

### Prepared By and Return to:

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State of Mississippi County of Madison

# SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLANDS OF YANDELL FARMS, PART 1B

## **INDEXING INSTRUCTIONS:**

Lots 75-107; 133-142; 153-162; Highlands of Yandell Farms, Part 1B Plat Cabinet F, Slots 183A and 183B Also being, NW ¼ of Section 29; E ½ of NE ¼ of Section 30 All in T8N, R3E Madison County, Mississippi

# SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLANDS OF YANDELL FARMS, PART 1B

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLANDS OF YANDELL FARMS, PART 1B (hereinafter "Supplemental Declaration") is made effective this the 18th day of August, 2021, by JWAR Properties, LLC, a Mississippi limited liability company, which shall be deemed to be the "Developer" and/or "Declarant" as the word is used hereafter.

WHEREAS, the Developer intends to construct, or has constructed streets or roads on part of the property described on Exhibit "A" (hereinafter the "Property") and warrants that it will construct, or has constructed all streets and roads to Madison County, Mississippi specifications and will proceed with construction of said streets as specified by said County and as the weather permits; and

WHEREAS, the Developer desires to subject all of the Property hereto to those certain covenants, restrictions, uses, limitations, obligations, easements, servitudes, charges, and liens heretofore set forth in that certain instrument executed on September 30, 2020, titled Declaration of Covenants, Conditions, and Restrictions for Yandell Farms of Sheffield, Part 1 recorded in Book 3922 at Page 515, in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter referred to as "Declaration"); and

WHEREAS, the Developer desires to adopt and forever bind the Property, which shall be known as HIGHLANDS OF YANDELL FARMS, PART 1B, to the terms, conditions, and restrictions in the Declaration in order to provide for the enhancement and preservation of the values in the Yandell Farms Subdivision and to create a residential community which is aesthetically pleasing, functionally convenient, and uniform with the development of Yandell Farms of Sheffield, Part 1 and Highlands of Yandell Farms, Part 1A.

**NOW THEREFORE**, the Developer declares that Property is and shall be held, transferred, sold, conveyed, and occupied subject to this Supplemental Declaration hereinafter set forth, along with the Declaration remaining in full force and effect, which shall run with and bind the Property, and which shall inure to the benefit of, and be enforceable by, the Developer, the Sheffield Homeowners Association, Inc., and/or any other Member of the Sheffield Homeowners Association, Inc.

[Signature Page to Follow]

WITNESS the signature of the Developer, JWAR Properties, LLC, effective the 18<sup>th</sup> day of August, 2021.

Developer:

