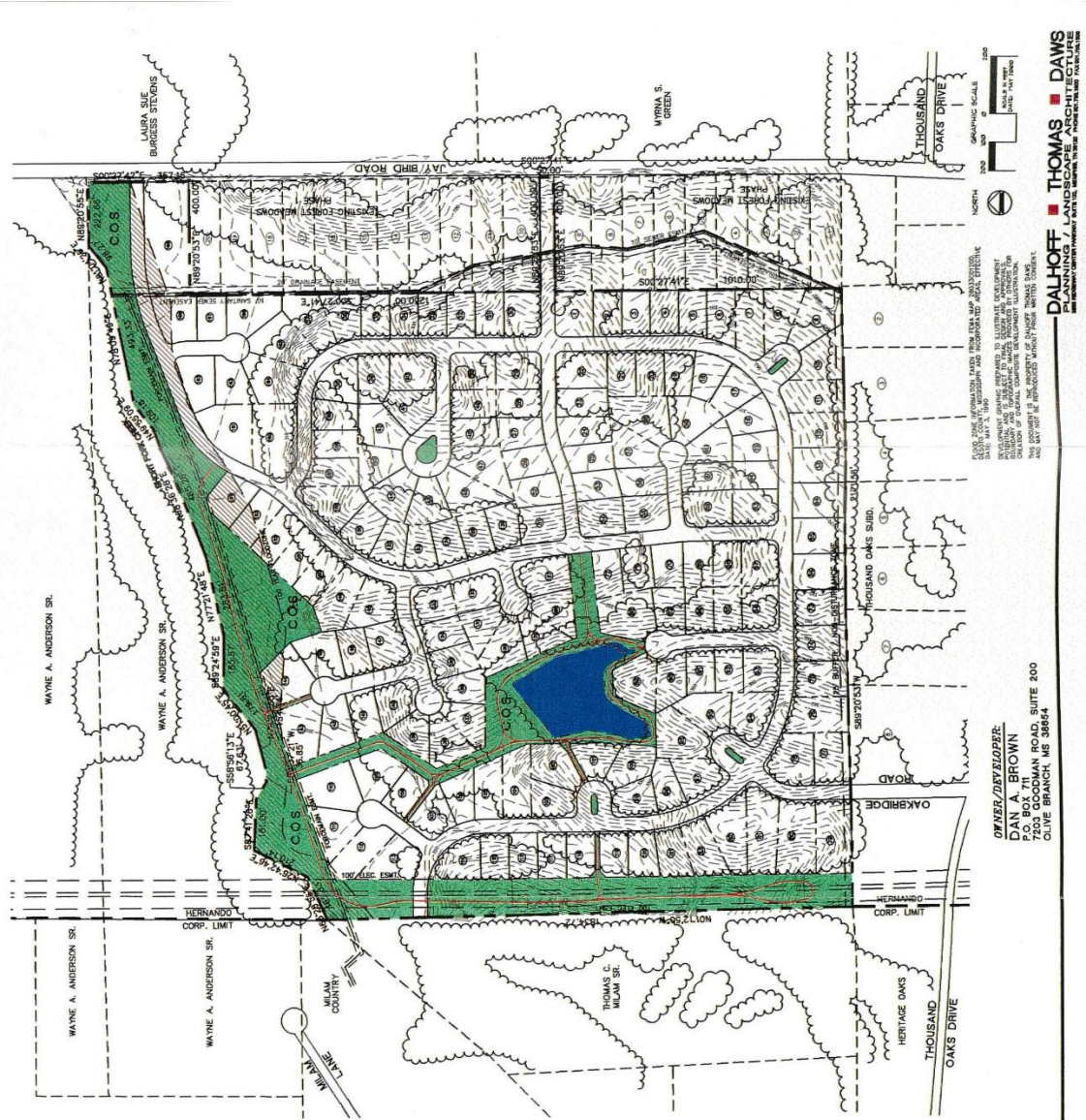


EXHIBIT H OPEN SPACE/ PEDESTRIAN CIRCULATION

PLAN DATA

TOTAL SITE AREA	115.26 AC.
COMMON OPEN SPACE	19.6 AC.
LAKE	2.1 AC.
WALKING/JOGGING TRAIL	



FOREST MEADOWS
A RESIDENTIAL NEIGHBORHOOD
R-30 OVERLAY
DESOTO COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
DAN A. BROWN
P.O. BOX 711
7203 GOODMAN ROAD, SUITE 200
OLIVE BRANCH, MS 38864

DATE: 02/03/15
SCALE: 1" = 100'
GRAPHIC SCALE
NORTH
DALLHOFF THOMAS & DAWES
PLANNING / LANDSCAPE ARCHITECTURE
DESIGN SERVICES, INC. 1000 N. W. 10TH ST. SUITE 100
MIAMI, FL 33136
TEL: 305.441.1111
WWW.DALLHOFFTHOMASANDDAWES.COM

EXHIBIT I
MASTER PLAN ILLUSTRATION

PLAN DATA

TOTAL SITE AREA 115.26 Ac.
 TOTAL HOMES 169 Lots
 COMMON OPEN SPACE 19.6 Ac.
 LAKE 2.1 Ac.

LOT SIZES
 RANGE: 16,000 SF - 35,000 SF +/-



FOREST MEADOWS
A RESIDENTIAL NEIGHBORHOOD
R-30 OVERLAY
DESOTO COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
 DAN A. BROWN
 7203 GOODMAN ROAD, SUITE 200
 OLIVE BRANCH, MS 38854

FLOOD ZONE INFORMATION TAKEN FROM FEMA MAP 22072020200.
 DATE: MAY 11, 2010
 THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
 THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
 THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS.

DALHOFF ■ **THOMAS** ■ **DAWS**
 PLANNERS / LANDSCAPE ARCHITECTS
 10000 GARDENWAY AVENUE, SUITE 100, P.O. BOX 100, OLIVE BRANCH, MS 38854

EXHIBIT J
DEVELOPMENT PHASING PLAN

PLAN DATA

PHASE 1	30 LOTS
PHASE 2	20 LOTS
PHASE 3	22 LOTS
PHASE 4	26 LOTS
PHASE 5	23 LOTS
PHASE 6	28 LOTS
PHASE 7	20 LOTS
TOTAL	169 LOTS



FOREST MEADOWS
A RESIDENTIAL NEIGHBORHOOD
R-30 OVERLAY
DESOTO COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
DAN A. BROWN
7203 GOODMAN ROAD, SUITE 200
OLIVE BRANCH, MS 38654

PLEASE NOTE: INFORMATION TAKEN FROM THE 2010 U.S. CENSUS MAP (20102010000) IS THE PROPERTY OF THE U.S. BUREAU OF ECONOMIC ANALYSIS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE CITY OF HERNANDO, MISSISSIPPI, IS THE SOLE USER OF THIS INFORMATION FOR THE PURPOSES OF THIS PLAN. THE CITY OF HERNANDO, MISSISSIPPI, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

DALHOFF ■ **THOMAS** ■ **DAWS**
PLANNING
1000 W. HERNANDO AVENUE, SUITE 100
HERNANDO, MISSISSIPPI 38642

EXHIBIT K
LANDSCAPE PLATES AND STREET CROSS SECTIONS

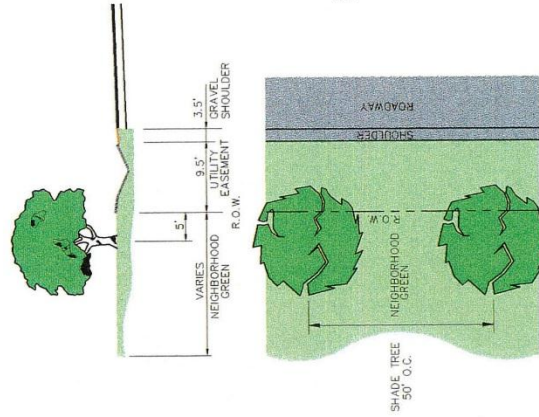


PLATE 1
STREETSCAPE ALONG
NEIGHBORHOOD GREENS
N.T.S.

