

Book 600

BK# 600
8th Addition

STATE OF MISSISSIPPI

COUNTY OF HARRISON

RESTRICTIVE COVENANTS

WHEREAS, the undersigned Community Developers, Inc., is the sole owner of that certain property described as Lots 1-26 inclusive ~~XXXXXXXXXX~~ ^{SUB} of ~~XXXXXXXXXX~~ ^{PART I,} BAYOU VIEW SUBDIVISION, 8th ADDITION, 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, and

WHEREAS, the said owner desires to and does hereby subject the above described lots only to certain covenants, restrictions, conditions and reservations, all of which shall follow the title of said realty and be binding on all grantees from Community Developers, Inc., and/or their heirs, assigns, devisees, grantees or successors in title. Said covenants, restrictions, conditions and reservations being for the purpose of insuring the best use and most appropriate development and improvement of the above described lots; to guard against the erection of poorly designed or proportioned structures or use of improper and unsuitable materials; to encourage and secure the erection of attractive homes with appropriate locations; to insure and secure and maintain proper setbacks from streets, avenues and property lines; and to aid in the general welfare, health and well-being of the owners of said property and their successors in title.

THE UNDERSIGNED, Community Developers, Inc., do hereby agree to said covenants, restrictions, conditions and reservations and do hereby agree that same may and do hereby attach to the title of said lots and shall be binding on all parties claiming under the owner's present title until January 1, 1977, at which time said covenants shall be extended for automatic ten year periods unless a majority of the property owners of said lots agree to change said covenants in whole or in part with each lot involved being considered a separate voting unity and,

WHEREAS, It is further understood and agreed that if said grantees or any of them or their heirs, devisees, assigns or successors in title shall violate or attempt to violate any of the covenants herein, it shall and will be lawful for but not incumbent upon, any person or persons owning any real property situated in said Lots 1-26 inclusive of Block 2 of Gulfport Bayou View Subdivision, 8th Addition, as well as for Community Developers, Inc. to proceed to prosecute by any proper proceeding at law or equity, such person violating or attempting to violate such covenants, or 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, restrictions, conditions and reservations 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, restrictions and reservations above referred to being set out in detail as follows; to-wit:

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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 or building for each lot. For purposes of grantor, it is hereby stated that all of the lots, described hereinabove, are designated as residential. NO HOUSE TRAILERS SHALL BE ALLOWED ON ANY LOT EITHER ON A TEMPORARY OR PERMANENT BASIS.

B. No dwelling shall be permitted on any of the above numbered lots that has a floor area of less than 850 Sq. feet.

C. No building in said residential portion of said subdivision shall have less than a 25 foot setback from the front property line facing the street, nor be nearer than 5 feet to any side street, nor nearer than 5 feet to any side property line. No building other than garages, shall be built nearer than 5 feet to the rear property line, the setback being waived as to carports and garages. Any garage the nearer portion of which is not over 15 feet from the rear property line is also excepted from the side line setback.

D. No fences of any kind shall be erected on any portion of the premises from the street said building faces to the front sill line of the main building on any lots. No signs shall be displayed on any lot except "FOR SALE" or "FOR RENT" real estate signs of a reasonable size.

WITNESS THE signature and corporate seal of said corporation on this the 18th day of October, 1967.

COMMUNITY DEVELOPERS, INC.

BY: Sherwood R. Bailey
PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me the undersigned authority in and for the above mentioned county and state, Sherwood R. Bailey, President of Community Developers, Inc., a Mississippi corporation, who acknowledged that he signed, sealed and delivered the above and foregoing instrument on the day and in the year therein mentioned, for and on behalf of said corporation, being first so authorized to do so by the premises.

WITNESS my signature and official seal of office, this the 18th day of October, 1967

My Commission Expires:
My Commission Expires March 17, 1969

W. S. G. G. G.
NOTARY PUBLIC



Community Developers, Inc
to
Restrictive Covenants
Golfport Bayou View
Subdivision, 8th Addition
Any And All Persons

5819

COMPLETED

State of MISSISSIPPI
Harrison County

I hereby certify that this instrument was received and filed for record at _____ o'clock

on 54 minutes of 9 M. on 3 day of Nov A. D. 1967 and recorded in

Record or Deed's No. 1563-67-598

on pages 1-2 of 1563-67-598 and

Chancery Clerk W. S. G. G. G.



Time 9:00 AM
Notary Fee 1.35
Certificate Fee 3.00
Including 15% on 5.80
Separate Subdivision 370
Total Fees 950
Anticipate 950

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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 deliver-
 ed to me to be recorded at 10:15 o'clock a M. on the
30 day of Nov., 1967 and
 recorded re Dec. 7, 1967
 C. J. Darby, Clerk,
 By Pauline Smith D. C.

Filing 900 words 1.35 .05
 Certificate 3.90 .50
 Indexing 5.80

SHAUGHNESSY PTC. CO.

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