

STRAYHORN LAKES DISCLOSURE STATEMENT
ANDREW W. CALLICUTT, OWNER, P.O. BOX 916, HOLLY SPRINGS, MS 38635

RESERVATIONS:

Conveyance shall be made subject to prior mineral reservations, if any and subject to any easements of record or in place.

UTILITIES:

Water will be by private well or by Strayhorn community water with individual septic tank systems all utilities shall be paid for by the purchaser.

PROTECTIVE COVENANTS:

The property is subject to the following Protective Covenants which will become deed restrictions.

1. Each lot shall be for one single family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture. Notwithstanding the above, if proper governmental approval can be obtained any lot containing more than ten acres may be subdivided provided that no parcel shall contain less than five acres. In the event that a lot is subdivided each parcel shall be permitted to have one residence with customary outbuildings and shall be subject to all restrictions contained herein.
2. All residences erected or placed on the property shall contain a minimum of 960 square feet of indoor heated area. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirement. All mobile homes must be firmly anchored and fully under skirted with masonry or siding that matches the siding of the home within 45 days after moving the home onto said property.
3. No incomplete or junk type structure shall be permitted on the property, and no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
4. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. No commercial raising of poultry shall be permitted.
5. No non-operative or unlicensed motor vehicles, or parts of same, shall be permitted.
6. No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
7. All water wells and sewerage disposal systems must comply with good practices and Health Department requirements.
8. All driveways installed to the property from its abutting roadway must be installed according to Tate County, Mississippi standards.

Date _____