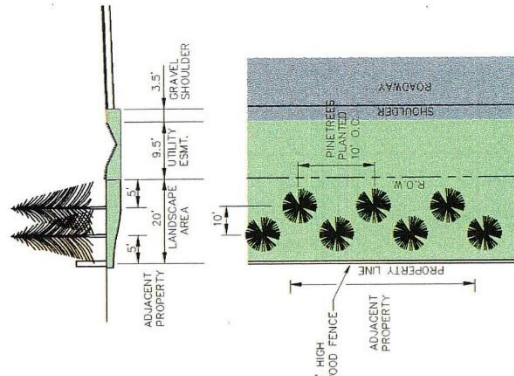
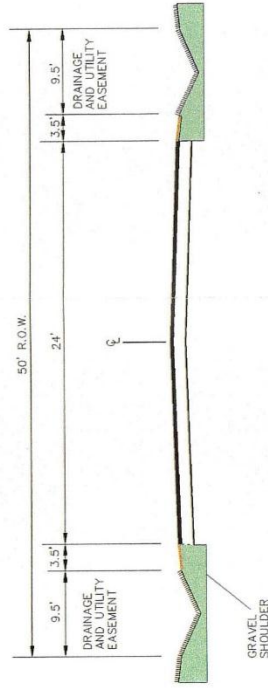


PLATE 2
LANDSCAPE BUFFER
N.T.S.



TYPICAL STREET CROSS SECTION
50' R.O.W. - WITHOUT CURB
N.T.S.

FOREST MEADOWS
A RESIDENTIAL NEIGHBORHOOD
R-30 OVERLAY
DESOTO COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
DAN A. BROWN
P.O. BOX 711
CLIVE BRANCH, MS 38664

DALHOFF ■ **THOMAS** ■ **DAWS**
ARCHITECTS
1000 UNIVERSITY AVENUE, SUITE 100
HERNANDO, MISSISSIPPI 38642

EXHIBIT L LOT SIZE ANALYSIS

PLAN DATA

	20,000 SF +	43% (73 LOTS)
	18,000-20,000 SF	17% (29 LOTS)
	16,000-18,000 SF	40% (67 LOTS)
	COMMON OPEN SPACE 19.6 Ac. - 17% OF SITE	



FOREST MEADOWS A RESIDENTIAL NEIGHBORHOOD R-30 OVERLAY DESOTO COUNTY, MISSISSIPPI

OWNER/DEVELOPER:
DAVA BROWN
P.O. BOX 10
7203 GOODMAN ROAD, SUITE 200
OLIVE BRANCH, MS 38664

FIELD DATA INFORMATION TAKEN FROM AERIAL PHOTOGRAPHS AND SURVEY DATA:
DATE: MAY 2, 1999
REVISIONS:
1. REVISION TO ADD LOT LINES AND NUMBERING TO THE SUBJECT PROPERTY.
2. REVISION TO ADD COMMON OPEN SPACE DESIGNATION OF ORIGINAL DEVELOPMENT ILLUSTRATION.
3. REVISION TO ADD COMMON OPEN SPACE DESIGNATION AND NUMBERING TO THE SUBJECT PROPERTY.
AND ANY OTHER INFORMATION NOTED THEREON.

DALHOFF ■ **THOMAS** ■ **DAWS**
PLANNING ■ LANDSCAPE ARCHITECT ■ ENGINEERS
1000 HENRY COUNTYWAY SOUTH, SUITE 100, MEMPHIS, TN 38118
P: (901) 522-3000

BE IT ORDERED:

That on this date Mr. Merritt Powell, Director of the DeSoto County Planning commission, made a recommendation to the Board of Supervisors regarding the following matter:

Forest Meadows—Rezoning from A-R to R-30 Overlay 115 acres

Located on the west side of Jaybird Road, north of Thousand Oaks S/D, Section 8, Township 3, Range 7

Mr. Powell presented the staff's report and recommendations and stated that the Planning Commission recommended approval with a unanimous vote. He continued by stating that the City of Hernando had modified its position about development, saying that the decision about provision of curb and gutter was a County issue to decide. He made reference to a letter written by Mayor Gale dated February 13, 2001. He further stated that the City had agreed to provide water and sewer to this site. Mr. Thach stated that the City did not say that they did not want curb, gutter, and sidewalks.

Mr. Powell continued by stating that the site review committee suggested that the developer conduct a tree survey in order to save as many trees as possible.

Mr. Bob Dalhoff was present to represent this application. Mr. Dalhoff stated that he would not delve into the whole presentation about the rezoning for this site because he felt that all parties were familiar with most of the details of this request. However, there are two issues that he felt needed to be explained because Mr. Brown has agreed to make changes and he has provided updated information. No lots will be smaller than 20,000-sq ft. even though the R-30 overlay allows lots down to 16,000 sq. ft. Due to the concerns about traffic and circulation from the neighbors to the south, the access road should tie into the existing Oakbridge Road and will be moved to the last phase of the development. Until that point all traffic will be routed to the east--out onto Jaybird Road through the existing two roads.

The discussion about traffic continued specifically regarding new Highway 304 and its connection to Jaybird Road. The main concern about traffic is that this new subdivision will overburden Thousand Oaks Drive, through the existing subdivision out to McIngvale Drive. The primary orientation for traffic flow from the proposal is east to Jaybird Road, and hopefully, north to Byhalia or Green T Road and new Hwy 304 when it develops. McIngvale Road and Getwell Roads will have exits from new Hwy 304.

Mr. Dalhoff continued by stating facts about growth in the County and in the City of Hernando. The growth in the city along McIngvale Road was cited by Mr. Dalhoff as part of the neighborhood change to warrant rezoning. Additionally, he pointed out that while the Comprehensive Plan allows for a density of up to 3.5 units per acre, Forest Meadows proposes a density of 1.3 units per acre. He stated that there is growth in every direction from this site, and, more growth is coming. This proposal has taken site constraints into account and has sensitively designed a neighborhood that will blend with, and enhance, the existing community.

The discussion returned to saving trees. Mr. Dan Brown stated that the best possible way to save trees is for him to select/designate the house site and driveway before the homes are

built. Approval will be required for each and every house plan by the developer, therefore controlling the placement of all homesites.

A very long and involved discussion of road design standards for curb and gutters, sidewalks, and drainage followed. Mr. Brown and Mr. Dalhoff presented the position that because of the terrain of this site and the engineered drainage plans, which have been submitted, this proposal is appropriate without curb and gutter. Mr. Brown repeated that this proposal had more drainage design than any other development that he has built, and that curb and gutter would add an additional \$800,000.00 to the cost of development.

Mr. Tom Childress, County Engineer stated that in his experience, roadside drainage causes problems. The homeowners have to mow it, but can't use it. People fill it over time and it becomes a "headache" for the County.

When sidewalks were mentioned, Mr. Dalhoff stated that none are proposed so as to save as many trees as possible. The developer's suggestion of extra-wide lanes instead of sidewalks was not accepted, again on the basis of tree preservation. Mr. Powell stated that sidewalks are required by County Regulations and they would have to be exclusively waived. Mr. Thach commented that waiving regulations for many items would open a "Pandora's box" that we don't want to do.

Mr. Medlin stated that his position has always been against curb and gutter on larger rural lots because the problems caused in the drainage systems can become burdensome to the county.

All Supervisors voiced opinions on the problems of roads with or without curb and gutter, as well as, problems of road drainage and sidewalks. There was a desire to have the Planning Commission and the County Engineer study the issue further and conduct public hearings as needed.

Mr. Lewis made a motion to uphold the Planning Commission's recommendation, because of the growth in the area and compliance with the comprehensive plan, to approve the rezoning application as presented with the additional conditions that the developer build concrete sidewalks per County regulations---on one side of all streets, except coves--- and that there be public access to the common area in all phases. Mr. Clifton seconded the motion.

THE FOLLOWING ACTION WAS TAKEN ON THIS MATTER:

FIRST DISTRICT SUPERVISOR, JESSIE MEDLIN	<u>YES</u>
SECOND DISTRICT SUPERVISOR, EUGENE THACH	<u>NO</u>
THIRD DISTRICT SUPERVISOR, GERALD CLIFTON	<u>YES</u>
FOURTH DISTRICT SUPERVISOR, JOHN CALDWELL	<u>ABSTAIN</u>
FIFTH DISTRICT SUPERVISOR, TOMMY LEWIS	<u>YES</u>

ORDERED AND DONE IN REGULAR TERM, THIS 16TH DAY OF APRIL, 2001.

Tommy Lewis, President
DeSoto County Board of Supervisors

OWNER CERTIFICATE
 THE OWNERS OF THE SUBDIVISION HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND HEREBY ADOPT THE MAPS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE CITY OF HERNANDO AND TO RECEIVE THE UTILITIES LOCATED AS SHOWN ON THE PLAT FOR PUBLIC UTILITIES. THIS THE _____ DAY OF _____ 2014.

