

# VILLAS OF BRIDGE WATER, PHASE I

## Architectural Guideline Summary

February 6, 2020

BY

LQR, LLC, a Mississippi limited liability company, Declarant

- 4x4 "Good Neighbor Fence"
  - Wrought iron fence on water and at least twenty-five (25) feet along property line of water lots
  - No sidewalks
  - Weather wood or Drift wood architectural shingles
  - Brown (musket brown) metal roof only
  - Brick ledge inspection
  - Boat slip covers are to have no enclosed walls
  - Seawall to be installed before site work and/or construction
  - Exterior colors are to be approved by ARC
1. These Architectural Guidelines are subordinate to the Declaration of Covenants, Conditions, and Restrictions for Villas of Bridge Water (the "CC&R's"). In the event of any conflict between this Architectural Guideline Summary and the CC&R's, the provisions of the CC&R's shall control.
  2. Variance(s) to the Architectural Guidelines may be granted on the basis of architectural merit or undue hardship.
  3. These Architectural Guidelines will be amended and updated from time to time and all subsequent amendments and updates will apply to all plans and specifications for buildings that have not obtained the approval of the ARC.
  4. Any building and/or architectural materials that are "approved equals" as determined by the ARC will be permitted in substitution for materials specified in these Architectural Guidelines on a case-by-case basis.
  5. The Architectural Guidelines are strictly aesthetic and functional in their intent. In cases of contradiction with local safety codes or the authorities or other codes having jurisdiction over the property, these Architectural Guidelines shall be overruled, and the ARC shall be notified of such contradiction. In no way does compliance with the Architectural Guidelines exempt a structure or building from conformance with all applicable codes and the requirements of any authority having jurisdiction over the property or building.

Book 3818 Page 561  
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02/20/2020 08:23:25 AM

Madison County, MS  
I certify this instrument was filed  
on 02/20/2020 08:23:25 AM  
and eRecorded in the  
T  
Book 3818 Page 561 - 565  
INSTR#:885420  
Ronny Lott, Chancery Clerk  
By:KAA

Recording Fee	\$26.00
Archive Fee	\$1.00
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Total	\$27.00

INDEXING INSTRUCTIONS

Lots 949-989, 995, 996 and 1005-1021  
Villas of Bridge Water, PHASE 1  
Plat Cabinet F, Slides 151B & 152A  
Madison County, MS

RECORD & RETURN TO:

First Guaranty Title, Inc.  
509 Cobblestone Ct., Ste. B  
Madison, MS 39110  
Telephone: (601) 606-6626

**AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE CAROLINE ANNEXING  
VILLAS OF BRIDGE WATER, PHASE 1**

This Supplement is made this the 19<sup>th</sup> day of February, 2020, by LQR, LLC, A Mississippi Limited Liability Company, the Declarant for the real property described on Exhibit "A" hereto.

WHEREAS, the rights of the Declarant are set forth in that certain Declaration of Covenants, Conditions and Restrictions for Lake Caroline Lake dated December 4<sup>th</sup> 1989, and recorded in the office of the Chancery Clerk of Madison County in Book 696 at Page 609 and any amendments or supplements thereto ("the Declaration"); and

WHEREAS, Lake Caroline, Inc. ("LCI) has assigned the rights of the Declarant for the real property described in Exhibit "A" hereto to LQR, LLC, pursuant to that certain assignment, dated February 7<sup>th</sup>, 2020, which appears in the office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 3818 at Page 484; and

WHEREAS, Declarant, pursuant to the provisions of Article XIII of the Declaration did annex a portion of the property described in Exhibit "A" to the Declaration which appears in the Madison County land records at Book 2497 at Page 663-703, and did make said property subject to the covenants, conditions, restrictions, easements, 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 LAKE CAROLINE known as VILLAS OF BRIDGE WATER, PHASE 1, a subdivision according to a map or plat thereof which in on file and of record in Plat Cabinet F at Slides F 151B & 152A in the office of the Chancery Clerk of Madison County, Mississippi.

