



Prepared by | Return to:
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THE ESTATES OF GRAYS VALLEY
RESTRICTIVE COVENANTS
SECTION 33; TOWNSHIP 3 SOUTH; RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI
SINGLE FAMILY RESIDENCES

Plat Book: 132 PG: 44

1. The minimum area of any single story dwelling shall be no less than 2300 ft.² heated, exclusive of open porches, carports and garages. One and a half or two story dwellings shall not be less than 1800 ft.² heated on the first level exclusive of open porches, carports and garages.
2. All homes must be 60% brick, concrete siding, or stone construction. The Grantor will exercise complete architectural control for the protection of the investment of individual homeowners and developers. No building(s) will be started on any lots in the subdivision until the building plans, specifications and plot plan showing the location of such building(s) have been approved in writing by the Grantor, or duly appointed representative of said company. The Grantor will assess each building as to conformity and harmony with existing structures in the subdivision and as to location of the buildings with respect to topography and finished ground elevation. House plans shall be submitted to Grantor, a minimum of fourteen (14) days prior to construction. A complete plot plan showing location of house, driveway and any outbuildings, etc. shall be along with house plans.
3. Openings of garages shall not be visible from the street, except for corner lots.
4. All driveways shall be concrete. Staining or painting driveway must be approved by Grantor.
5. All lots shall be used for residential purposes only.
6. No trailer, mobile home, tent, shack, garage, barn or other structure of temporary nature is to be used as a residence at any time. No obnoxious or offensive activities shall be carried on upon any lot, or shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood.

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7. No shell type or modular type home will be permitted or erected in the subdivision.
8. Construction of new buildings only will be permitted. It being the intent of this covenant to prohibit the moving of any existing buildings onto a lot and remodeling or converting same into a dwelling.
9. Any outbuildings, storage building, workshops, detached garage, barns, etc. must coordinate with the house and must be approved by the Grantor in the same manner of the original homes further in paragraph 2 above.
10. All dwellings or other structures on the lots must be in compliance with the requirements of the Desoto County Planning Commission Regulations.
11. No vehicle of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one side of not more than 5 ft.² advertising the property for sale or rent or signs used by dwelling to advertise the property during the construction and sale period.
12. No satellite dishes or television antenna shall be installed were viewed from the road. No radio towers are to be constructed.
13. No animal, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that of dogs, cats, ponies, horses and other pets maybe kept provided they are not kept, bred or maintained for any commercial purposes. Appropriate buildings may be built for these pets upon approval by Grantor. No hogs or goats are to be kept at any time.
14. Construction of any dwelling shall be completed within twelve (12) months from commencement of construction.
15. These covenants are to run with the land and shall be binding and all persons and all parties claiming under them.
16. All mailboxes to be ornamental wrought iron.
17. All fencing must be approved by Grantor. No chain link fencing.
18. Above ground gas tanks must not be seen from street or neighbors (brick walls, wood fencing, etc. surrounding gas tanks - must be approved by Grantor).
19. No vehicles of any kind shall be parked on grass for more than 48 hours without approval by Grantor.

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- 20. All homeowners and/or builders of Grays Valley Estates must notify HOA or Grantor of any or all changes or improvements to property that differ from original construction.
- 21. Some lots may need fencing to border properties not maintained by Grays Valley Estates. Paid for by builder or homeowner.
- 22. Concrete or brick headwalls will be required on all driveway culverts per the design and dimensions as per the declarations of covenants, conditions and restrictions.

The platted property is subject to these covenants, restrictions, and easements as set forth in a document filed for record in plat book _____ on page _____ in the Office of the Chancery Clerk of DeSoto County, Mississippi to which document reference is hereby made. Any property owner shall be bound by the terms of said documents.

By: Mike Lance
Mike Lance

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in an for said County and State, on this 9th day of JUNE, 2020, within my jurisdictions, the within named Mike Lance, who acknowledged that he is the owner of LANCE INVESTMENTS LLC, and that for and on behalf of said Mississippi Limited Liability Company (LLC), and as its act and deed, he executed that above and forgoing instrument, after first having been duly authorized to do so by said LLC.

My Commission Expires: 12-19-23

Joseph F. Lauderdale
 Notary Public
 JOSEPH F. LAUDERDALE
 Commission Expires
 Dec. 19, 2023
 DESOTO COUNTY

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