MORTGAGEE CERTIFICATE
 MORTGAGEE HOLDER OF THE PROPERTY WITHIN THIS SUBDIVISION HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE HOLDERS OF THE PROPERTY WITHIN THIS SUBDIVISION AND WE AGREE TO RECEIVE THE UTILITIES LOCATED AS SHOWN ON THE PLAT FOR PUBLIC UTILITIES. THIS THE _____ DAY OF _____ 2014.

MORTGAGE HOLDERS
 STATE OF MISSISSIPPI, COUNTY OF DESOTO
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY OF MISSISSIPPI, _____ OF _____ AND ACKNOWLEDGED THAT THEY ARE ON BEHALF OF SAID CORPORATION, AS _____ OF _____ AND ACKNOWLEDGED SAID INSTRUMENT AS TO ITS TRUE ACT AND DEED, THE FIRST BEING DULY CALLED AND ACKNOWLEDGED SO TO DO, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC

BY COMMISSION EXPIRES

CERTIFICATE OF SURVEY
 THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAT REPRESENTS THAT SURVEY.

APPROVED BY THE CITY OF HERNANDO PLANNING COMMISSION ON THE _____ DAY OF _____ 2014.

CHAIRMAN

APPROVED BY THE CITY OF HERNANDO BOARD OF ALDERMAN ON THE _____ DAY OF _____ 2014.

PRESIDENT

STATE OF MISSISSIPPI, COUNTY OF DESOTO
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON WAS FILED FOR RECORDING BY MY OFFICE AT _____ 2014, IN PLAT BOOK _____ PAGE _____.

OWNERSHIP COURT CLERK

NOTICE:
 1) DRAINAGE DITCHES AND DRAINAGE PIPES SHALL NOT BE OBSTRUCTED IN ANY MANNER, AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS TO THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.
 2) PART OF THE COMMON AREA AND REAR OF CERTAIN LOTS IS LOCATED IN THE FLOOD HAZARD AREA, ACCORDING TO MAP NUMBER 200802020.01, AS SHOWN ON THE PLAT. THE STREET IN FRONT OF THE LOT ON WHICH THE FLOOD HAZARD AREA IS LOCATED SHALL BE MAINTAINED AND REPAIRED BY THE WRITING OF A QUALIFIED PERSON.
 3) ALL DRAINAGE CHANNEL SIZES AND FINISH FLOOR ELEVATIONS WILL BE LISTED IN THE PLANS. ON PLAT UPON APPROVAL OF CONSTRUCTION PLANS BY CITY PLANNING.
 4) STREETLIGHTS TO BE INSTALLED AT THE DEVELOPER'S EXPENSE UPON APPROVAL OF THE STREETLIGHT PLAN SUBMITTED TO CITY ENGINEER.
 5) SIDEWALKS TO BE INSTALLED DURING EACH CONSTRUCTION OF EACH INDIVIDUAL LOTS. SIDEWALKS TO BE INSTALLED AT THE DEVELOPER'S EXPENSE.
 6) NO RELOCATED BUILDINGS WILL BE ALLOWED.

CIVIL LINK
 FOREST MEADOWS SUBDIVISION, PHASE 5
 CITY OF HERNANDO, MISSISSIPPI
 ZONING - R10 OVERLAY
 TOTAL LOTS - 39
 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 7 WEST
 PROJECT BY: ARNOLD & ASSOCIATES, INC.
 PLANNING COMMISSION CERTIFIED
 SUBDIVISION PLATTING CIVIL-LINK, LLC
 "CONNECTING RESOURCES"

NOT TO SCALE

DECLARATION OF RESTRICTIVE COVENANTS
OF FOREST MEADOWS
Phase IV

THIS DECLARATION of Restrictive Covenants made this _____ day of _____, 2014,
by Christopher D. Montesi, Windstone Trust

WITNESSETH:

WHEREAS, Christopher D. Montesi, Windstone Trust is the owner of the following described real property developed or in the process of being developed and subdivided into Forest Meadows in the South East 1/4 of Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi.

These covenants limitations and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until _____, at which time said covenants, limitations and restrictions shall be automatically extended for successive ten (10) year periods, unless by a Vote of the majority of the owners of the lots in this subdivision it is agreed to change said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants, limitations or restrictions herein, it shall be lawful for any person or persons owning lots in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, limitation or restriction and either to prevent him or them from doing so or to recover damages or other dues for such court violations. Invalidation of any of these covenants, limitations or restrictions by judgment or court order shall in no wise affect any of the other provisions that shall remain in full force and effect. Said restrictive covenants are as follows, to-wit:

1. No lot shall be used for any purposes except that of single family residential. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling, a private garage for not more than three cars, and separate detached buildings incidental to such use. Two or more lots may be combined for use as one lot and, in such case, the interior lot lines may be disregarded and the utility easement (unless in use) will be automatically revoked. In the event such lots are combined under one ownership for use as a single lot, no part of the combined lots may be sold or conveyed, except to the original size of the lots before being combined. No single lot in the subdivision as recorded can be re-subdivided into two or more lots for the purpose of building another dwelling.
2. Easements for installation and maintenance of utilities, drainage facilities and sloping of banks are reserved as shown on the plat. The minimum setback is shown on the plat for each lot. The minimum setbacks are: front yard is thirty (30) feet, side yard is fifteen (15) feet, street side yard is twenty (20) feet and the rear yard is twenty five (25) feet.
3. All dwellings and other structures on the lots must be in compliance with the requirements of the DeSoto County Planning Commission and its successors.

No obnoxious or offensive activities shall be carried on upon any lot, nor all anything be done which may be or become an annoyance or nuisance to the neighborhood. No business of any kind shall be carried on upon any lot or in any building on any lot. All lots and houses are to be for residential use only.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other temporary buildings shall be used on any lot at anytime as a residence, either temporarily or permanently. No garage apartments will be allowed.

6. No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period. The location and design of all mail boxes shall be subject to the approval of the developer or his successor.

7. No lot shall be used or maintained as a dumping ground for rubbish. Trash garbage or other waste garbage shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The builder must remove all building debris, stumps, trees, etc., from each lot as often as necessary to keep the house and lot attractive.

8. The total minimum heated floor area of a residence, exclusive of open porches or garages shall be 2,000 square feet. The minimum heated lower floor area of a split-level or two-story residence shall be 1,200 square feet. When a split-level or two-story residence has a side-attached two-car garage, the minimum heated lower floor area shall be 1,200 square feet. Openings of garages shall not be visible from the street, except for corner lots, and those lots, which are granted, permitted exceptions by the owners of the subdivision or the Architectural Control Committee. No white brick or stone will be allowed. All houses are to be sixty (60) percent brick veneer. A roof pitch of less than 7/12 to the main roof areas of the house is not allowed (this does not apply to porches). Driveways must be ~~blacktop or~~ concrete. All homes must have a traditional front elevation. The owner of the subdivision reserves the right to review the plan of any structure that is to be built on any lot. A preliminary sketch of a house must be submitted. A landscape package and plot plan showing the location of the driveway must be included with the plans before approval will be given. The landscape package must be equal to that of the FHA requirements. ~~At such time as the owner of the subdivision does not own more than fifty (50) percent of the lots in the subdivision, he may appoint an architectural control committee to review the plans for the subdivision.~~ Approval of the plans must be issued ~~by the owner or~~ by the architectural control committee before the lot owner may proceed with the construction of the house.

9. All gardens must be planted to the rear of any main residence with only landscape materials such as trees, shrubs, and plants allowed in front of the main residence.

10. Any type of permanent fencing erected on the lots must be approved by ~~the developer of the subdivision or~~ the HOA Architectural Control Committee. No fences shall be erected on any portion of any lot between the front of the residence and the street and between the side of the residence and the street on the corner lots unless it is a Plantation Type Fence or two or three rail split cedar fence. All driveways will be either concrete or asphalt; no gravel driveways will be permitted.

11. No vehicle, including but not limited to, recreational vehicles, camping trailer, house trailers, produce trailers, boats or any accessory trailers can be parked or stored on any lot unless same is under carport, in the garage, barn or other outbuilding, or to the rear of the main residence. Said vehicles must have a current state license plate. No tractor-trailer can be parked on any lot or on the street, and no trailer without a tractor can be parked on any lot or on the street.