NOW, THEREFORE, Declarant does hereby annex VILLAS OF BRIDGE WATER, PHASE 1, a subdivision according to a map or plat thereof which in on file and of record in Plat Cabinet F at Slides 151B & 152A in the office of the Chancery Clerk of Madison County, Mississippi, to the Property subject to the Declaration and declares that VILLAS OF BRIDGE WATER, PHASE 1, 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 hereinafter supplemented and amended, to wit:

1. Pursuant to paragraph (a) of Section 2 of Article VIII of the Declaration, the building sizes and locations for Villas of Bridgewater, Phase 1, shall be as follows:

a) Exclusive of porches and garages, the heated and/or cooled living area for each dwelling, main house or residential structure constructed on any lot not located on the water shall be eighteen-hundred (1800) square feet; and, twenty-two hundred (2200) square feet on any lot located on the water (Lots 971 thru lot 989, the "water lots"), together with an attached or detached garage for not less than two (2) vehicles.

b) Setbacks. All residences constructed on a single-family Lot shall be set back a minimum of twenty-five (25) feet from the front lot line, five (5) feet from each side lot line and twenty (20) feet from the rear lot line, unless approved in writing by the Architectural Review Committee. Except as otherwise approved by the Architectural Review Committee, any other building located on any Lot shall (i) comply with same setbacks, (ii) be constructed out of the same material as the residence, and (iii) if not enclosed, shall be screened from the front and side street(s).

c) Water lot setbacks: Lots 971 thru lots 989 shall have the following setbacks: A minimum of twenty (20) feet from the front lot line, five (5) feet from each side lot line and twenty-five (25) feet from the rear lot line, unless approved in writing by the Architectural Review Committee.

d) Corner lot side setbacks: Lots 995, 1005, 1014 and 1016 shall have the following street side setbacks: A minimum of sixteen-feet eight inches (16'8").

e) Landscape Easement: Declarant reserves for the benefit of the Lake Caroline Owners' Association, Inc., a ten (10') foot Landscape Easement (the "Easement") over and across lots 964, 1021, 1010 and 1009 running north of and adjacent to the "10' BUFFER W/ DRAINAGE AND UTILITY EASEMENT" (the "Buffer") as depicted on the recorded plat of Villas of Bridgewater, Phase 1, recorded in Plat Cabinet F at Slides 151B and 152A. The Easement shall supplement the Buffer and shall be for the purpose of installing a three to four foot (3'- 4') earthen berm and a 6x6 "Good Neighbor" fence said fence being a minimum of four (4') feet high and shall be located along the southern lot line of lots 964, 1021, 1010 and 1009, and shall be completed no later than the completion of a home on each lot. The Easement shall burden the title to lots 964, 1021, 1010 and 1009 and shall benefit the Lake Caroline Owners' Association, Inc., its successors and/or assigns. Maintenance of the Easement and construction of the fence shall be the responsibility of the then current owner of lot 964, 1021, 1010 and 1099. So as to be clear, (1) it shall be the obligation of each lot owner to construct the fence and maintain the Easement and berm as set forth herein; and, (2) the Lake Caroline Owners' Association, Inc., its successors and/or assigns,

shall maintain the Buffer and any other property lying between the Buffer and the right of way of Bridge Water Drive.

f) The location, size, and construction of all building shall be in accordance with the building criteria adopted by the Architectural Review Committee and approved by said committee prior to the commencement of construction or placing any such improvements on any lot as required by Article VIII of the Declaration.

The Declaration, except as hereinabove supplemented for VILLAS OF BRIDGE WATER PHASE 1, remains in full force and effect, unchanged and unaltered.

WITNESS THE DULY AUTHORIZED SIGNATURES of the undersigned on the day and year first above written.

Declarant:  
LQR, LLC  
A Mississippi Limited Liability Company

By: Wade Quin  
Wade Quin  
Its: Manager

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, this the 19<sup>th</sup> day of February, 2020, within my jurisdiction, the within named WADE QUIN, who acknowledged that he is the Manager of LQR, LLC, a Mississippi limited liability company, and that for and on 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.

GIVEN under my hand and official seal on this the 19<sup>th</sup> day of February, 2020.



