

1619.97' N 88°59'50" E

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Joseph Scuffidi's home

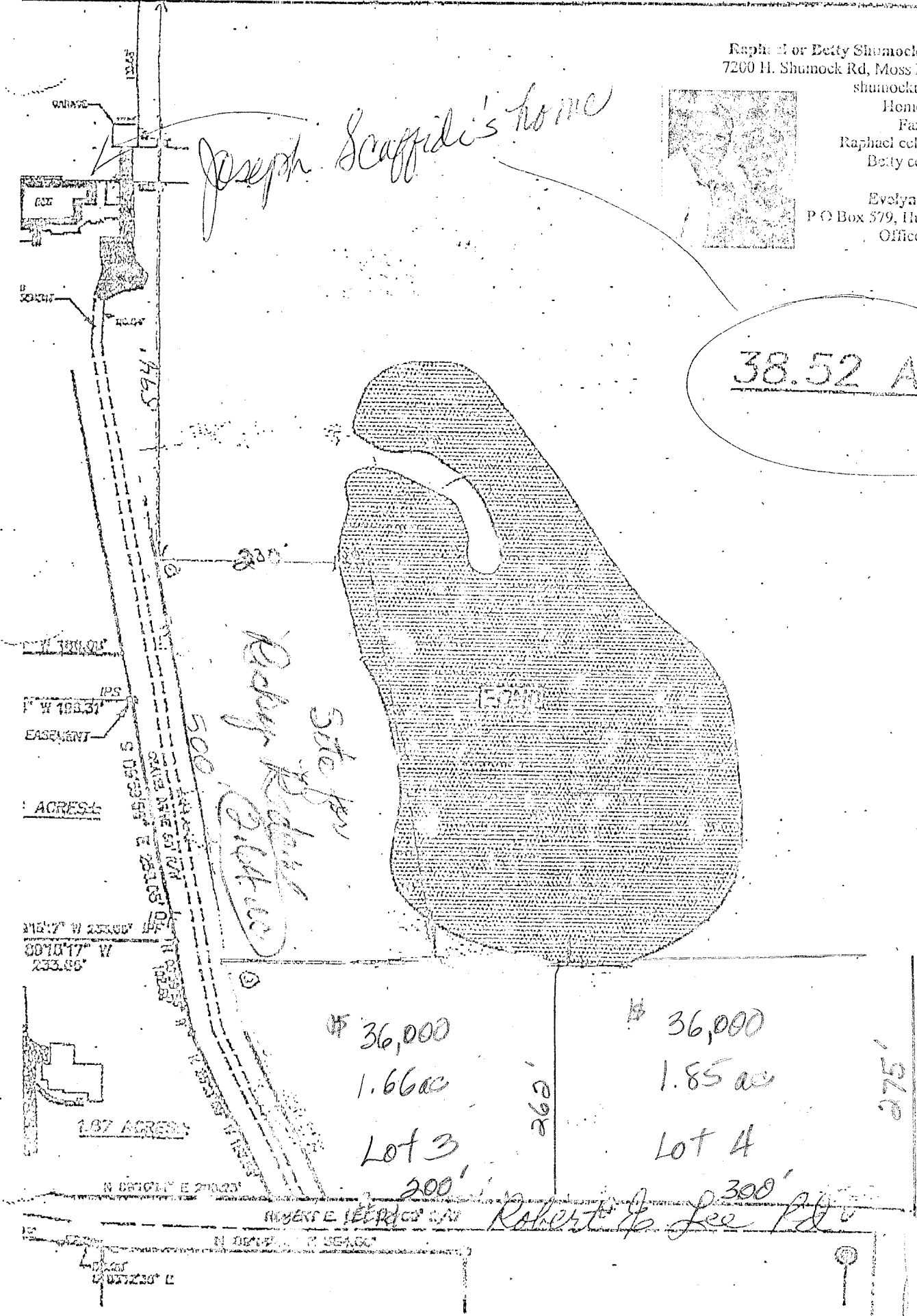
38.52 ACRES

*Robert Lee's site for
Paddy Roberts
2100 ac*

\$ 36,000
1.66 ac
Lot 3
200'

