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RESTRICTIVE COVENANTS

RANCH MEADOWS, SECTION H, PHASE 6

Section 25, Township 1 South, Range 9 West

Book 140 Page 30

Grantee/Grantor: B & J Land Co., LLC
6858 Swinnea Road
5 Rutland Place
Southaven, MS 38671
662-349-8344

Prepared By and Return To:
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Indexing Instructions:
Lots 296-336, Ranch Meadows P.U.D.
Section H, Phase 6 in S25 T1S R9W in
PB 140 PG 30

RESTRICTIVE COVENANTS
RANCH MEADOWS, SECTION H, Phase 6
Section 25, Township 1, Range 9

These covenants limitations and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until 20 years from the date hereof, at which time said covenants, limitations and restrictions shall be automatically extended for successive ten (10) year periods, unless by a vote of the majority of the owners of the lots in this subdivision it is agreed to change said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any person or persons owning lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, limitation or restriction and either to prevent him or tem from doing so or to receive damages or other dues for such court violations. Invalidation of any of these covenants, limitations or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All numbered lots are to be used for residential use only and are not to be re-subdivided into other lots.
2. The minimum front yard setback for each lot is shown on the plat, the minimum side yard setbacks and minimum rear yard setbacks are as follows:
 - A. Minimum side yard setbacks is five (5) & ten (10) feet.
 - B. Minimum rear setbacks is thirty (30) feet.
3. An unattached accessory building not for living purposes may be erected in the rear yard as long as it meets the county building codes. Such an accessory building shall be located or erected to the rear of the main residence. Such a building shall be in accordance with the following restrictions:
 - A. Any structures of the dimensions of 10 feet by 12 feet or less shall be built of wood and shall be shingled, and painted to match the house on the lot in question.
 - B. Any such structures larger than 10 feet by 12 feet shall be bricked to conform to the styles of the bricks on the house on the lot in question.
4. The total minimum heated floor areas of a residence, exclusive of open porches or garages shall be sixteen hundred (1600) square feet. The owner of the subdivision reserves the right to review the plan of any structure that is built on any lot. The minimum ground floor area of one and a half story shall be 1600 square feet, the minimum for a two- story shall be 1600 square feet. All houses shall have a two- car garage, no carports allowed. All garages must open from the front or side of the house. No white brick or stone will be allowed. All houses are to be sixty-six (66) percent brick veneer. A roof pitch of less than 7/12 to the main roof areas of the house is not allowed.

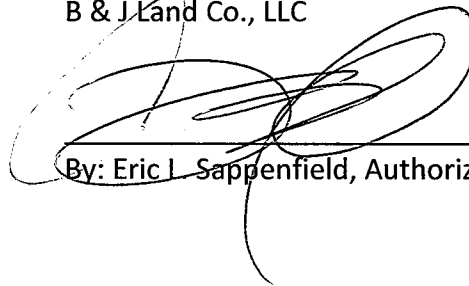
This does not apply to porches. Driveways must be blacktop or concrete. No underground houses will be allowed. All homes must have a traditional front elevation.