12. No animals, livestock or poultry of any kind shall be kept, bred, or raised on any lot, except that dogs, cats and other small pets may be kept in a limited number and manner for personal use and enjoyment only, provided they are not kept, bred or maintained for any commercial purpose, that said animals are not an annoyance or nuisance to the neighborhood and that the proper fencing and shelter must be provided and approved by owners of the subdivision or the Architectural Control Committee or their successors.

13. No underground homes will be allowed. No shell or modular house will be permitted to be built in this subdivision regardless of the price or square footage of the house. All houses must be of new construction and no house that is moved from another area will be permitted.

14. The owner of the subdivision or the Architectural Control Committee reserves the right to review the plans of any structure that is built on any lot. The ~~owner of the subdivision or the~~ HOA Architectural Control Committee must approve or disapprove, in writing, within twenty (20) days the plans submitted. If the lot owner whose plans are to be approved does not receive this written approval or disapproval within said twenty (20) days, the lot owner will deem the plans approved and proceed with construction.

15. The construction of any house in the subdivision will be required to be complete within twelve (12) months from the date that the construction began and driveways shall be required to be complete within eighteen (18) months from the date that the house construction began. Sidewalks are to be installed by builder or buyer and are required to be completed within twelve (12) months from the date that the construction began.

16. Owner's Easement of Enjoyment. Every owner shall have a right and easement of ingress and egress and enjoyment in and to the Common Area, if any, which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association to charge reasonable fees for the maintenance, repair or reconstruction upon the Common Area, if any, which the Association may acquire,

(b) The Common Area, if any, cannot be mortgaged or conveyed without the consent of at least 2/3rds of the members. If acquired, such Common Areas shall be free and clear of all encumbrances.

(c) The right of the Association to adopt rules and regulations for the benefit of the owners respecting use of the Common Area.

17. The maximum annual assessment for membership dues shall be Seventy-Five (\$75.00) Dollars and no cents. Any changes in dues will be subject to a vote of all members of the Association.

IN WITNESS WHEREOF, the declarant has hereunto caused this instrument to be duly executed this the _____ day of _____, 2014.

Christopher D. Montesi, Windstone Trust

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the day of , 2014, within my jurisdiction, the within named Christopher D. Montesi, who acknowledged that he executed the above and foregoing instrument.

Notary Public _____

My Commission Expires _____

PLANS BOOK

FOREST MEADOWS SUBDIVISION Phase 5

**FROM THE RECORDED COVENANTS AND RESTRICTIONS
FOREST MEADOWS PHASE 5**

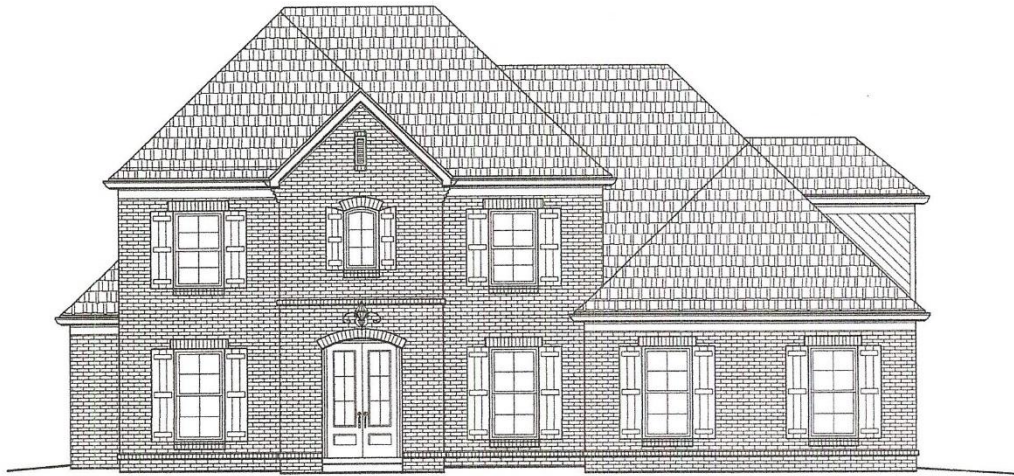
Item # 8 These are the parameters for all housing to be built in this phase. Homeowner Association will also have Architectural Approval prior to construction.

1. Minimum heated floor area 2,000 square feet.
2. Minimum lower floor area of a split-level shall be 1,200 square feet.
3. Openings of garages shall not be visible from the street.
4. No white brick or stone will be allowed.
5. All houses are to be sixty (60) percent brick veneer.
6. A roof pitch of at least 7/12
7. Driveways must be concrete.
8. All homes must have a traditional front elevation.
9. A preliminary sketch of a house must be submitted.
10. A landscape package and plot plan showing the location of the driveway
11. Landscape package equal to that of the FHA requirements.
12. Approval of the plans must be issued by the owner or by the architectural control committee before the lot owner may proceed with the construction of the house.
13. Maximum height for all residential uses is 35 feet.

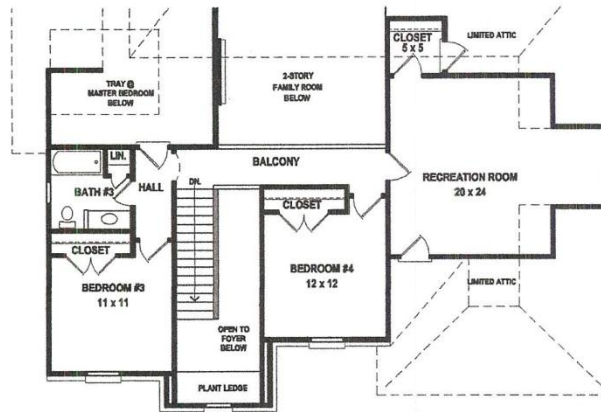
Square Footage

1975 Heated Down
913 Heated Up
469 Garage & Storage
157 Front & Rear Porches

2888 TOTAL HEATED AREA
3357 TOTAL ENCLOSED AREA
3514 TOTAL UNDER ROOF



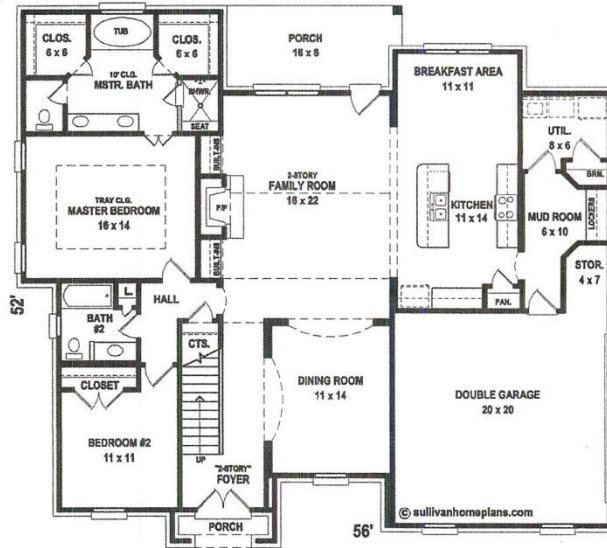
The Corbin



SECOND LEVEL FLOOR PLAN

SQUARE FOOTAGE
 1975 HEATED DOWN
 913 HEATED UP
 469 GARAGE & STORAGE
 157 FRONT & REAR PORCHES
 2888 TOTAL HEATED AREA
 3357 TOTAL ENCLOSED AREA
 3514 TOTAL UNDER ROOF

