

NSL-4
L-185-204
206-219



Book:2022 Page:16387-16395
DEED
RCD: 07/13/2022 @09:15:35 AM
Rankin County, MS
Larry Swales Chancery Clerk

Prepared By and Return to:

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Madison, Mississippi 39110
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State of Mississippi
County of Rankin

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
NORTHSHORE LANDING, PHASE IV**

INDEXING INSTRUCTIONS:

Lots 185-204 and 206-219, Northshore Landing, Phase IV
Plat Cabinet E, Slots 296-297
Also being, NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32;
NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33;
All in T7N, R3E
Rankin County, Mississippi

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR NORTSHORE LANDING, PHASE IV**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTSHORE LANDING, PHASE IV (hereinafter “Supplemental Declaration”) is made effective the 7th day of July, 2022 by Northshore, LLC, a Mississippi limited liability company, which shall be deemed to be the “Developer” as the word is used hereafter.

WHEREAS, the Developer intends to construct or has constructed streets or roads on the real property commonly known as Northshore Landing, Phase IV according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County, Mississippi in Plat Cabinet E, Slots 296-297 (hereinafter the “Property”) and warrants that it will construct, or have constructed all streets and roads to Rankin County, Mississippi specifications and will proceed with construction of said streets as specified by said County and as weather permits; and

WHEREAS, the Developer desires to subject all of the Property to those certain covenants, restrictions, uses, limitations, obligations, easements, servitudes, charges, and liens heretofore set forth in that certain instrument titled **Declaration of Covenants, Conditions, and Restrictions for Northshore Landing Phase I recorded in Book 2019 at Pages 6222-6241** in the office of the Chancery Clerk of Rankin County, Mississippi, and those certain covenants, restrictions, uses, limitations, obligations, easements, servitudes, charges, and liens heretofore set forth in that certain instrument titled **Supplemental Declaration of Covenants, Conditions, and Restrictions for Northshore Landing Phase II recorded in Book 2019 at Pages 27722-27727** in the office of the Chancery Clerk of Rankin County, Mississippi (hereinafter collectively referred to as “Declaration”); and

WHEREAS, the Developer desires to adopt and forever bind Northshore Landing, Phase IV to the terms, conditions, and restrictions in the Declaration in order to provide for the enhancement and preservation of the values in the Northshore Landing Subdivision and to create a residential community which is aesthetically pleasing, functionally convenient, and uniform with the development of all phases, current and future, of Northshore Landing Subdivision.

NOW THEREFORE, the Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the this Supplemental Declaration, along with the Declaration remaining in full force and effect, which shall run with the land and bind the Property, and which shall inure to the benefit of and be enforceable by the Developer, the Northshore Landing Property Owners Association, Inc., and/or any other Member of the Northshore Landing Property Owners Association, Inc. except as restated, supplemented, and/or amended hereinafter as follows:

SECTION 5.
LAND USE, BUILDING REGULATIONS AND ARCHITECTURAL CONTROL

5.23. For all lots or parcels within Northshore Landing, Phase IV, all constructed dwellings must contain a minimum of two thousand (2,000) square feet of heated and cooled living area.

...


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.

WITNESS the signature of the Developer, Northshore, LLC, effective the 7th day of July, 2022.

Developer:


Northshore, LLC

OLIVE PROPERTIES, LLC, member

By: 

Kelli Foster, Member

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 1st 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 1st 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



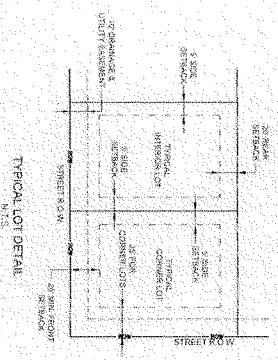
EXHIBIT A

That certain part and parcel of land being situated in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32 and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 33, all in Township 7 North, Range 3 East, Rankin County, Mississippi, and being more particularly described as follows:

Lots 185-204 and 206-219; Northshore Landing, Phase IV, and all common areas and other matters depicted on the subdivision plat of Northshore Landing, Phase IV, 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 296-297, reference to which is hereby made in aid of and as a part of this description.

NORTHSHORE LANDING, PHASE IV

Shaded in the NE 1/4 of Section 32 and the NW 1/4 of the NW 1/4, and the SW 1/4 of the NW 1/4 of Section 33, TN, R3E, Rankin County, Mississippi



