



MADISON COUNTY, MS
I certify this instrument filed/recorded
10/21/2021 4:04:45 PM
Inst. 942381 Page 1 of 8
Book: W - 4121 / 354.00
Witness my hand and seal
RONNY LOTT, C.C. BY: DA D.C.

Prepared By and Return to:

Richard A. Eisenberger, Jr., MS Bar #104882
SHOWS LAW FIRM PLLC
242 Market Street
Flowood, MS 39232
Telephone: (601) 664-0044

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.

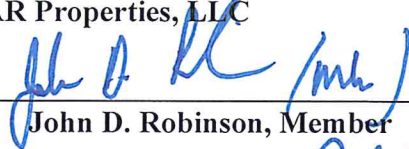
[Signature Page to Follow]

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

Developer:

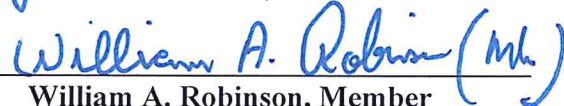
JWAR Properties, LLC

By:

 (Mh)

John D. Robinson, Member

By:

 (Mh)

William A. Robinson, Member

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of October, 2021, 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.



Jennifer Mitchell
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of October, 2021, 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.



Jennifer Mitchell
NOTARY PUBLIC

WITNESS the signature of the Sheffield Homeowners Association, Inc., this the 15th
day of October, 2021.

Sheffield Homeowners Association, Inc., a
Mississippi non-profit corporation

By: [Signature]
Print: Steve Abercrombie
Its: _____

STATE OF MISSISSIPPI
COUNTY OF Madison

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 _____, 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/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.



[Signature]
NOTARY PUBLIC

My commission expires:

January 10, 2022

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.

SITUATED IN THE

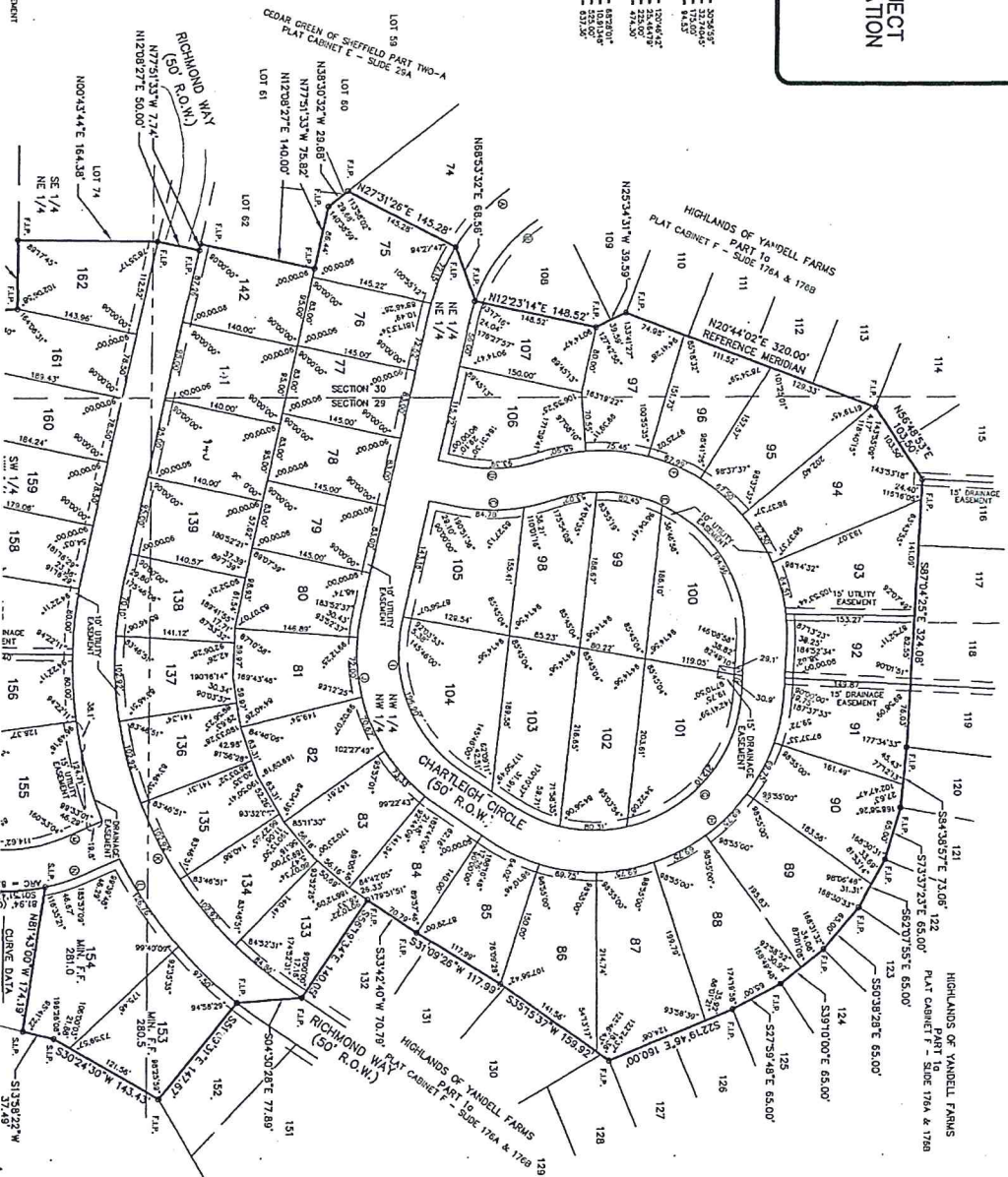
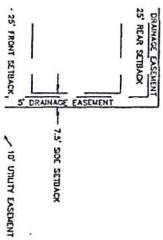
3003 F-183A

JACKSON, M1881881
16011 362-4886

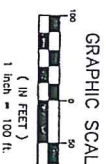


RIGHT-OF-WAY
CURVE DATA

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NOTES:



GRAPHIC SCAL

**PLATTED & SURVEYED
H D LANG AND ASSOCIATES
ENGINEERS / LAND SURVEYORS**

3003 F-183B