

NSL-1

L-1-49

NSL-2

L-50-128

NSL-3

L-129-167

NSL-6

L-168-184



Book:2022 Page:16378-16386
DEED
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Rankin County, MS
Larry Swales Chancery Clerk

Prepared By and Return to:

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State of Mississippi
County of Rankin

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
NORTHSHORE LANDING PHASES I, II, III, and VI**

INDEXING INSTRUCTIONS:

Lots 1-49, Northshore Landing Phase I;
Lots 50-128, Northshore Landing Phase II;
Lots 129-167, Northshore Landing Phase III; and
Lots 168-184, Northshore Landing Phase VI
Rankin County, Mississippi

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
NORTHSHORE LANDING PHASES I, II, III, and VI**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Northshore Landing Phase I were recorded in Book 2019 at Pages 6222-6241 in the office of the Chancery Clerk of Rankin County, Mississippi (“Original Covenants”);

WHEREAS, the Supplemental Declaration of Covenants, Conditions and Restrictions for Northshore Landing Phase II were recorded in Book 2019 at Pages 27722-27727 in the office of the Chancery Clerk of Rankin County, Mississippi (“Phase II Covenants”);

WHEREAS, the Supplemental Declaration of Covenants, Conditions and Restrictions for Northshore Landing Phase III were recorded in Book 2021 at Pages 8265-8272 in the office of the Chancery Clerk of Rankin County, Mississippi (“Phase III Covenants”);

WHEREAS, the Supplemental Declaration of Covenants, Conditions and Restrictions for Northshore Landing Phase VI were recorded in Book 2021 at Pages 30326-30332 in the office of the Chancery Clerk of Rankin County, Mississippi (“Phase VI Covenants”);

WHEREAS, the Original Covenants contained the following covenant, condition and restriction, which was adopted and incorporated by the Phase II Covenants, Phase III Covenants, and Phase VI Covenants:

5.37. The mailbox must conform to the design as shown on **Exhibit “B”** hereto. The mailbox shall be installed properly, according to United States Postage Regulations and Policies, on each lot with a dwelling on the lot, and in a manner to create uniformity within the neighborhood. This is intended to mean that such a mailbox must be properly installed, mounted in the ground, near the curb area adjacent to the street in front of each lot containing a dwelling. Specifically, mailboxes shall be assembled and installed according to the mailbox specifications attached hereto as **Exhibit “B”**. Mailboxes must be kept in a state of good condition, appearance, and repair, with the customary red flag appropriately attached. This must be done in such a manner as to inhibit and/or hide any rust or missing paint areas on the mailbox.

WHEREAS, Section 8. Amendments to Covenants, Paragraph 8.01 of the Original Covenants, which was adopted and incorporated by the Phase II Covenants, Phase III Covenants, and Phase VI Covenants, states that “The Developer may amend these covenants at any time for any reason for eight (8) years from the date these covenants are filed in the land records of Rankin County, Mississippi.”;

WHEREAS, the Developer is Northshore, LLC, a Mississippi limited liability company;

WHEREAS, Olive Properties, LLC and JWAR Properties, LLC are the Members of Developer, Northshore, LLC;

WHEREAS, Developer, Northshore, LLC, desires to amend Section 5. Land Use, Building Regulations and Architectural Control, Paragraph 5.37 of the Original Covenants, Phase II Covenants, Phase III Covenants, and Phase VI Covenants to state that:

5.37. The mailbox must conform to the design and installation specifications as shown on **Exhibit “B”** hereto or, if the specific mailbox shown on **Exhibit “B”** is unavailable, one of substantially similar style, size, and aesthetic value, which must be approved by the Architectural Review Committee prior to installation, may be used. Any mailbox shall be installed properly, according to United States Postage Regulations and Policies, on each lot with a dwelling on the lot, and in a manner to create uniformity within the neighborhood. This is intended to mean that such a mailbox must be properly installed, mounted in the ground, near the curb area adjacent to the street in front of each lot containing a dwelling. Mailboxes must be kept in a state of good condition, appearance, and repair, with the customary flag appropriately attached. This must be done in such a manner as to inhibit and/or hide any rust or missing paint areas on the mailbox.;

THEREFORE, Developer, Northshore, LLC, (through its Member Olive Properties, LLC, though its Member, Kelli Foster; and through its Member JWAR Properties LLC, through its Members John D. Robinson and William A. Robinson) pursuant to Section 8. Amendments to Covenants, Paragraph 8.01, does hereby amend Section 5. Land Use, Building Regulations and Architectural Control, Paragraph 5.37 to read as follows:

“5.37. The mailbox must conform to the design and installation specifications as shown on **Exhibit “B”** hereto or, if the specific mailbox shown on **Exhibit “B”** is unavailable, one of substantially similar style, size, and aesthetic value, which must

be approved by the Architectural Review Committee prior to installation, may be used. Any mailbox shall be installed properly, according to United States Postage Regulations and Policies, on each lot with a dwelling on the lot, and in a manner to create uniformity within the neighborhood. This is intended to mean that such a mailbox must be properly installed, mounted in the ground, near the curb area adjacent to the street in front of each lot containing a dwelling. Mailboxes must be kept in a state of good condition, appearance, and repair, with the customary flag appropriately attached. This must be done in such a manner as to inhibit and/or hide any rust or missing paint areas on the mailbox.”

All other provisions of the Original Covenants, Phase II Covenants, Phase III Covenants, and Phase VI Covenants not otherwise amended herein shall remain in full force and effect.

WITNESS the signature of the Developer, Northshore, LLC, this the 11th day of July 2022.

