

594

FILED
OCT 30 1997
CHANCERY CLERK

SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE BRIDGEFIELD COMMUNITY ANNEXING
VILLAS OF BRIDGEFIELD

This Supplement is made this the 23RD day of October, 1997, by Tom Anderson, the Declarant herein, and other owners of lots in Villas of Bridgefield, and in that certain Declaration of Covenants, Conditions and Restriction for the Bridgefield Community, dated April 30, 1997 and recorded in the office of the Chancery Clerk of Lamar County in Book 12-T at Page 281 (the "Declaration").

WHEREAS, Declarant, pursuant to the provisions of Article II of the Declaration, desires to annex a portion of the Additional Property described in Exhibit "B" to the Declaration and to make said property subject to the covenants, conditions and restrictions, easement, charges and liens set forth in the Declaration; and

WHEREAS, Declarant has caused a portion of the Additional Property to be subdivided as an additional phase of the Bridgefield Community.

NOW, THEREFORE, Declarant does hereby annex Villas of Bridgefield to the Property subject to the Declaration and declares that Villas of Bridgefield, is, and shall be, held, transferred, sold, conveyed and occupied, subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, except as the Declaration is hereinafter supplemented and amended.

1. All Lots in Villas of Bridgefield will be zero lot line Lots. The location of all improvements and the designation of the side of the lot that is to be the zero lot line shall be determined by the Architectural Review Committee.

2. In addition to the easement provided in Article XI of the Declaration the following easements are hereby granted and established:

595

Overhang Easements.

Declarant hereby reserves for itself and each Owner an easement and right of overhang to overhand each Lot in the Property with the roof, deck and bay window of any improvements constructed on a zero lot line Lot as any such roof is originally constructed or substantially repaired by necessity, but not otherwise.

Ingress and Egress by Lot Owner.

In any case in which a wall of an owner's residence is built upon his Lot line, such Owner shall have an easement five (5) feet in width, which is hereby reserved by Declarant in his behalf, and for each owner over and upon the adjoining Lot for the maintenance and repair of such wall, the roof over same, or any pipes, vents, outlets, plumbing or utility lines within it; provided that any such entry upon the adjoining Lot shall be made with as little inconvenience to the Owner thereof as practical, and any damage caused thereby shall be repaired at the expense of the Owner using this easement.

Encroachments.

If any wall shall encroach upon any adjoining Lot, or upon the common area or community facilities, by reason of the repair, reconstruction, settlement or shifting of the wall or of any improvements comprised in part of the wall, or for any other analogous reason, or if any party wall as originally constructed is not centered upon the Lot line between two adjoining Lots, a valid easement shall exist for the encroachment and for the maintenance of same as long as the wall or improvement stands.

Easements to Run with Land.

All easements and rights described herein are easements running with the land, perpetually in full force and effect, and at all times shall inure to the benefit and be binding upon the Declarant, its successors and assigns, and any Owner, purchaser, mortgagee and other person having an interest in the property or any part or portion thereof.

The Declaration, except as hereinabove supplemented for Villas of Bridgefield remains in full force and effect, unchanged and unaltered.

596

3. Roadway The roadway within Villas of Bridgefield shall be privately owned and maintained.

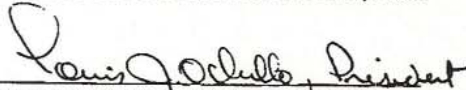
Mileage The speed limit for use of the roadways in Villas of Bridgefield shall not exceed 20 miles per hour.

School Buses (excluding handicapped bus) All school buses, excluding handicapped buses shall not service Lots D-18 through D-22.

WITNESS THE SIGNATURE of the Declarant on the day and year first above written.


TOM ANDERSON

DISTINCTIVE DEVELOPMENT, LLC


BY: LOUIS OCHELLO, President

Mortgagors:

WALTHALL CITIZENS BANK


BY: NATHAN GRAVES

FIRST FEDERAL BANK for SAVINGS


BY:

STATE OF MISSISSIPPI

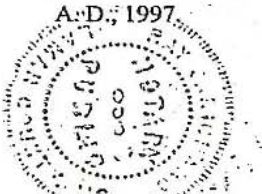
597

COUNTY OF Lamar

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, TOM ANDERSON, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office on this, the 17th day of December,

A.D., 1997.