9'-0" CEILINGS DOWN
 8'-0" CEILINGS UP
 EXCEPT WHERE NOTED
 OTHERWISE ON PLAN



FIRST LEVEL FLOOR PLAN

The Carbon



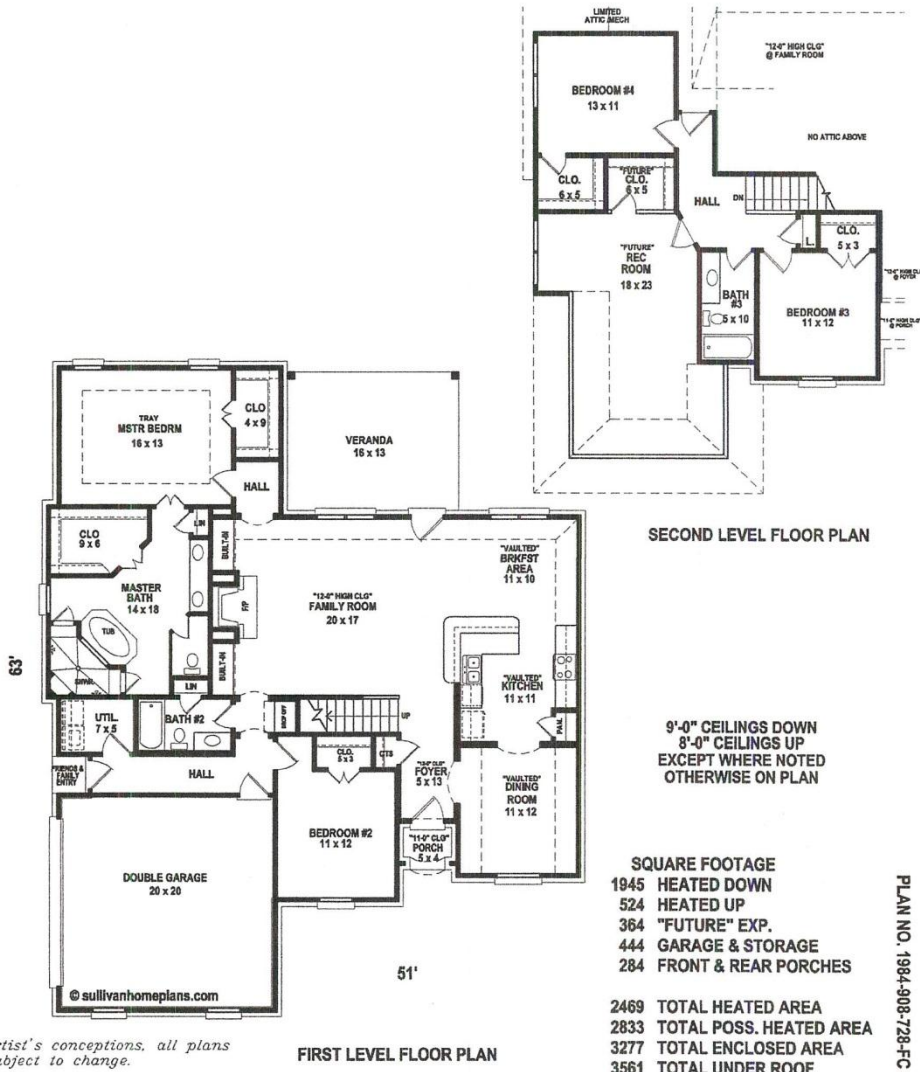
SQUARE FOOTAGE

1945 Heated Down
524 Heated Up
364 "Future Exp."
444 Garage & Storage
284 Front & Rear Porches

2469 TOTAL HEATED AREA
2833 TOTAL POSS. HEATED AREA
3277 TOTAL ENCLOSED AREA
3561 total under roof

Newport III

Newsport III



Artist's conceptions, all plans subject to change.



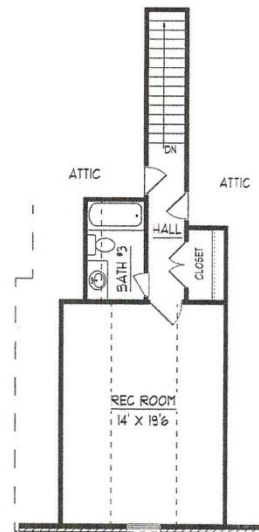
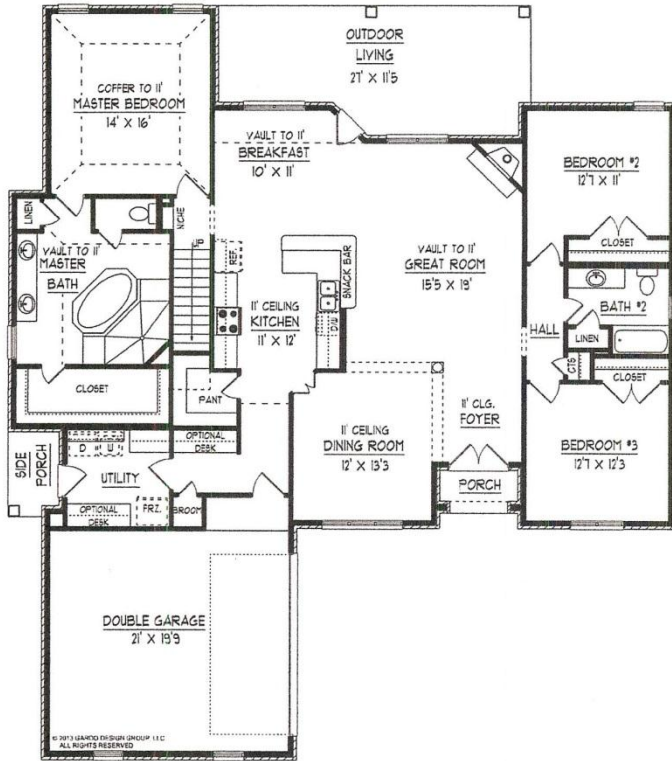
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Somerset

2201 S.F. HEATED DOWN
428 S.F. HEATED UP

2629 TOTAL HEATED

480 S.F. GARAGE
26 S.F. FRONT PORCH
32 S.F. SIDE PORCH
273 S.F. OUTDOOR LIVING



Somerset

2201 S.F. HEATED DOWN
 428 S.F. HEATED UP
 2629 TOTAL HEATED

480 S.F. GARAGE
 26 S.F. FRONT PORCH
 32 S.F. SIDE PORCH
 273 S.F. OUTDOOR LIVING



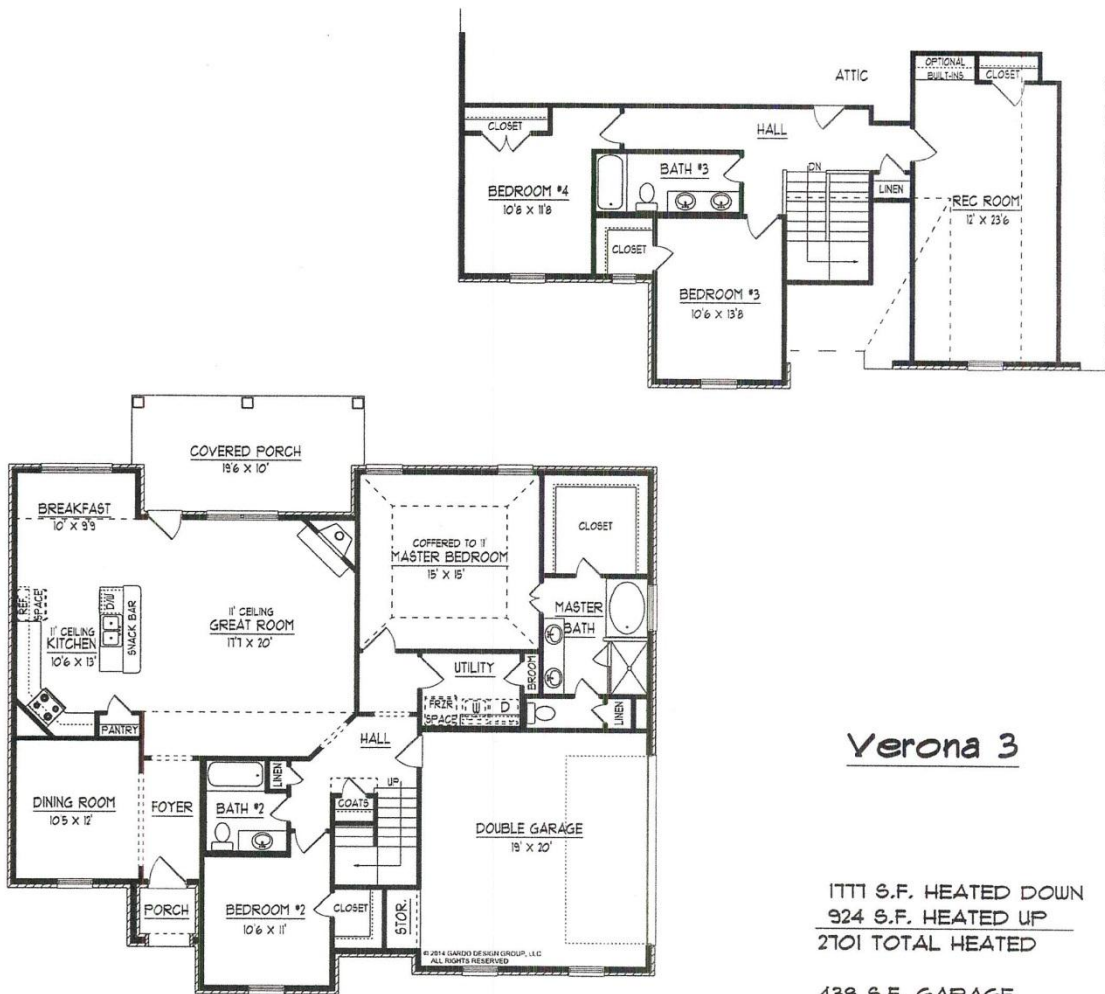
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Verona 3

1771 S.F. HEATED DOWN
924 S.F. HEATED UP

2701 TOTAL HEATED

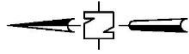
438 S.F. GARAGE
29 S.F. FRONT PORCH
186 S.F. REAR PORCH



Verona 3

1771 S.F. HEATED DOWN
 924 S.F. HEATED UP
 2701 TOTAL HEATED

438 S.F. GARAGE
 29 S.F. FRONT PORCH
 186 S.F. REAR PORCH



MORTGAGEE CERTIFICATE
 MORTGAGEE HOLDER OF THE PROPERTY WITHIN THIS SUBDIVISION HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION, HEREBY ADOPT THIS AS OUR PLAN OF THE OWNERS OF THE PROPERTY AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE HOLDERS OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES. THIS THE _____ DAY OF _____, 2014.