JWAR Properties, LLC

John D. Robinson, Member

By: William A. Robinson, Member

# STATE OF MISSISSIPPI COUNTY OF KANKIN



NOTARY PUBLIC

STATE OF MISSISSIPPI COUNTY OF <u>RANKIN</u>

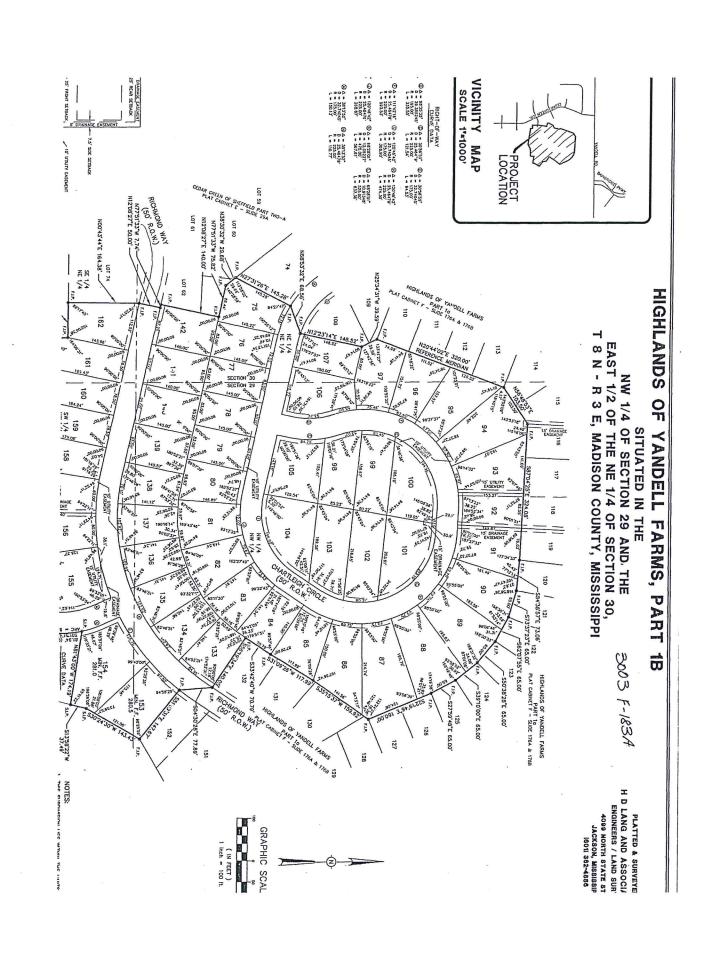


Venniger Mitchell NOTARY PUBLIC

WITNESS the signature of the Sheffield Homeowners Association, Inc., this the 15 day of October, 2021.	
	Sheffield Homeowners Association, Inc., a Mississippi non-profit corporation  By:  Print: Stew Apercombie  Its:
STATE OF MISSISSIPPI COUNTY OF Wadison	
Personally appeared before me, the undersigned authority in and for the said county and state, on this 15 day of October, 2021, within my jurisdiction, the within named whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed same in his/her representative capacity and that by his/her signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed and otherwise joined the above and foregoing instrument, after first having been duly authorized to do so.	
Given under my hand and official seal this the 15 day of October, 2020.	
My commission expires:  NOTARY PUBLIC ID No. 122620 Commission Expires Jan 10, 2022  My commission expires:	Raubaua Four NOTARY PUBLIC
Tanuary 10 2000	

# **EXHIBIT A**

Lots 75-107; 133-142; 153-162; Highlands of Yandell Farms, Part 1B, and all common areas and other matters depicted on the subdivision plat of Highlands of Yandell Farms, Part 1B, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet F, Slots 183A and 183B, reference to which is hereby made in aid of and as a part of this description.



# HIGHLANDS OF SITUATED IN THE YANDELL FARMS, PART 1B

NW 1/4 OF SECTION 29 AND THE EAST 1/2 OF THE NE 1/4 OF SECTION 30, 8 N - R 3 E, MADISON COUNTY, MISSISSIPPI

3003 1-1835

H D LANG AND ASSOCIA ENGINEERS / LAND SUR PLATTED & SURVEYE

4099 NORTH STATE ST

Gamer, Professional Surveyor, do hereby certify that at the request of the d Owner, I have subdivided and platted the following described land being the Northwest X of Section 29 and in the East X of the Northeast X of NORTH NORTH

an existing N° ten pin morking the Northeast come of Lot 50, Youndel Forms of Ref. Part 1, c subdivision according to the men or plat threat, confise and of clade and pink, of the memory place of a bodiests forward to Caston, which all pink of the memory place of the class of the control of

SURVEYOR'S CERTIFICATE OF COMPLIANCE STATE OF MISSISSIPPI COUNTY OF MADISON

I Don F. Gamer, Professional Surveys, do hereby certify that the mamments and morters where hereon are in place on the ground and the plat on plan whom described hereon are a true and correct representation of a survey to the occuracy declarated in the sundivision requisitions for Modition County, Minalisably Witness my signature that the  $\frac{1}{2}$  day of  $\frac{2}{2}$  days of  $\frac{2}{2}$  day

day of Rusus

CERTIFICATE AND DEDICATION OF OWNER STATE OF MISSISSIPPI COUNTY OF MADISON

L. L. D. Rebner, Member of JMAR Propertias, LLC, a Mankappi Limited Leality Company, do hereby certify that the aforementioned in the some of that land described that can describe the some of the land described that ca Member of solid JMAR Properties, LLC, has caused the some to subdivided and plotted as shown hereon, and hreaby adopt this plot subdivided a some supplimed of hereof or self-initied Leality company and has propertied to the some to supplimed of hereof forms, Pot 18 and dedicates the street of the company and dedicates the street of the company and dedicate the street of the company and t

JWAR Properties, LLC, A Mississippi Limited Liability Company ss my signature this the 114 doy of august

Personally appeared before me, the underely jurisdiction discossed, the within named L.D. Robins that he is lumber of JMAR Properties, LLC, a Ministry owner, who extended to me that he sign and the certificates thereon as his own act and all the certificates thereon as his multipart as all a do, Surveyor philastic fundated with multipart as all a do, surveyor and the servey of the certificates thereon as his own act and dead, on the where when acknowledged for me that he allyned and delivered walk Properties. Lies afterwards at the adjust and adjusted and self-livered walk Properties. Lies afterwards inhower set and deed for one on his surveyor, who acknowledged to me that he alphad and self-water this picture of the properties of the properties and adjusted this picture of the picture of the

Karley M. Petru

My Commission Expires: 6.3-28

APPROVAL OF THE BOARD OF SUPERVISORS STATE OF MISSISSIPPI COUNTY OF MADISON

Madison County Board of Supervisors

Given under my hand-and sed of office this the We, Ronny Lott, Chancery Clerk and Do hereby certify that we have creduly compared the with the original thereof, as made by sold find it to be a true and correct copy of sold find it to be a true and correct copy of sold August essional Surveyor, of Yandell Farms, Part ofessional Surveyor, o

i, Ronny Lott, Clark of the Choncery Court in and for sold County and State, do has certify that the find plot of Highlands of Youngel Forms, Port 18 was fised for record in my o