Roy A. Hubbard
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: Sept. 11, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

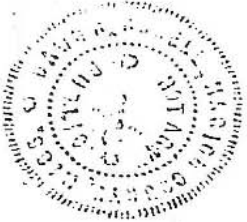
598

STATE OF MISSISSIPPI

COUNTY OF Marion

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, **LOUIS OCHELLO** who acknowledged that he is the President of **DISTINCTIVE DEVELOPMENT, LLC**, a Mississippi Corporation, and that, for and on behalf of said corporation and as its act and deed, he signed and delivered the foregoing instrument on the day and year therein mentioned, being first duly authorized to do so by said corporation.

Given under my hand and official seal of office on this, the 17th day of December A. D., 1997.



Dawn R. Rowell
NOTARY PUBLIC

My Commission Expires Oct. 28, 2000

STATE OF MISSISSIPPI

599

COUNTY OF Marion

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, Dennis Adams who acknowledged that he is the President & CEO of **FIRST FEDERAL BANK for SAVINGS**, a Mississippi Corporation, and that, for and on behalf of said corporation and as its act and deed, he signed and delivered the foregoing instrument on the day and year therein mentioned, being first duly authorized to do so by said corporation.

Given under my hand and official seal of office on this, the 17th day of December, A. D., 1997.

Dawn R. Howell
NOTARY PUBLIC

My Commission Expires Oct. 28, 2000



600

A parcel of land located in the W 1/2 of the SE 1/4 and in the E 1/2 of the SW 1/4 of Section 11, Township 4 North, Range 15 West, Lamar County, Mississippi and being more particularly described as follows:

Commence at the NW corner of said Section 11 and run S 00°03'27" E for a distance of 2637.77'; thence run East for a distance of 2552.39'; thence run South for a distance of 1042.62' to the point of beginning of parcel of land herein described. Thence run along a curve to the right for a distance of 343.32', said curve having a radius of 210.00' and a chord of N 23°45'10" W 306.34'; thence run S 61°45'56" E for a distance of 87.69'; thence run S 33°54'16" E for a distance of 111.62'; thence run S 27°55'33" W for a distance of 175.38'; thence run S 19°05'26" E for a distance of 512.61'; thence run S 15°16'39" W for a distance of 436.34'; thence run N 89°47'41" W for a distance of 1000.68'; thence run N 00°12'19" E for a distance of 79.34'; thence run N 46°54'18" E for a distance of 102.31'; thence run N 63°32'46" E for a distance of 48.44'; thence run N 57°04'36" E for a distance of 52.09'; thence run N 80°44'54" E for a distance of 42.29'; thence run N 89°02'41" E for a distance of 79.83'; thence run N 86°11'42" E for a distance of 77.80'; thence run N 84°02'44" E for a distance of 34.40'; thence run S 77°09'14" E for a distance of 55.25'; thence run S 29°41'13" E for a distance of 175.68'; thence run N 89°41'36" E for a distance of 58.75'; thence run N 08°01'38" W for a distance of 63.72'; thence run N 09°29'04" W for a distance of 55.14'; thence run N 26°16'24" E for a distance of 45.86'; thence run N 45°40'50" E for a distance of 100.79'; thence run N 05°57'05" E for a distance of 177.23'; thence run S 89°20'53" E for a distance of 90.91'; thence run S 86°21'45" E for a distance of 109.47'; thence run N 15°50'49" E for a distance of 36.61'; thence run N 79°35'49" E for a distance of 206.86'; thence run N 00°21'57" W for a distance of 4.41'; thence run N 00°21'57" W for a distance of 71.98'; thence run N 25°40'46" W for a distance of 67.11'; thence run N 24°41'35" W for a distance of 53.05'; thence run N 15°25'51" W for a distance of 109.92'; thence run N 16°06'34" W for a distance of 74.82'; thence run N 05°35'35" W for a distance of 111.84'; thence run N 33°16'02" E for a distance of 69.89'; thence run N 15°12'33" E for a distance of 276.13'; thence run N 31°18'05" W for a distance of 43.64'; thence run S 64°42'28" W for a distance of 58.71'; thence run S 46°21'50" W for a distance of 59.83'; thence run N 30°02'50" W for a distance of 63.81'; thence run along a curve to the left for a distance of 79.89', said curve having a radius of 854.41' and a chord of N 53°13'06" E 79.86'; thence run along a curve to the right for a distance of 183.69', said curve having a radius of 236.24' and a chord of N 76°33'15" E 179.10'; thence run S 74°38'16" E for a distance of 53.76'; thence run N 30°22'50" E for a distance of 56.16' to the point of beginning containing 17.33 acres more or less.