MORTGAGE HOLDERS
 STATE OF MISSISSIPPI, COUNTY OF DESOTO
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY OF _____, ON _____ DAY OF _____, 2014, _____, WHO ACKNOWLEDGED TO ME THAT HE IS THE MORTGAGEE HOLDER OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES AND THAT HE IS THE MORTGAGEE HOLDER OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES. SO TO DO, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

OWNER CERTIFICATE
 WE, THE OWNERS OF THE SUBDIVISION HEREBY ADOPT THIS AS OUR PLAN OF THE OWNERS OF THE PROPERTY AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES. THIS THE _____ DAY OF _____, 2014.

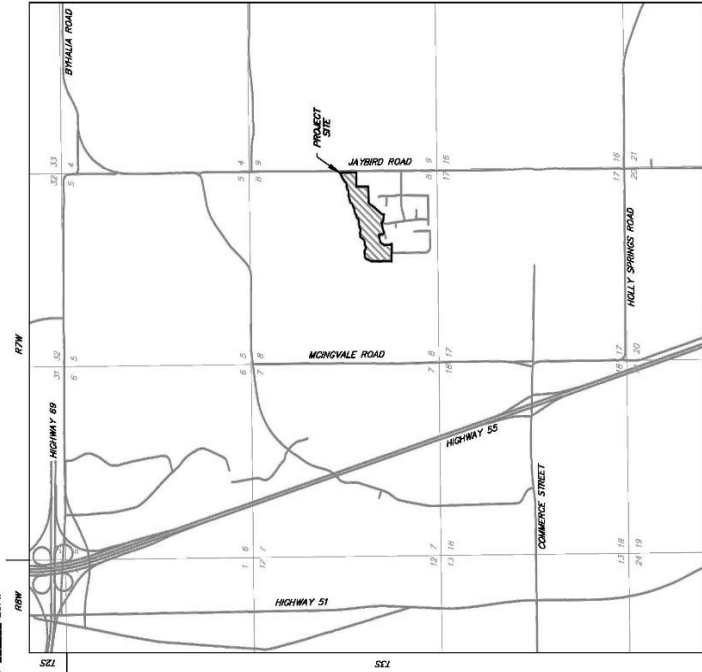
MORTGAGE HOLDERS
 STATE OF MISSISSIPPI, COUNTY OF DESOTO
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY OF _____, ON _____ DAY OF _____, 2014, _____, WHO ACKNOWLEDGED TO ME THAT HE IS THE MORTGAGEE HOLDER OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES AND THAT HE IS THE MORTGAGEE HOLDER OF THE PROPERTY SHOWN ON THE PLAN FOR PUBLIC UTILITIES. SO TO DO, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2014.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEY
 THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAN REPRESENTS THAT SURVEY.

APPROVED BY THE CITY OF HERNANDO PLANNING COMMISSION ON THE _____ DAY OF _____, 2014.
 CHAIRMAN _____
 APPROVED BY THE CITY OF HERNANDO BOARD OF ALDERMEN ON THE _____ DAY OF _____, 2014.
 PRESIDENT _____

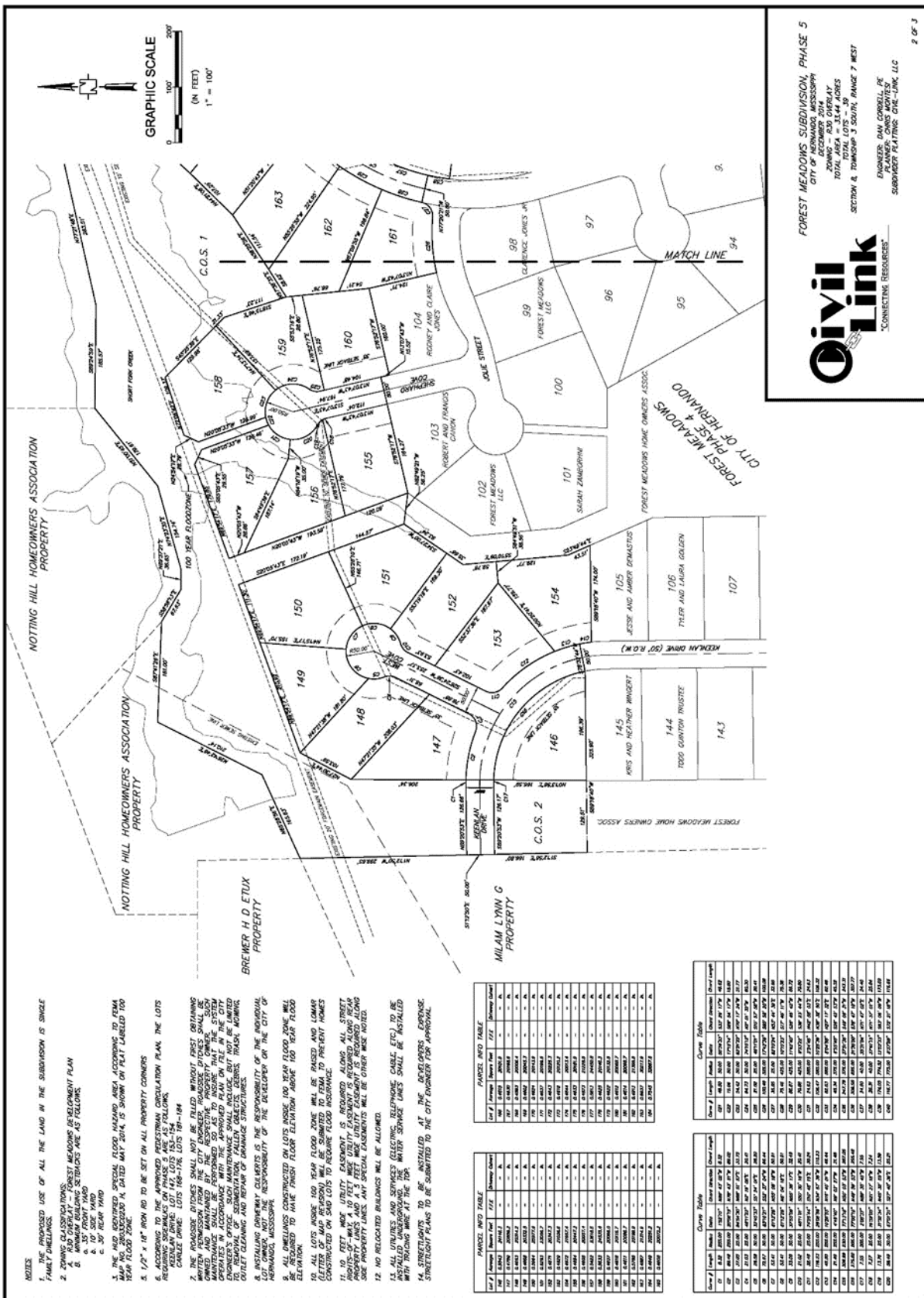
STATE OF MISSISSIPPI, COUNTY OF DESOTO
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON WAS FILED FOR RECORDING BY MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 2014, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND BUILT RECORDED IN PLAT BOOK _____ ON PAGE _____.
 CLERK OF COURTS