5. The construction of any house in the subdivision shall be required to be required to be completed in nine (9) months from date that the construction begins. No signs will be permitted in the subdivision, except a eight (8) square feet "For Sale" sale or signs for the model homes and common areas. Each lot shall be kept neat and in an orderly manner at all times.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, and other pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No horses allowed.
7. No noxious or offensive trade or activity shall be carried on upon any lot in the subdivision nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No trailer, tent, basement, shack, garage barn, or other structure of a temporary nature is to be used as a residence at any time nor shall any type of shell house be built on any lot nor shall any house be permitted that has been moved from another location.
8. No fence shall be erected on any lot other than chain link, brick or wooden fences. No fences may be erected on any portion of any between the front of the residence and the street on the corner lots, unless same is a two or three rail split cedar fence. No fences shall exceed (6) six feet in height. All lake lot fences must have matching brick posts on corners and every 50 ft must have a minimum 4 brick post on back.
9. Garages may be front or side load garages.
10. All passenger vehicles in use shall be parked either on the driveway or in the garage. No motor vehicles or any other vehicles, including, but not limited to a boat, motor, boat, trailer, lawn mower, tractor or other similar vehicles may be stored on any lot on in the street.
11. No vehicle, including, but not limited to: recreational vehicles, camping trailer, house trailers, trailers, boats, or any accessory trailers can be parked or stored on any lot, unless same is shielded from street view at or near the rear of the main residence. No tractor trailers can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.
12. No structures of any kind, including, but not limited to: television antenna, radio antenna or ham radio antenna can be erected on any lot or structure which extends more that twenty-five (25) feet about ridge line of the roof of any house structure. No lot shall be used of maintained as a dumping grounds for trash or rubbish. Trash-garage or other waste garbage shall not be kept, except in sanitary containers, which must be located to the rear of the main residence and in a location that will not be offensive to others. All types of antenna or television dish shall be located to the rear of the main structure on the lot.
13. Lake access shall be limited per the Restrictive Covenants.

14. No metal buildings or metal roofs will be allowed. No outbuilding larger than 24' x 24' will be allowed.
15. No gas or diesel motors will be allowed on boats in the lakes, only DC Electric motors not to exceed forty (40) pond thrust will be allowed.
16. No decks or piers shall extend more than five (5) feet past the lake's edge of water.
17. Any sea walls that are built must be constructed out of railroad ties, not brick, concrete or other materials. Prior to construction, plans must be submitted to the developer or his appointees for approval.
18. Each owner, corporate or otherwise, of a lot in Ranch Meadows Section D, E, F and G shall be a member of the Ranch Meadows Homeowner's Association, a non-profit corporation to be created for the purpose of owning and maintaining the lake dam site and other common areas, which membership is subject to the by-laws and other regulations thereof. Such lot owner shall have the use of the lakes. The owners of lots in the mentioned sections will form a lake maintenance association for the control and upkeep of lakes, levees, and the common area surrounding the lake. The overall total common space (including lakes and levees) consists of 57 +/- acres.
19. The property herein conveyed is subjected to an assessment by Ranch Meadows Homeowner's Association ("RMHOA") of the current fee per lot on an annual basis, until changed by a majority of the total votes eligible to be cast by the members of the Association. Said assessments shall be due and payable as the board of Directors determines, as if not paid shall bear interest at the prevailing rate until paid. Such assessments shall be a lien on the property so assessed and collectable by proper action at law, or proceedings in Chancery, for enforcement of such lien. Lots owned by the developer ("B & J Land Co., LLC"), Chambliss Homes, Inc., JSS Homes, LLC, or Bailey Station Homes, LLC shall not be assessed the annual assessment. The lots hereby recorded and subject to this Restrictive Covenant shall not be subject to the Covenants, Conditions and Restrictions or assessments for RMHOA nor subject to architectural review of EMHOA, said review shall be the sole purview of the developer ("B & J Land Co., LLC") until such time as a home is built and sold to a purchaser.

IN WITNESS WHEREOF, the declarant has hereunto caused this instrument to be duly executed this the 14th day of January, 2025.

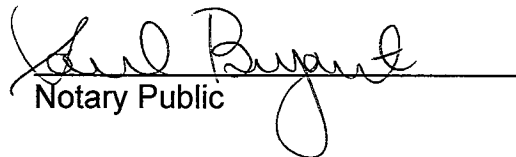
B & J Land Co., LLC



By: Eric L. Sappenfield, Authorized Agent

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of January, 2025, within my jurisdiction, the within named Eric L. Sappenfield, who acknowledged that he is an Authorized Agent of B & J Land Co., LLC, a Mississippi Limited Liability Company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.


Notary Public

My Commission Expires:
06-21-2027

