
Prepared By:

John Howard Shows, MSB #6776
242 Market Street
Flowood, MS 39232
Telephone: (601) 664-0044

Return To:

Shows Law Firm PLLC
242 Market Street
Flowood, MS 39232
Telephone: (601) 664-0044

27⁰⁰
#610
P/U

State of Mississippi
County of Madison

**AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR
THORNBERRY**

INDEXING INSTRUCTIONS:

8249 Lots 1-34; 110 - 122; 320.- 365; Thornberry Phase 1
Plat Cabinet F, Slides 123B, 124A and 124B, as ratified in Book 3718 at page 574,
Also being, Southeast ¼ of Section 14 and Northeast ¼ of Section 23, T8N, R1E
Madison County, Mississippi

**AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
THORNBERRY**

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Thornberry were recorded in Book 3723 at Page 804 on May 24, 2019 ("Original Covenants");

WHEREAS, ARTICLE VIII Architectural Control, Section 2. Buildings. Paragraph (a) stated that "The minimum square feet of living area (heated and cooled area, exclusive of porches and garages) to be contained within the main house or residential structure constructed on any Lot in Thornbeny shall be 2500 square feet.";

WHEREAS, Article XIV General Provisions, Section 2. Amendments. states that "Notwithstanding Section I of this Article, the Covenants, Conditions and Restrictions of this Declaration may be amended, modified or changed either: (I) by the Declarant, prior to January I, 2024 ...";

WHEREAS, the Declarant, as defined by the Original Covenants, is Thornbeny Development, LLC, a Mississippi limited liability company;

WHEREAS, Declarant, Thornberry Development, LLC desires to amend ARTICLE VIII Architectural Control, Section 2. Buildings. Paragraph (a) of the Original Covenants to state that: "The minimum square feet of living area (heated and cooled area, exclusive of porches and garages) to be contained within the main house or residential structure constructed on any Lot in Thornberry shall be 2200 square feet.";

THEREFORE, Declarant, Thornberry Development, LLC, (through its Manager, McKie Edmonson) pursuant to Article XIV General Provisions. Section 2. Amendments. does hereby amend ARTICLE VIII Architectural Control, Section 2. Buildings. Paragraph (a) to read as follows:

"The minimum square feet of living area (heated and cooled area, exclusive of porches and garages) to be contained within the main house or residential structure constructed on any Lot in Thornberry shall be 2200 square feet."

All other provisions of the Declaration of Covenants, Conditions, and Restrictions for Thornberry that were recorded in Book 3723 at Page 804 on May 24, 2019 in the land records of the Chancery Clerk of Madison County, Mississippi shall remain in full force and effect.

WITNESS the signature of the Declarant, Thornberry Development, LLC, this the 0 If day of dab, 2020.

Declarant:

Thornberry Development, LLC

By: M. Edmonson
McKie Edmonson, Manager

STATE OF MISSISSIPPI

COUNTY OF ti

Personally appeared before, the undersigned authority in and for the said county and state, on this 01st day of <D, 2020, within my jurisdiction, the within named McKie Edmonson, 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.

Patricia B. Mohan
NOTARY PUBLIC

My commission expires:

July 27, 2023

