

The Grantor is or has been the owner of all parcels on Stuart Road, Lamar County, Mississippi, and is desirous of maintaining it as a residential area which is aesthetically pleasing. In order to preserve the value thereof, Grantor is transferring the subject property described herein subject to the following restrictions and burdens placed thereon:

- The subject property shall be used for a single-family residence only. No manufactured home, mobile home or house trailer shall be moved upon or otherwise placed or permitted on subject property.
- No residence shall be taller than two (2) stories, and the minimum square footage of the heated and cooled enclosed living area to be contained within the main house or residential structure constructed on the subject property shall be a minimum of 1,800 square feet.
- No building shall be erected, used or maintained for commercial purposes on the subject property. No business of any kind will be permitted.
- No farming of any animals will be permitted, such as but not limited to, dogs, cats, pigs, chickens, goats, cows, livestock, etc.
- No disabled vehicles shall be parked in the front of any residence. Disabled vehicles will be permitted behind a fence or in a building, and limited to a total of two.

These deed restrictions shall run with the land and be binding upon the heirs, successors and assigns of the parties hereto, and the subject property shall be held, transferred, sold, conveyed and occupied subject to these deed restrictions for a period of twenty-five (25) years, at which time they will expire and be of no further force and effect.

Before construction can begin, the house plans must be approved by the developer. Contact information:

Richard Hiatt Construction, Inc.
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601-296-09909