

**SUPPLEMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
PLEASANT RIDGE SUBDIVISION**

**SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 WEST
DESOTO COUNTY, MISSISSIPPI**

WHEREAS, by Declaration dated September 25, 2005, Grove Partners, LLC caused to be filed that certain Declaration of Covenants, Conditions & Restrictions for Pleasant Ridge Subdivision, which appears of record in Book 511, Page 129, in the office of the Chancery Clerk of Desoto County, Mississippi; and

NOW, THEREFORE, Declarant desires and declares that the aforementioned property shall not only be subject to said Covenants & Restrictions as recorded in Book 511, Page 129, but additionally be subject to this Supplement to the Declaration of Covenants, Conditions, and Restrictions for Pleasant Ridge Subdivision, as follows:

ARTICLE 6: Restrictive Covenants

6.03 Covenant Violation Penalty Procedure

- (a) The governing body enforcing covenant violations will, upon learning of violation, mail an initial Notice Of Violation letter to the violating resident specifying the alleged violation, detailing the action required to abate the violation, and warning of possible sanctions, including penalties. Notice may be given via regular U.S. mail and/or hand delivery.
- (b) The violator must be given time, not less than ten (10) days from the time of mailing and/or hand delivery, during which the violation may be abated without further sanction. The Board or its designee may demand immediate abatement in such circumstances, which, in the Board's determination, pose a danger to safety and/or property.
- (c) If the violation is not corrected, a Final Notice shall be mailed to the alleged violator. Again, the violator must be given time, not less than ten (10) days, during which the violation may be abated without further sanction.
- (d) At the expiration of this time, if the violation is not corrected, the violator shall be penalized on a per day basis. The initial per day basis shall be set at \$25 per day. A vote by a majority of a quorum at a regularly scheduled meeting must be needed in order to raise the per day basis. At no time shall a vote increase the per day charge by more than double its amount at the time of voting.
- (e) Once the violator has incurred penalties totaling twelve times the per day dollar value, action must be taken by the governing body, its agent(s), or assignees to correct the violation.

preparer

- (f) Action can include, but is not limited to, lien filing, court action, and/or suspension of common area access.
- (g) Any penalties, which are not paid when due, shall be delinquent. If the penalty is not paid within thirty (30) days after the due date, the penalty shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The penalty, together with interest, cost, and a reasonable attorney fee, shall be a charge on the violating owners land and shall be a continuing lien upon the property against which each such penalty is levied.
- (h) The Association may bring an action at law against the Owner to collect and enforce the penalty; including interest, costs, and a reasonable attorney's fees.

EXECUTED this the 14th day of March ~~February~~ 2008.

GROVE PARTNERS, LLC

BY: Lanier Hurdle
Lanier Hurdle, Member

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, Lanier Hurdle, Member of Grove Partners, LLC who being duly authorized stated that he signed and delivered the above foregoing instrument on this the 14th day of March, 2008 as their act and deed.

Witness my hand and Notarial Seal this 14th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

Prepared by and return to:

MICHAEL P. HENSLEY, ESQ.
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HERNANDO, MISSISSIPPI 38632
(662)429-4567

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