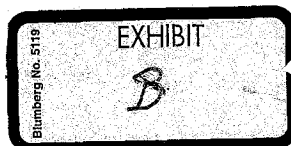
\$ 36,000
1.85 ac
Lot 4

Robert Lee Rd



OAK HILLS COVENANTS

1. All lots in the subdivision shall be single family residences only; no lot may be further subdivided. The purchaser of Lots 8 and 9 shall comply with all these covenants. The adjoining 6.0 acres to Lots 8 and 9 shall also comply with these covenants, except for further subdivision rules which must be in compliance with Jackson County Planning Commission subdivision rules.
2. Each lot in the subdivision may be used and occupied by one family only. Each single dwelling unit must have heated/air conditioned living area not less than 2,000 square feet, or for a 2-story house, not less than 1500 s.f. on the first floor (ground floor). Setbacks of houses shall be no less than 50 feet from the road easement of Robert E. Lee Road.
3. No permanently attached mobile homes are allowed. However, temporary living vehicles such as campers are allowed for one year to finish construction of the permanent dwelling; and such temporary vehicle shall be hooked to permanent dwelling's sewage. Such temporary dwelling shall be moved to the rear of the lot upon completion of permanent dwelling.
4. Accessory outbuildings must be enclosed and finished and must be constructed with building materials which compliment or match the main dwelling unit. No outbuildings shall have any open units. Set backs for any auxiliary outbuildings shall be located in behind the main dwelling/house, so as not to devalue adjacent properties. Location and construction of accessory buildings shall be approved by Gene A. Roberts, Jr. and/or his heirs.
5. The disposal of sewage and wastewater within the subdivision shall comply with the Jackson County Health Department. Pump houses must be constructed of permanent material such as brick or stucco, and their roofs shall match that of the permanent dwelling.
6. Noise levels of any activity of an intermittent nature shall be of reasonable levels not greater than the decibels of an idling 4-wheeler in first or second gear so as not being a nuisance to neighboring lots. Dirt bikes of any kind are prohibited. Any off-road vehicle shall be limited to owner's premises.
7. All lots in the subdivision shall be maintained at all times in a neat, clean and litter free condition; abandoned/non-operative vehicles shall be removed immediately. Boats, campers or recreational vehicles shall be parked on rear of lot.
8. Fencing shall start and end at the rear of each dwelling and shall be construction of wood, brick, vinyl or chain link. All fences shall be maintained neatly at all times.
9. Any antennas for radio or television shall be no higher than 4 feet above the highest elevation of the roof top of each dwelling. Any satellite receiver or wireless cable receiver is to be placed in the side or rear yard and not in any front yard.
10. No sign of any character shall be displayed or placed upon any lot except for a "for sale" sign, and only one for sale sign per lot is allowed. Such signs shall not exceed more than 3 feet above the ground, except for seasonal decorations, which shall be removed within 3 weeks of the termination of such holiday.



OAK HILLS COVENANTS (Continued)

11. Concerning the additional land purchased by Mr. Jason Owneby, Oak Hills covenants do not apply. But is any land is resold along the right of way which would extend beyond Oak Hill, Oak Hills covenants will apply.
12. Exterior construction materials shall be brick, hardy plank or stucco.
13. For those parcels designated as Parcels 1-4 of unrecorded Oak Hills Plat which all 4 lots back up to a lake, the following restrictions shall apply:
 - a. No motorized boats shall be used in either lake.
 - b. Extension of any piers into each lake shall not exceed 10 feet from water's edge.
 - c. The same noise levels on other lots shall apply to lake activities.
 - d. No swimming allowed in the lake at any time. (There is wood debris in the lake. And to maintain safety, swimming will not be allowed.)
 - e. Owners shall own the lake commonly with the other owners. Therefore, the owners shall maintain said levee. (This means nothing should be done to destroy or undermine the levee such as digging or removing any portion of the levee.)
 - f. For those homes constructed along the west side of the lake (and along the driveway leading to the Joseph Scaffidi home site), care shall be taken to maintain/keep said driveway to its current condition. All owners along this driveway shall share equally in the upkeep of that portion of this driveway which they use.
14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of five (5) years unless 75 percent of the then owners of these lots within this subdivision agree to a change to said covenants in whole or part.

Joseph Scaffidi 6/9/08
Seller Date
Beatrice A. Scaffidi 6/9/08
Seller Date

Paul L. Baker Sr. 6/8/08
Buyer Date
Angie Rader 6-8-08
Buyer Date

COVENANTS AND ADDENDUM TO WARRANTY DEED

No part of the herein described property is within 300 feet of a public or private franchised water and/or wastewater system.

The owner understands that when the Jackson County Utility Authority (JCUA) deems centralized water and/or sewer service is available, the owner, his successor, transferee, any subsequent purchaser or owner of the property shall be required to connect to the JCUA's water and/or sewer system and discontinue the use of any onsite water and/or sewer systems.

The Owner, his successor, transferee, any subsequent purchaser or owner of the property shall include as an attachment to any Warranty deed, and shall provide notice to such transferee, any subsequent purchaser or owner of the property, of the requirement that when the JCUA's water and/or sewer systems are available, that the Owner, transferee, any subsequent purchaser shall discontinue use of the individual onsite water and/or sewer systems, and will be required to connect to the JCUA's central water and/or sewer system.

The Owner, his successor, transferee, or any subsequent purchaser or owner of the property must meet all the requirements of any governmental agency, including but not limited to the Mississippi Department of Health, The Jackson County Planning Department, and the Mississippi Department of Environmental Quality.

✓ RLR E.
✓ (A)

