

BOOK 0935 PAGE 478

168174

ADOPTION OF DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR CYPRESS LAKE

1596
1984

WHEREAS, Southern Traditional Homes, Inc. ("Southern"), is the owner of certain property more particularly described in Exhibit "A" ("Property") attached hereto, having acquired such property by Warranty Deed dated June 6, 1995 from Cypress Lake Properties, L.P. which Warranty Deed is recorded in Book 357 Page 088 in the Land Records of the Chancery Clerk of Madison County, Mississippi; and

WHEREAS, the Property is part of a larger tract all of which is owned by Cypress Lake Properties, L.P.; and

WHEREAS, Southern has joined the Cypress Lake Properties, L.P. in filing a plat for Compton Gate of Cypress Lake ("Plat") of record in the Office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet C at Slide 161, by which the property is designated as Lot 23, Compton Gate of Cypress Lake thereon; and

WHEREAS, Cypress Lake Properties, L.P., has filed of record a certain Declaration of Covenants, Conditions and Restrictions for Cypress Lake ("Declaration"), which declaration is recorded in Book 935 at Page 431 of the Land Records in the Office of the Chancery Clerk of Madison County, Mississippi; and

WHEREAS, Southern wishes to impose upon the Property the covenants, conditions and restrictions of the Declaration as set forth therein;

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Southern Traditional Homes, Inc., owner of that certain real property described in Exhibit "A" attached hereto, which real property is designated as Lot 23 Compton Gate of Cypress Lake as depicted on the Plat recorded in Plat Cabinet C at Slide 161, hereby adopts the Covenants, Conditions and Restrictions for Cypress Lake as set forth therein and recorded in Book 935 Page 431 of the Land Records of the Chancery Clerk of Madison County, Mississippi, and subjects to and imposes upon the Property described in Exhibit "A" and shown on the Plat as Lot 23, such Covenants, Conditions, and Restrictions for Cypress Lake.

IN WITNESS WHEREOF, Southern Traditional Homes, Inc., has caused this instrument to be duly executed on this the 22nd day of June, 1995.

SOUTHERN TRADITIONAL HOMES, INC.

BY:


JOHN STINSON, President

STATE OF MISSISSIPPI
COUNTY OF HINDS

BOOK 0935 PAGE 479

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of June, 1995, within my jurisdiction, the within named JOHN STINSON, who acknowledged that he is President of SOUTHERN TRADITIONAL HOMES, INC., a Mississippi corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Sharon J. Bary
NOTARY PUBLIC

My Commission Expires:
7-7-95

INDEXING INSTRUCTIONS:

Lot 23, Compton Gate of Cypress Lake

PREPARED BY:

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Ridgeland, Mississippi 39157
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EXHIBIT "A"

BOOK 0935 PAGE 480

PROPOSED LOT 23, COMPTON GATE OF CYPRESS LAKE

Commence at an iron pin marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 11, Township 7 North, Range 1 East, Madison County, Mississippi; run thence South 89 degrees 42 minutes 41 seconds West for a distance of 1776.56 feet to a point; run thence North for a distance of 1221.62 feet to the Point of Beginning for the description of a parcel of land described as follows: Run thence North 43 degrees 21 minutes 00 seconds West for a distance of 180.58 feet to a point; run thence North 49 degrees 49 minutes 32 seconds East for a distance of 9.49 feet to the point of curvature of a curve to the left having a central angle of 05 degrees 44 minutes 22 seconds and a radius of 1053.82 feet; run thence Northeasterly and along said curve to the left for an arc distance of 105.56 feet (chord bearing and distance, North 47 degrees 14 minutes 48 seconds East, 105.52 feet) to a point; run thence South 43 degrees 54 minutes 41 seconds East for a distance of 177.54 feet to a point; run thence South 45 degrees 57 minutes 14 seconds West for a distance of 116.74 feet to the Point of Beginning.

The above described parcel of land, which is proposed Lot 23 of Compton Gate of Cypress Lake, is located in the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 11, Township 7 North, Range 1 East, Madison County, Mississippi and contains 0.474 acre, more or less.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 22 day of June, 1995, at 10:30 o'clock a M., and was duly recorded on the JUN 22 1995, Book No. 935, Page 478.

STEVE DUNCAN, CHANCERY CLERK

BY: C. Butler D.C.