Developer:

NORTHSHORE, LLC

By: OLIVE PROPERTIES, LLC, member

By: 
_____ **Kelli Foster, Member**

By: JWAR PROPERTIES, LLC, member

By: 
_____ **John D. Robinson, Member**

By: 
_____ **William A. Robinson, Member**

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of July, 2022, within my jurisdiction, the within named Kelli Foster, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My commission expires:

2/8/2023



STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of July, 2022, within my jurisdiction, the within named John D. Robinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My commission expires:

2/8/2023



STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of July, 2022, within my jurisdiction, the within named William A. Robinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.



NOTARY PUBLIC

My commission expires:

2/8/2023



Exhibit A
Legal Description

That certain real property being situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 7 North, Range 3 East, Rankin County, Mississippi, and being more particularly described as follows:

Lots 1-49, Northshore Landing, Phase I, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi, in Plat Cabinet E, Slots 184, 185, and 186, reference to which is hereby made in aid of and as a part of this description.

AND:

That certain real property being situated in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 7 North, Range 3 East, Rankin County, Mississippi, and being more particularly described as follows:

Lots 50-128, Northshore Landing, Phase II, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi, in Plat Cabinet E, Slots 212, 213, and 214, reference to which is hereby made in aid of and as a part of this description.

AND:

That certain real property being situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29 and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 7 North, Range 3 East, Rankin County, Mississippi, and being more particularly described as follows:

Lots 129-167, Northshore Landing, Phase III, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County at

Brandon, Mississippi, in Plat Cabinet E, Slots 261 and 262, reference to which is hereby made in aid of and as a part of this description.

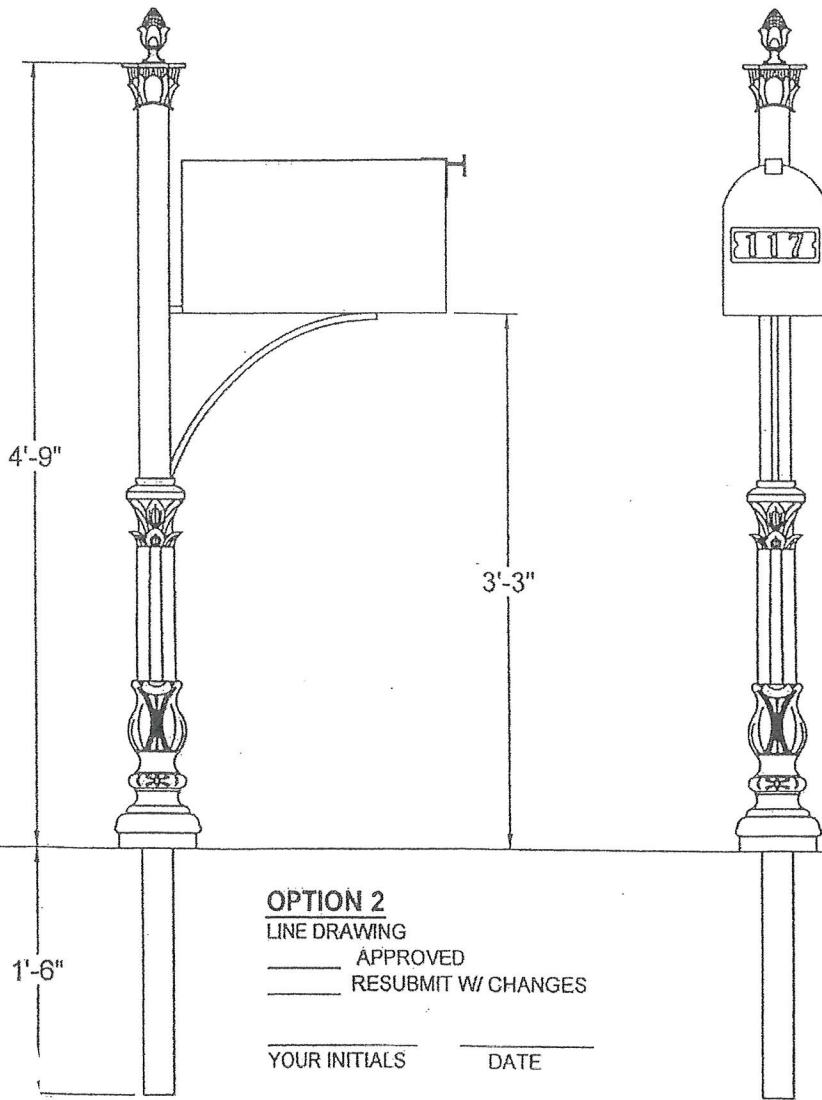
AND:

That certain real property being situated in the Southwest $\frac{1}{4}$ of Section 28, Township 7 North, Range 3 East, Rankin County, Mississippi, and being more particularly described as follows:

Lots 168-184, Northshore Landing, Phase VI, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi, in Plat Cabinet E, Slot 279, reference to which is hereby made in aid of and as a part of this description.

EXHIBIT B

MBAE2 POST: POWDER COAT
HAMM. BROWN/BLACK
BOX: POWDER COAT
HAMM. BROWN/BLACK
ADDRESS: PLASMA CUT COPPER PLAQUE



OPTION 2

LINE DRAWING


_____ APPROVED

_____ RESUBMIT W/ CHANGES

YOUR INITIALS _____

DATE _____



By 

COPPER SCULPTURES INC.	
DRG. TITLE:	
Drawn by: RVM	Drawn for: MAILBOXES/
Date: 6-27-16	Scale: 1"=1'-0"
CUST. NAME:	