My Commission Expires

Hope K. Welch  
NOTARY PUBLIC

**EXHIBIT "A"**  
to  
**AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE CAROLINE ANNEXING  
VILLAS OF BRIDGE WATER, PHASE 1**

Commence at an existing ½" iron pin on the northeasterly right-of-way line of Bridge Water Drive marking the Southwest corner of Lot 59, Garden Homes of Lake Caroline Part II, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet C at Slide 77; run thence North 66 degrees 20 minutes 43 seconds West along said northeasterly right of way of Bridge Water Drive for a distance of 690.47 feet to an existing ½" iron pin marking the Point of Curvature of a 4.05657 degree curve bearing to the right having a central angle of 63 degrees 48 minutes 24 seconds and a radius of 1,412.42 feet; run thence northwesterly along said northeasterly right of way of line Bridge Water Drive and along the arc of said curve an arc length of 15.15 feet to a set ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; said curve having a chord bearing of North 66 degrees 02 minutes 17 seconds West and a chord distance of 15.15 feet; from said POINT OF BEGINNING, continue thence northwesterly along said northeasterly right-of-way line of Bridge Water Drive and along the arc of said curve and arc length of 670.77 feet to a set ½" iron pin; said curve having a chord bearing of North 52 degrees 07 minutes 32 seconds West and a chord distance of 664.49 feet; leaving said northeasterly right-of-way line of Bridge Water Drive and the arc of said curve, run thence North 44 degrees 05 minutes 33 seconds East for a distance of 683.37 feet to an existing ½" iron pin on the edge of Lake Caroline; run thence along said edge of Lake Caroline the following bearings and distances: South 52 degrees 23 minutes 23 seconds East for a distance of 145.29 feet to a set ½" iron pin; South 45 degrees 23 minutes 36 seconds East for a distance of 270.40 feet to a set ½" iron pin; South 40 degrees 50 minutes 42 seconds East for a distance of 65.19 feet to a set ½" iron pin; South 40 degrees 02 minutes 16 seconds East for a distance of 65.27 feet to a set ½" iron pin; South 69 degrees 31 minutes 53 seconds East for a distance of 67.97 feet to a set ½" iron pin; South 41 degrees 25 minutes 02 seconds East for a distance of 65.88 feet to set ½" iron pin; South 41 degrees 25 minutes 21 seconds East for a distance of 65.87 feet to a set ½" iron pin; South 37 degrees 34 minutes 52 seconds East for a distance of

66.76 feet to a set ½" iron pin; South 44 degrees 37 minutes 14 seconds East for a distance of 65.38 feet to a set ½" iron pin; South 73 degrees 44 minutes 37 seconds East for a distance of 70.60 feet to a set ½" iron pin; South 63 degrees 22 minutes 54 seconds East for a distance of 66.61 feet to a set ½" iron pin; South 56 degrees 34 minutes 33 seconds East for a distance of 65.33 feet to a set ½" iron pin; South 40 degrees 53 minutes 55 seconds East for a distance of 97.46 feet to a set ½" iron pin; South 28 degrees 51 minutes 05 seconds East for a distance of 116.59 feet to a set ½" iron pin; South 37 degrees 42 minutes 43 seconds East for a distance of 25.03 feet to a set ½" iron pin on the North line of the aforesaid Garden Homes of Lake Caroline, Part II; leaving said edge of Lake Caroline, run thence South 39 degrees 55 minutes 38 seconds West along said North line of Garden Homes of Lake Caroline, Part II for a distance of 162.21 feet to a set ½" iron pin; leaving said North line of Garden Homes of Lake Caroline, Part II, run thence North 50 degrees 04 minutes 22 seconds West for a distance of 109.56 feet to a set ½" iron pin; run thence North 62 degrees 03 minutes 49 seconds West for a distance of 66.90 feet to a set ½" iron pin; run thence South 39 degrees 55 minutes 38 seconds West for a distance of 112.02 feet to a set ½" iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 173.62 feet to a set ½" iron pin; run thence North 42 degrees 29 minutes 57 seconds East for a distance of 130.21 feet to a set ½" iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 115.21 feet to a set ½" iron pin; run thence South 85 degrees 51 minutes 50 seconds West for a distance of 21.81 feet to a set ½" iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 50.08 feet to a set ½" iron pin; run thence North 04 degrees 08 minutes 10 seconds West for a distance of 20.60 feet to a set ½" iron pin; run thence North 50 degrees 46 minutes 17 seconds West for a distance of 120.08 feet to a set ½" iron pin; run thence South 42 degrees 29 minutes 57 seconds West for a distance of 426.27 feet to the POINT OF BEGINNING, containing 12.92 acres, more or less.