

8261 / 287 - 300, 341 - 354, 424 - 442

Prepared by:
Thomas I Starling
Attorney at Law
1675 Lakeland Drive, Suite 501
(601) 362-8490

Return to:
Thomas I. Starling 59.00
Attorney at Law 603
1675 Lakeland Drive,
Suite 501
(601) 362-8490

STATE OF MISSISSIPPI
COUNTY OF MADISON

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TIMBER RIDGE OF WELLINGTON PART THREE -A**

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

Grantor
Address &
Phone #

INDEXING INSTRUCTIONS: All lots in Timber Ridge of Wellington Part Three - A

THIS DECLARATION is made this 19th day of April, 2013, 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 for Timber Ridge of Wellington, Part Three-A filed of record in the office of the Chancery Clerk of Madison County in Plat Cabinet E at Slot 177B, (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. Except as provided for herein, 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 Three-A, as recorded in Plat Cabinet E at Slot 177B in the aforesaid Chancery Clerk's office.

Article XI

“USE RESTRICTIONS

Article XI “Use Restrictions is hereby amended to add the following as Section 20.

Section 20. “Building Sizes. No residence shall be constructed on any Lot in Timber Ridge of Wellington, Part Three-A which contains less than 1,800 square feet of heated floor space, exclusive of open porches and garages. Further the exterior walls of all residences shall be of the necessary height to allow for a minimum nine (9) feet ceiling in the room adjacent to said exterior walls. Eight (8) feet exterior walls are not allowed.

WITNESS OUR SIGNATURE, this the 19th day of April, 2013.

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 22nd day of April, 2013, 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.

My Commission Expires:
11-3-13