- NOTE:**
- 1) DRAINAGE DITCHES AND DRAINAGE PIPES SHALL NOT BE RESTRICTED IN ANY WAY AND MUST BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS TO THE BENEFIT OF ALL ADJOINING PROPERTY OWNERS.
 - 2) PART OF THE COMMON AREA AND REAR OF CERTAIN LOTS IS LOCATED IN THE COMMON AREA AND REAR OF CERTAIN LOTS. ALL LOTS MUST BE CONVEYED TO THE TOP OF ASPHALT OF THE STREET IN FRONT OF THE LOT ON WHICH THE LOTS ARE LOCATED. ALL LOTS MUST BE CONVEYED TO THE COMMON AREA WITHIN WRITING BY A QUALIFIED PERSON.
 - 3) ALL DRIVEWAY CURBET SIZES AND FINISH FLOOR ELEVATIONS WILL BE LISTED ON THE PLAT UPON APPROVAL OF CONSTRUCTION PLANS BY CITY ENGINEER.
 - 4) STREETS TO BE INSTALLED AT THE DEVELOPER'S EXPENSE UPON APPROVAL OF THE STREET LIGHT PLAN SUBMITTED TO CITY ENGINEER.
 - 5) SIDEWALKS TO BE INSTALLED DURING EACH CONSTRUCTION OF EACH INDIVIDUAL LOT BY BUILDER. ALL SIDE WALKS WILL BE BONDED WITH THE CITY OF HERNANDO.
 - 6) NO RELOCATED BUILDINGS WILL BE ALLOWED.

Civil Link
 CONNECTING RESOURCES
 ENGINEER: DAN CORDELL, PE
 PLANNER: OWENS MONTGOMERY
 SUBDIVISION PLANNING: CIVIL-LINK, LLC

FOREST MEADOWS SUBDIVISION, PHASE 5
 CITY OF HERNANDO, MISSISSIPPI
 ZONING - R30 OVERLAY
 TOTAL AREA = 33.44 ACRES
 SECTION 8, TOWNSHIP 3 SOUTH, RANGE 7 WEST
 1 OF 3



Forest Meadows Subdivision, Phase 5
CITY OF HERNANDO, MISSISSIPPI
ZONING - R30 OVERLAY
TOTAL AREA - 21.44 ACRES
SECTION 8, TOWNSHIP 3 SOUTH, RANGE 7 WEST
ENGINEERS: DAN CORDELL, PE
PLANNER: CHRIS MONTY
SUBMITTER: PLATTNER CIVIL-URC, LLC



PARCEL INFO TABLE

Lot #	Address	Area (Ac)	Size	Owner Name
143	143 SIBLEY DRIVE	0.12	5,290	143 SIBLEY DRIVE TRUSTEE
144	144 SIBLEY DRIVE	0.12	5,290	144 SIBLEY DRIVE TRUSTEE
145	145 SIBLEY DRIVE	0.12	5,290	KRIS AND HEATHER WINGERT
146	146 SIBLEY DRIVE	0.12	5,290	146 SIBLEY DRIVE TRUSTEE
147	147 SIBLEY DRIVE	0.12	5,290	147 SIBLEY DRIVE TRUSTEE
148	148 SIBLEY DRIVE	0.12	5,290	148 SIBLEY DRIVE TRUSTEE
149	149 SIBLEY DRIVE	0.12	5,290	149 SIBLEY DRIVE TRUSTEE
150	150 SIBLEY DRIVE	0.12	5,290	150 SIBLEY DRIVE TRUSTEE
151	151 SIBLEY DRIVE	0.12	5,290	151 SIBLEY DRIVE TRUSTEE
152	152 SIBLEY DRIVE	0.12	5,290	152 SIBLEY DRIVE TRUSTEE
153	153 SIBLEY DRIVE	0.12	5,290	153 SIBLEY DRIVE TRUSTEE
154	154 SIBLEY DRIVE	0.12	5,290	154 SIBLEY DRIVE TRUSTEE
155	155 SIBLEY DRIVE	0.12	5,290	155 SIBLEY DRIVE TRUSTEE
156	156 SIBLEY DRIVE	0.12	5,290	156 SIBLEY DRIVE TRUSTEE
157	157 SIBLEY DRIVE	0.12	5,290	157 SIBLEY DRIVE TRUSTEE
158	158 SIBLEY DRIVE	0.12	5,290	158 SIBLEY DRIVE TRUSTEE
159	159 SIBLEY DRIVE	0.12	5,290	159 SIBLEY DRIVE TRUSTEE
160	160 SIBLEY DRIVE	0.12	5,290	160 SIBLEY DRIVE TRUSTEE
161	161 SIBLEY DRIVE	0.12	5,290	161 SIBLEY DRIVE TRUSTEE
162	162 SIBLEY DRIVE	0.12	5,290	162 SIBLEY DRIVE TRUSTEE
163	163 SIBLEY DRIVE	0.12	5,290	163 SIBLEY DRIVE TRUSTEE

Curve Table

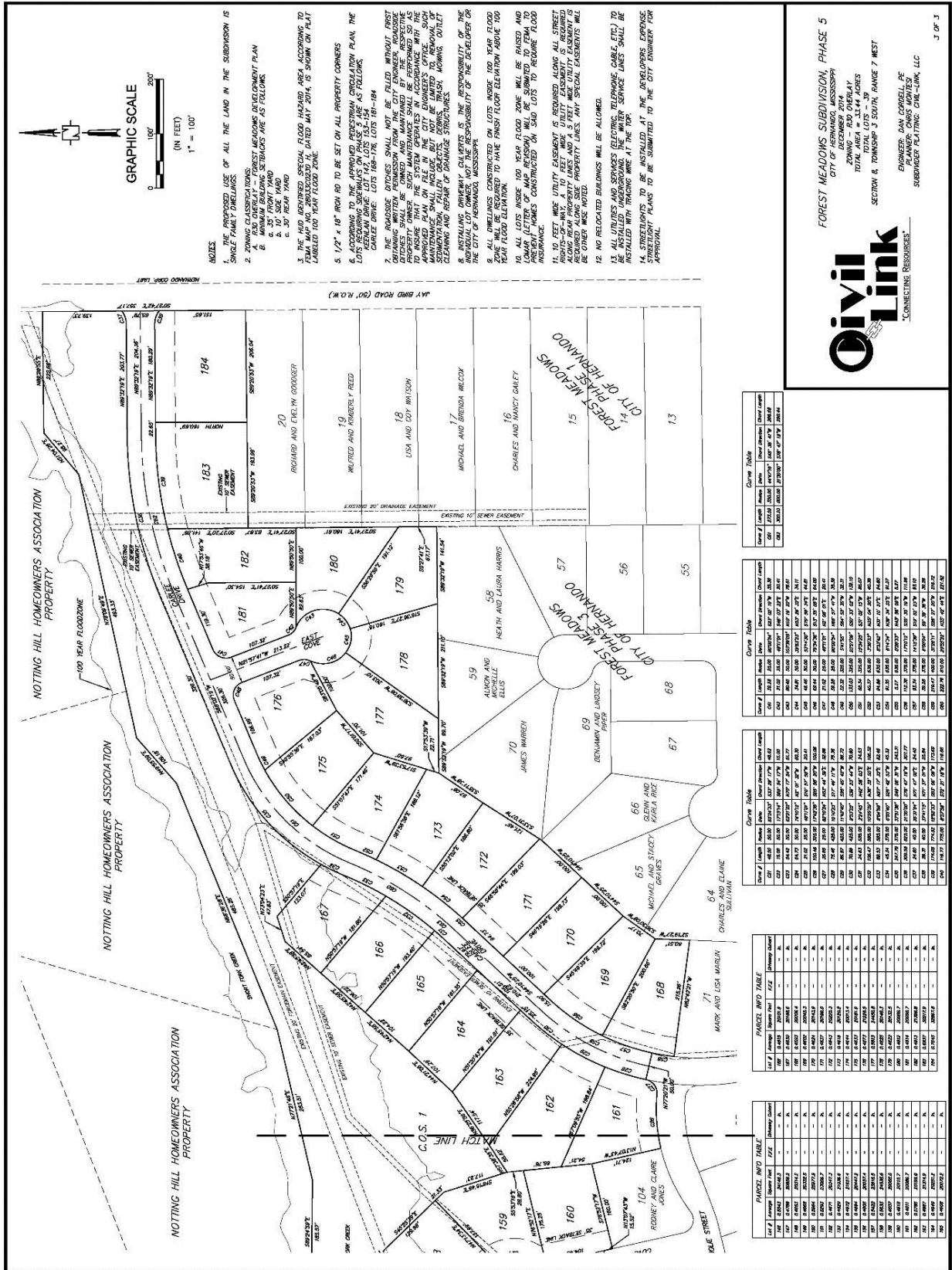
Station	Curve Data	Station	Curve Data
143+00	143+00	143+00	143+00
144+00	144+00	144+00	144+00
145+00	145+00	145+00	145+00
146+00	146+00	146+00	146+00
147+00	147+00	147+00	147+00
148+00	148+00	148+00	148+00
149+00	149+00	149+00	149+00
150+00	150+00	150+00	150+00
151+00	151+00	151+00	151+00
152+00	152+00	152+00	152+00
153+00	153+00	153+00	153+00
154+00	154+00	154+00	154+00
155+00	155+00	155+00	155+00
156+00	156+00	156+00	156+00
157+00	157+00	157+00	157+00
158+00	158+00	158+00	158+00
159+00	159+00	159+00	159+00
160+00	160+00	160+00	160+00
161+00	161+00	161+00	161+00
162+00	162+00	162+00	162+00
163+00	163+00	163+00	163+00

