

STATE OF MISSISSIPPI

COUNTY OF LAMAR

FILED

2008 FEB 19 AM 9 58

WAYNE SMITH
CHANCERY CLERK

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
BROOKSTONE SUBDIVISION, PHASE I**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKSTONE SUBDIVISION, PHASE I ("Brookstone") is hereby made this 19th day of February 2008, by **SIGMA COMPANIES, LLC**, a Mississippi Limited Liability Company ("Declarant"), applicable to the Brookstone development.

WITNESSETH:

WHEREAS, the Declarant owns certain real property situated in Lamar County, Mississippi, more particularly described in Exhibit A, attached hereto and made a part hereof, and the Declarant desires to create and develop thereon a residential community with designated Common areas and common facilities, for the benefit of said community ("Property"); and

WHEREAS, the Declarant desires to provide for the preservation of the values in said community and for the maintenance of certain common areas as may be designated by the Declarant; and, to this end, the Declarant has consented to subject the Property to the covenants, conditions, restrictions, affirmative obligations, easements, charges and liens hereinafter set forth ("Covenants"), all of which are hereby declared for the benefit of said Property and each owner thereof; and

WHEREAS, the primary purpose of these Covenants is the creation of a residential community which is aesthetically pleasing and functional, the Declarant has deemed it desirable for the efficient preservation of the values in said community to provide for an agency or entity to which would be delegated and assigned the powers of administering and enforcing these Covenants and collecting and disbursing the assessments and charges hereinafter created.

NOW, THEREFORE, the Declarant declares that the Property is and shall be held, transferred, sold, conveyed, given, purchased, leased, occupied and used subject to these Covenants. These Covenants, the benefits of these Covenants and the affirmative and negative burdens of these Covenants shall touch, concern and run the Property.

**ARTICLE I.
[Definitions]**

In this Declaration or any amendment thereto, the following words shall have the following meanings:

