eva M. Clary

James M. Riser  
James M. Riser

J. N. Randall  
J. N. Randall

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STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said County and State, the within named Delois R. Riser, Harvey G. O'Connor, Claudia M. O'Connor, Rufus Hendry, Hazel R. Hendry, Chalmers R. Hurlbert, Mary Hurlbert, George W. Rogers, Elizabeth E. Rogers, Sargeant P. Mellen, Dorothy Mellen, Barbara W. Hilton, Frank B. Hilton, John E. Richards, Josephone M. Richards, ~~William R. Terry~~, Mae Helen J. Terry, Stephen Henry Ross, Julia M. Ross, Herbert R. Ross, Luvelle M. Ross, Clyde D. Smoak, Louise C. Smoak, Clarence H. McDonald, Mary Drane Wood McDonald, J. S. King, Cecelia R. King, Hobson Clary, Eva M. Clary, and James M. Riser who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Sworn to and subscribed before me this 19th day of Nov. 1953  
1953.

*William R. Terry*  
NOTARY PUBLIC  
*Comm. Expires 8/17/57*



STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me a notary public in and for said county and state, J. N. Randall and William R. Terry who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Witness my signature and official seal of office on this the 18th day of November, 1953.



*J. N. Randall*  
NOTARY PUBLIC

My Commission Expires Sept. 1, 1954

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STATE OF MISSISSIPPI, COUNTY OF HARRISON:

Filing .05

2100 words 3.15

Certificate .50

Indexing 10.95

14.65

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 4:00 o'clock P M. on the 18th day of Nov, 1953 and recorded Nov 30, 1953

C. J. Darby, Clerk,

By Neil Stratos D. C.

FORM 116 5M-1-53

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