LINE	SECTION	COMMENTS
1	N 1/4	SECTION 32
2	N 1/4	SECTION 33
3	N 1/4	SECTION 34
4	N 1/4	SECTION 35
5	N 1/4	SECTION 36
6	N 1/4	SECTION 37
7	N 1/4	SECTION 38
8	N 1/4	SECTION 39
9	N 1/4	SECTION 40
10	N 1/4	SECTION 41
11	N 1/4	SECTION 42
12	N 1/4	SECTION 43
13	N 1/4	SECTION 44
14	N 1/4	SECTION 45
15	N 1/4	SECTION 46
16	N 1/4	SECTION 47
17	N 1/4	SECTION 48
18	N 1/4	SECTION 49
19	N 1/4	SECTION 50
20	N 1/4	SECTION 51
21	N 1/4	SECTION 52
22	N 1/4	SECTION 53
23	N 1/4	SECTION 54
24	N 1/4	SECTION 55
25	N 1/4	SECTION 56
26	N 1/4	SECTION 57
27	N 1/4	SECTION 58
28	N 1/4	SECTION 59
29	N 1/4	SECTION 60
30	N 1/4	SECTION 61
31	N 1/4	SECTION 62
32	N 1/4	SECTION 63
33	N 1/4	SECTION 64
34	N 1/4	SECTION 65
35	N 1/4	SECTION 66
36	N 1/4	SECTION 67
37	N 1/4	SECTION 68
38	N 1/4	SECTION 69
39	N 1/4	SECTION 70
40	N 1/4	SECTION 71
41	N 1/4	SECTION 72
42	N 1/4	SECTION 73
43	N 1/4	SECTION 74
44	N 1/4	SECTION 75
45	N 1/4	SECTION 76
46	N 1/4	SECTION 77
47	N 1/4	SECTION 78
48	N 1/4	SECTION 79
49	N 1/4	SECTION 80
50	N 1/4	SECTION 81
51	N 1/4	SECTION 82
52	N 1/4	SECTION 83
53	N 1/4	SECTION 84
54	N 1/4	SECTION 85
55	N 1/4	SECTION 86
56	N 1/4	SECTION 87
57	N 1/4	SECTION 88
58	N 1/4	SECTION 89
59	N 1/4	SECTION 90
60	N 1/4	SECTION 91
61	N 1/4	SECTION 92
62	N 1/4	SECTION 93
63	N 1/4	SECTION 94
64	N 1/4	SECTION 95
65	N 1/4	SECTION 96
66	N 1/4	SECTION 97
67	N 1/4	SECTION 98
68	N 1/4	SECTION 99
69	N 1/4	SECTION 100



- GENERAL NOTES:**
1. ALL LOT LINES IN THIS SUBDIVISION ARE LOCATED IN GOOD CORNER. "N" AND "S" ANGLES, ACCORDING TO LOCAL VARIANCE DATA MAY BE 30.00 DEGREE CORRECTIVE.
 2. THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYING IN MISSISSIPPI, 2001, AS ADEQUATE TO THE PURPOSES OF THIS SURVEY.
 3. BOUNDARIES SHOWN HEREON ARE CORRECTED FROM PERMANENT CORNER MARKS, AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A FIELD SURVEY.
 4. ALL MEASUREMENTS OF CURVES ARE GIVEN IN CHORDS.
 5. "Z" IS CARRIED FROM THIS SET TO ALL CORNERS.
 6. FIELD SURVEY CONDUCTED JUNE 1, 2022.