STATE OF MISSISSIPPI

COUNTY OF Lamar

601

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, NATHAN GRAVES who acknowledged that he is the President of WALTHALL CITIZENS BANK, a Mississippi Corporation, and that, for and on behalf of said corporation and as its act and deed, he signed and delivered the foregoing instrument on the day and year therein mentioned, being first duly authorized to do so by said corporation.

Given under my hand and official seal of office on this, the 23rd day of October, A. D., 1997.

Angela White Kane
NOTARY PUBLIC

My Commission Expires:
My Commission Expires 9-30-2000



GRANTOR:
Tom Anderson
#3 Bridgewater Dr
Hattiesburg, MS 39402
264-7300

^{1700 pd}
GRANTEE:
Tom Anderson, Declarant
#3 Bridgewater Dr.
Hattiesburg, MS 39402
264-7300

Prepared By:
RichLand Title, Inc.
4400 Hardy Street, Suite A-8
Hattiesburg, MS 39402
(601) 264-2257



CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI - LAMAR COUNTY
WAYNE SMITH - CHANCERY CLERK
INDEXED 9/18 BOOK 13-C PAGE 574
RECORDED 9/22/97 ABSTRACTED THANK'S D.C.

AMENDED SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE BRIDGEFIELD COMMUNITY ANNEXING
VILLAS OF BRIDGEFIELD

231

This Supplement is made this the 16th day of April, 1998, by Tom Anderson, the Declarant herein, and other owners of lots in Villas of Bridgefield, to amend the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing, Villas of Bridgefield dated October 23, 1997 and filed December 30, 1997 found in Book 13-C at Page 594 of the Land Deed records in the office of the Chancery Clerk of Lamar County, Mississippi.

WHEREAS, this amended supplement to the Declaration of Covenants for Villas of Bridgefield is being filed to correct the legal description described in the Supplement to the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing Villas of Bridgefield dated October 23, 1997 and filed on December 30, 1997 found in Book 13-C at Page 594 of the Land Deed records in the office of the Chancery Clerk of Lamar County, Mississippi.

FILED
'98 APR 28 PM 2 58
WANDA SALTER
CHANCERY CLERK

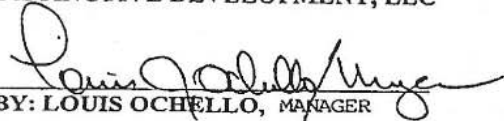
WHEREAS, all the terms and conditions as set out in the Supplement to the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing, Villas of Bridgefield, shall remain in full force and effect.


NOW, THEREFORE, Declarant and other owners file this Amended Supplement to the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing, Villas of Bridgefield to correct the legal description described in the Supplement to the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing, Villas of Bridgefield dated October 23, 1997 and filed on December 30, 1997 found in Book 13-C at Page 594 of the Land Deed records in the office of the Chancery Clerk of Lamar County, Mississippi, and further, all the terms and conditions set out in the Supplement to the Declaration of Covenants, Conditions and Restrictions for the Bridgefield Community Annexing, Villas of Bridgefield shall remain in full force and effect.

232
WITNESS THE SIGNATURES of the Declarant on the day and year first above written.


TOM ANDERSON


DISTINCTIVE DEVELOPMENT, LLC


BY: LOUIS OCHELLO, MANAGER


WINNIE NACE

Mortgagor:

FIRST FEDERAL BANK for SAVINGS


BY: DENNIS ADAMS

233

STATE OF MISSISSIPPI

COUNTY OF LAMAR

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, **LOUIS OCHELLO** who acknowledged that he is the Manager of **DISTINCTIVE DEVELOPMENTS, LLC**, a Mississippi Limited Liability Company, and that, for and on behalf of said company and as its act and deed, he signed and delivered the foregoing instrument on the day and year therein mentioned, being first duly authorized to do so by said company.

WITNESS MY SIGNATURE and seal of office on this, the 16th day of April A. D., 1998.

Ron Whitman
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARG
MY COMMISSION EXPIRES: Sept. 11, 1998.
BONDED THIRD NOTARY PUBLIC UNDERWRITERS.

STATE OF MISSISSIPPI

234 COUNTY OF Lamar

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, **TOM ANDERSON**, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office on this, the 16th day of April, A. D., 1998.

Raymond
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF MISSISSIPPI - LARGE
MY COMMISSION EXPIRES: Sept. 11, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF MISSISSIPPI

235

COUNTY OF Lamar

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, WINNIE NACE, who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office on this, the 16th day of April, A. D., 1998.