PARCEL INFO TABLE

Lot #	Address	Area (Ac)	Size	Owner Name
100	100 SIBLEY DRIVE	0.12	5,290	100 SIBLEY DRIVE TRUSTEE
101	101 SIBLEY DRIVE	0.12	5,290	101 SIBLEY DRIVE TRUSTEE
102	102 SIBLEY DRIVE	0.12	5,290	102 SIBLEY DRIVE TRUSTEE
103	103 SIBLEY DRIVE	0.12	5,290	103 SIBLEY DRIVE TRUSTEE
104	104 SIBLEY DRIVE	0.12	5,290	104 SIBLEY DRIVE TRUSTEE
105	105 SIBLEY DRIVE	0.12	5,290	105 SIBLEY DRIVE TRUSTEE
106	106 SIBLEY DRIVE	0.12	5,290	106 SIBLEY DRIVE TRUSTEE
107	107 SIBLEY DRIVE	0.12	5,290	107 SIBLEY DRIVE TRUSTEE
108	108 SIBLEY DRIVE	0.12	5,290	108 SIBLEY DRIVE TRUSTEE
109	109 SIBLEY DRIVE	0.12	5,290	109 SIBLEY DRIVE TRUSTEE
110	110 SIBLEY DRIVE	0.12	5,290	110 SIBLEY DRIVE TRUSTEE
111	111 SIBLEY DRIVE	0.12	5,290	111 SIBLEY DRIVE TRUSTEE
112	112 SIBLEY DRIVE	0.12	5,290	112 SIBLEY DRIVE TRUSTEE
113	113 SIBLEY DRIVE	0.12	5,290	113 SIBLEY DRIVE TRUSTEE
114	114 SIBLEY DRIVE	0.12	5,290	114 SIBLEY DRIVE TRUSTEE
115	115 SIBLEY DRIVE	0.12	5,290	115 SIBLEY DRIVE TRUSTEE
116	116 SIBLEY DRIVE	0.12	5,290	116 SIBLEY DRIVE TRUSTEE
117	117 SIBLEY DRIVE	0.12	5,290	117 SIBLEY DRIVE TRUSTEE
118	118 SIBLEY DRIVE	0.12	5,290	118 SIBLEY DRIVE TRUSTEE
119	119 SIBLEY DRIVE	0.12	5,290	119 SIBLEY DRIVE TRUSTEE
120	120 SIBLEY DRIVE	0.12	5,290	120 SIBLEY DRIVE TRUSTEE

Curve Table

Station	Curve Data	Station	Curve Data
100+00	100+00	100+00	100+00
101+00	101+00	101+00	101+00
102+00	102+00	102+00	102+00
103+00	103+00	103+00	103+00
104+00	104+00	104+00	104+00
105+00	105+00	105+00	105+00
106+00	106+00	106+00	106+00
107+00	107+00	107+00	107+00
108+00	108+00	108+00	108+00
109+00	109+00	109+00	109+00
110+00	110+00	110+00	110+00
111+00	111+00	111+00	111+00
112+00	112+00	112+00	112+00
113+00	113+00	113+00	113+00
114+00	114+00	114+00	114+00
115+00	115+00	115+00	115+00
116+00	116+00	116+00	116+00
117+00	117+00	117+00	117+00
118+00	118+00	118+00	118+00
119+00	119+00	119+00	119+00
120+00	120+00	120+00	120+00



Planning Director Jared Darby presented the staff report to the Board.

Alderwoman Brooks asked if any are in a flood zone.

Jared Darby answered yes, 2 or 3 are.

Joe Frank Lauderdale stated that a LOMAR takes 2 months.

Mayor Johnson asked what is different in this phase than the last.

Alderman Higdon stated that he had no opposition and it's in his ward.

Alderman Lauderdale asked who owns the ditch. North line of property?

Jared Darby - Ditch is owned by H.O.A. and not the City.

Jared Darby asked for staff report to be included in the minutes.

Alderman Lauderdale stated that the goal we are trying to achieve is for ditches to not be disturbed.

Mayor Johnson stated that not touching a ditch is the best action. If you buy a yard with a ditch it is going to eventually erode.

Alderman Lauderdale stated that he would like to pull out notes from last time.

Jared Darby asked if we could not add a specific buffer and move on.

Motion was duly made by Alderman Higdon, and seconded by Alderman Lauderdale to approve the application for the final plat approval for Forest Meadows, Phase 5. A vote was taken with the following results:

Those voting "Aye": Alderman Hobbs, Alderman Lauderdale, Alderman Miller, Alderman Higdon, Alderman McLendon, and Alderwoman Brooks.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015

AUTHORIZE TO OPEN A HERNANDO MEMORIAL PARK PERPETUAL FUND BANK ACCOUNT

Alderman Miller asked what percent is going into the account.

Mayor Johnson answered 20%.

Alderwoman Brooks stated that the Cemetery committee recommended 20%.

Motion was duly made by Alderman Lauderdale, seconded by Alderman Higdon to authorize to open a Hernando Memorial Park Perpetual fund bank account. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

AUTHORIZE TO OPEN A TOURISM FUND BANK ACCOUNT

Alderman McLendon asked if we were using the same bank.

Mayor Johnson answered yes.

Motion was duly made by Alderman Higdon, seconded by Alderman Lauderdale to authorize to open a Tourism Fund bank account. A vote was taken with the following results:

Those voting "Aye": Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

**AUTHORIZE TO CHANGE THE NAME ON THE MONEY MARKET BANK
ACCOUNT TO FORFEITURE FUND**

Motion was duly made by Alderman Lauderdale, seconded by Alderman McLendon to authorize to change the name on the Money Market bank account Forfeiture Fund. A vote was taken with the following results:

Those voting "Aye": Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

**APPROVE THE BEST BID FROM EVERGREEN SKATES FOR BUILDING A
SKATEPARK**

Motion was duly made by Alderman Miller, seconded by Alderwoman Brooks to approve the best bid from Evergreen Skates for building a skatepark, contingent upon fulfilling requirements and upon the City Engineer and City Attorneys approval. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

**GO INTO CLOSED SESSION TO DISCUSS GOING INTO EXECUTIVE SESSION FOR
POLICE PERSONNEL**

Motion was duly made by Alderman Hobbs, seconded by Alderman Higdon to authorize to go into closed session to discuss going into Executive session for Police Personnel. A vote was taken with the following results:

Those voting "Aye": Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

GO INTO EXECUTIVE SESSION FOR POLICE PERSONNEL

Motion was duly made by Alderman Higdon, seconded by Alderman Miller to authorize to go into Executive session for Police Personnel. A vote was taken with the following results:

Those voting "Aye": Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, Alderman Hobbs, and Alderman Lauderdale.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

COME OUT OF EXECUTIVE SESSION FOR POLICE PERSONNEL

Motion was duly made by Alderman Higdon, seconded by Alderman Lauderdale to authorize to come out of Executive session for Police Personnel. A vote was taken with the following results:

Those voting "Aye": Alderman Lauderdale, Alderman Miller, Alderman Higdon, Alderman McLendon, Alderwoman Brooks, and Alderman Hobbs.

Those voting "Nay": None.

ORDERED AND DONE this the 3rd day of February, 2015.

ADJOURN

There being no further business at this time a motion was duly made by Alderman Lauderdale, seconded by Alderman Higdon to adjourn.

Motion passed with a unanimous vote of "Aye".

MAYOR CHIP JOHNSON

ATTEST:

KATIE HARBIN, CITY CLERK