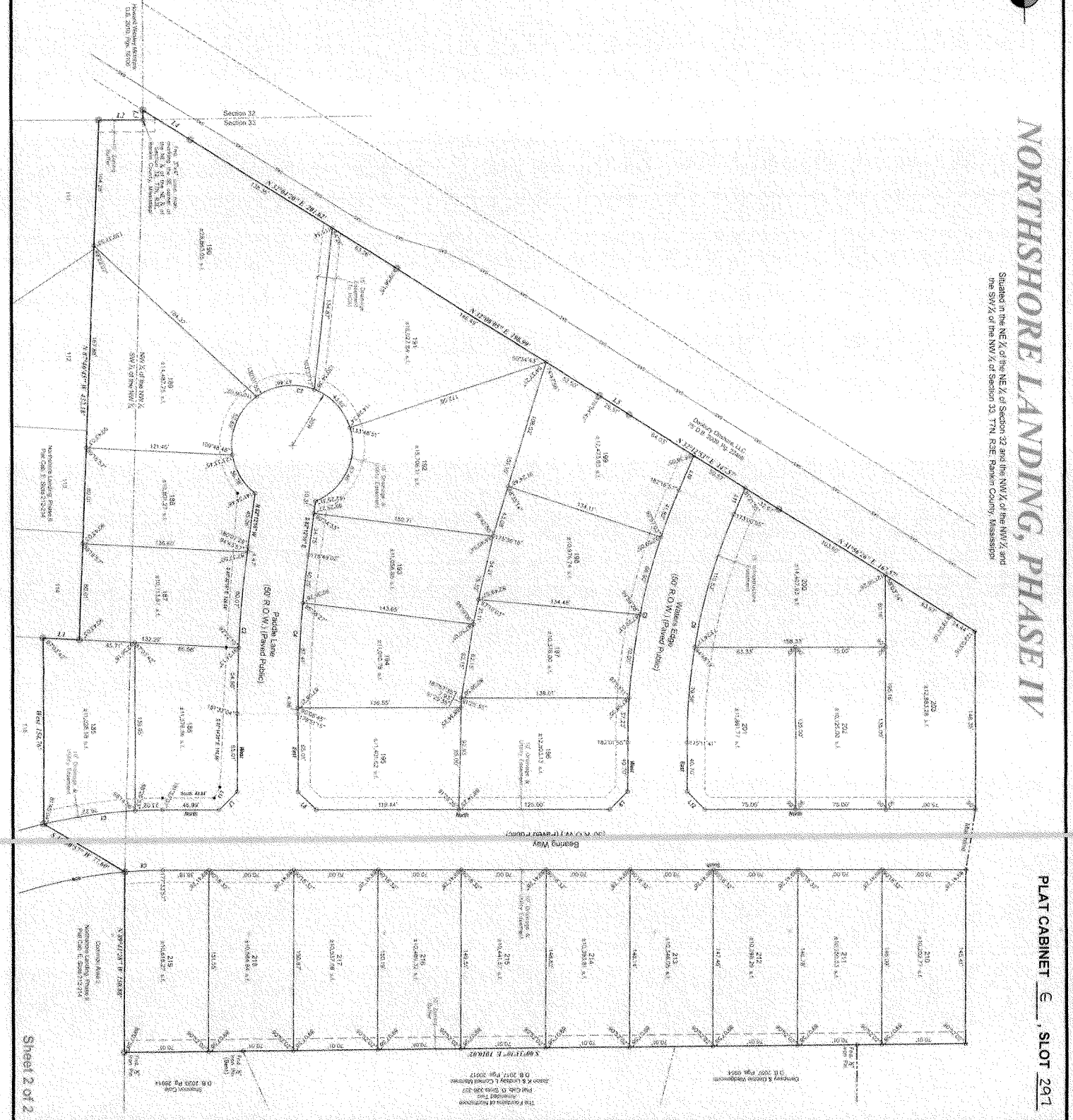
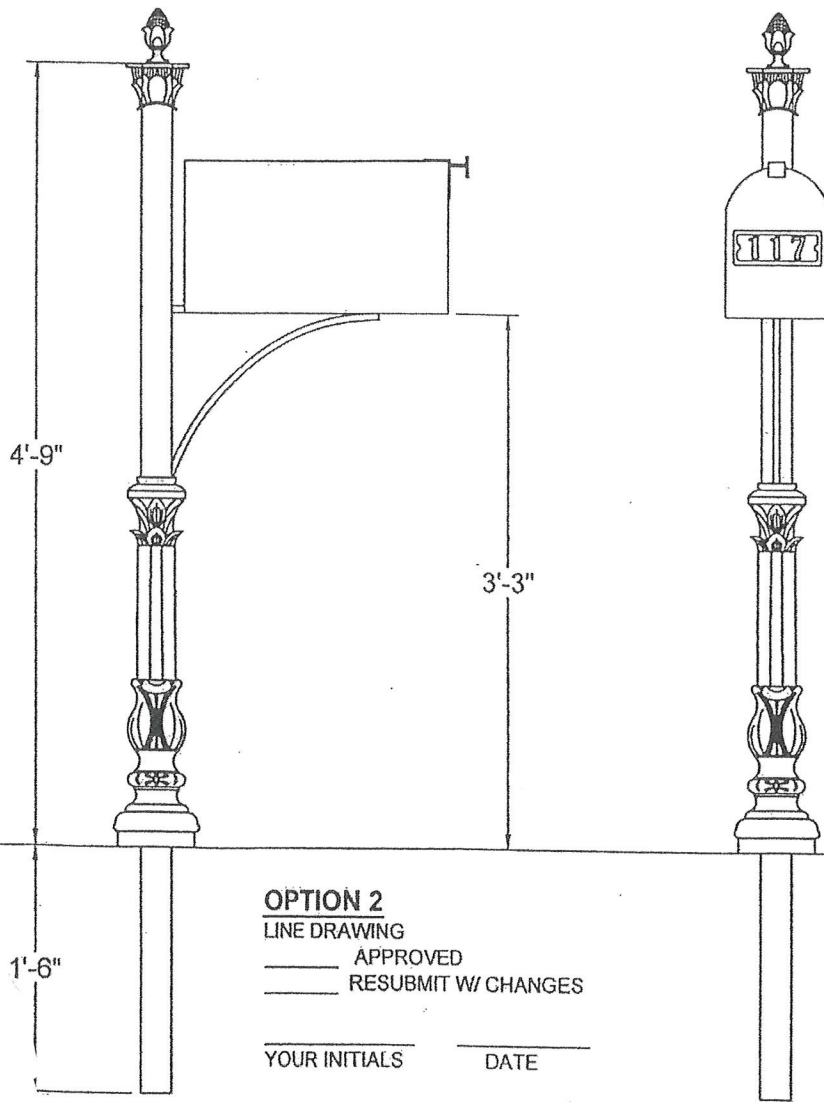


EXHIBIT B

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.	
DWG. TITLE:	
Drawn By: RVM	Drawn For: MAILBOXES/
Date: 6-27-16	SCALE: 1"=1'-0"