Roy J. Hubbard
NOTARY PUBLIC



STATE OF MISSISSIPPI

236 COUNTY OF Marion

Personally appeared before me, the undersigned Notary Public in and for aforesaid County and State, DENNIS ADAMS who acknowledged that he is the President and CEO of FIRST FEDERAL BANK for SAVINGS, and that, for and on behalf of said banking institution and as its act and deed, he signed and delivered the foregoing instrument on the day and year therein mentioned, being first duly authorized to do so by said banking institution.

Given under my hand and official seal of office on this, the 23rd day of April, A. D., 1998.

James L. Rowse
NOTARY PUBLIC

My Commission Expires Oct. 26, 2000

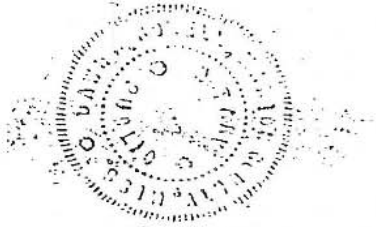


EXHIBIT "A"

237

A parcel of land located in the W 1/2 of the SE 1/4 and in the E 1/2 of the SW 1/4 of Section 11, Township 4 North, Range 15 West, Lamar County, Mississippi and being more particularly described as follows:

Commence at the NW corner of said Section 11 and run S 00°03'27" E along the west line of said Section 11 for a distance of 2637.77'; thence run East for a distance of 2552.39'; thence run South for a distance of 1042.82 to the point of beginning of parcel of land herein described. Thence run along a curve to the right for a distance of 343.83', said curve having a radius of 210.00' and a chord of S 23°49'24" E 306.69'; thence run S 61°45'56" E for a distance of 87.69'; thence run S 33°54'18" E for a distance of 111.62'; thence run S 27°55'33" W for a distance of 175.38'; thence run S 19°05'26" E for a distance of 512.81'; thence run S 15°18'39" W for a distance of 436.34'; thence run N 89°47'41" W for a distance of 1090.68'; thence run N 00°12'19" E for a distance of 79.34'; thence run N 48°54'18" E for a distance of 102.31'; thence run N 63°32'46" E for a distance of 48.44'; thence run N 57°04'36" E for a distance of 52.09'; thence run N 80°44'54" E for a distance of 42.29'; thence run N 89°02'41" E for a distance of 79.83'; thence run N 86°11'42" E for a distance of 77.80'; thence run N 84°02'44" E for a distance of 34.40'; thence run S 77°09'14" E for a distance of 52.25'; thence run S 29°41'13" E for a distance of 173.68'; thence run N 89°41'36" E for a distance of 58.73'; thence run N 08°01'38" W for a distance of 63.72'; thence run N 09°29'04" W for a distance of 55.14'; thence run N 26°16'24" E for a distance of 45.86'; thence run N 45°40'50" E for a distance of 100.79'; thence run N 05°57'05" E for a distance of 177.23'; thence run S 89°20'53" E for a distance of 90.91'; thence run S 88°21'45" E for a distance of 109.47'; thence run N 15°50'49" E for a distance of 36.61'; thence run N 79°35'49" W for a distance of 206.86'; thence run N 00°21'57" W for a distance of 76.40'; thence run N 25°40'46" W for a distance of 67.11'; thence run N 24°41'35" W for a distance of 53.05'; thence run N 15°25'51" W for a distance of 109.92'; thence run N 18°06'34" W for a distance of 74.82'; thence run N 05°35'35" W for a distance of 111.84'; thence run N 33°18'02" E for a distance of 69.89'; thence run N 15°12'33" E for a distance of 276.13'; thence run N 31°18'05" W for a distance of 43.64'; thence run S 64°42'28" W for a distance of 38.71'; thence run S 46°21'50" W for a distance of 59.83'; thence run N 30°02'50" W for a distance of 3.81'; thence run along a curve to the left for a distance of 79.89', said curve having a radius of 854.41' and a chord of N 53°13'06" E 79.86'; thence run along a curve to the right for a distance of 183.69', said curve having a radius of 238.24' and a chord of N 76°33'15" E 179.10'; thence run S 74°38'16" E for a distance of 53.78'; thence run N 29°31'40" E for a distance of 56.06' to the point of beginning containing 17.33 acres more or less.

CERTIFICATE OF FILING AND RECORDING
STATE OF MISSISSIPPI - LAMAR COUNTY
WAYNE SMITH, CHANCERY CLERK
BOOK 137 PAGE 231
INDEXED RECORDED ABSTRACTED
D.C.

