

BOOK 3276 PAGE 710 DOC 28 TY W  
INST # 773159 MADISON COUNTY MS.  
This instrument was filed for  
record 11/16/15 at 3:38:06 PM  
RONNY LOTT, C.C. BY: CMH D.C.

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Prepared by:  
Thomas I Starling  
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Thomas I. Starling  
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STATE OF MISSISSIPPI  
COUNTY OF MADISON

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TIMBER RIDGE OF WELLINGTON PART 3-B**

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Catlett Road Properties, LLC  
P.O. Box 628  
Ridgeland, MS 39158  
(601) 977-9911

43<sup>00</sup> # 614

Grantor  
Address &  
Phone #

INDEXING INSTRUCTIONS: All lots in Timber Ridge of Wellington Part 3 -B

8262

THIS DECLARATION is made this 16th day of November, 2015, by Catlett Road Properties, LLC, a Mississippi limited liability company ( hereinafter referred to as the "Declarant"):

## WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Madison County, Mississippi, more particularly described in the plat of subdivision filed of record in the office of the Chancery Clerk of Madison County in Plat Cabinet F at Slot 28A, as ratified by Ratification of Plat recorded in Book 3275 at page 578 (the "Property"); and

WHEREAS, Declarant desires to provide for the preservation of the values in said residential community and, to this end, desires to subject the Property to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof:

WHEREAS, by Declaration dated 8th day of June, 2009, Catlett Road Properties, LLC, as Declarant filed those certain Covenants, Conditions and Restrictions for Wellington Part One - A, a subdivision in Madison County, Mississippi, in Book 2437 at Page 378 , as amended by amendment recorded in Book 2533 at Page 813 in the office of the Chancery Clerk of Madison County, Mississippi, and

NOW, THEREFORE, for and in consideration of the mutual benefits and advantages to them and for the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged , and other good and valuable considerations, the undersigned the Declarant declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens (sometimes referred to as "Covenants and Restrictions") hereinafter set forth.

## Article 1.

1. All terms and conditions of the Covenants, Conditions and Restrictions for Wellington Part A as set forth in Book 2437 at Page 378, as amended in Book 2533 at Page 813, shall apply to and be enforceable as to all lots and common areas in Timber Ridge of Wellington Part 3 B, as recorded in Plat Cabinet F at Slot 28A as ratified by Ratification of Plat recorded in Book 3275 at Page 578 in the aforesaid Chancery Clerk's office .

WITNESS OUR SIGNATURE, this the 16<sup>th</sup> day of November, 2015.

Catlett Road Properties, LLC

By: *Nolan D. Palmer*  
Nolan D. Palmer, Manager

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 16<sup>th</sup> day of November, 2015, within my jurisdiction, the within named Nolan D. Palmer, who acknowledged that he is the Manager of Catlett Road Properties, LLC, a Mississippi limited liability company, and that for and of behalf of said company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

*Andra D. Langley*  
NOTARY PUBLIC

My Commission Expires:  
10-26-18

