



Prepared By:

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State of Mississippi
County of Rankin

**AMENDMENT TO AND SUPPLEMENTAL
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR LES MAISONS PHASE 1A**

INDEXING INSTRUCTIONS:

Lots 18-48, Les Maisons Phase 1A
Plat Cabinet E, Slot 348
Also Being, N ½ of the NE ¼ of Section 30, T6N, R3E
City of Flowood
Rankin County, Mississippi

AMENDMENT TO AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LES MAISONS PHASE 1A

THIS AMENDMENT TO AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LES MAISONS PHASE 1A (hereinafter “Supplemental Declaration”) is made effective this the 9th day of May, 2023, by **Saturn, LLC**, a Mississippi limited liability company (“Developer”).

WHEREAS, Developer is the owner of the Property, as described on **Exhibit “A”** (hereinafter the “**Property**”) and desires to own, develop, improve, and sell the Property for **single-family** residential housing purposes, subject to certain easements, covenants, conditions, restrictions, requirements and obligations in order to protect the value and desirability of the Property and to have a flexible and reasonable method for the administration and maintenance of the Property;

WHEREAS, Developer desires to add, submit, and subject all of the Property, pursuant without limitation to Article III Property Subject to the Declaration, Section. 3.02 Additional Property of the Declaration, hereto to those certain covenants, restrictions, uses, limitations, obligations, easements, servitudes, charges, and liens heretofore set forth in that certain instrument executed on April 18, 2023, made effective the 14th day of April, 2023, titled Declaration of Covenants, Conditions, and Restrictions for Les Maisons Phase 1 recorded in Book 2023 at Pages 7873-7934, in the office of the Chancery Clerk of Rankin County, Mississippi (hereinafter referred to as “Declaration”); and

WHEREAS, Developer desires to adopt and forever bind the Property, which shall be known as Les Maisons Phase 1A, to the terms, conditions, and restrictions in the Declaration in order to provide for the enhancement and preservation of the values in the Les Maisons Subdivision and to create a residential community which is aesthetically pleasing, functionally convenient, and uniform with the development of Les Maisons Subdivision.

NOW THEREFORE, the Developer declares that the 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 **Les Maisons Homeowners’ Association, Inc.**, and/or any other Member of the **Les Maisons Homeowners’ Association, Inc.**

[Signature Page to Follow]

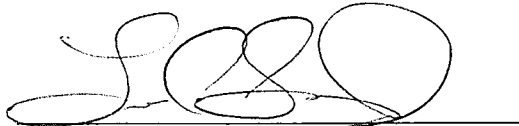
WITNESS the signature of the Developer, Saturn, LLC, this the 7th day of May, 2023.

Developer:

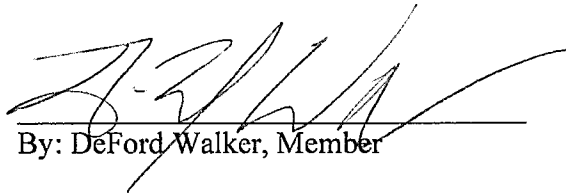
**Saturn, LLC, a Mississippi Limited Liability
Company**



By: Kelli Foster, Member



By: Lee Crum Lampton, Jr., Member



By: DeFord Walker, Member

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of May, 2023, within my jurisdiction, the within named **Kelli Foster**, 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 as Member of Saturn, LLC 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.



NOTARY PUBLIC

My commission expires:

11/21/2023



STATE OF MISSISSIPPI
COUNTY OF RANKIN

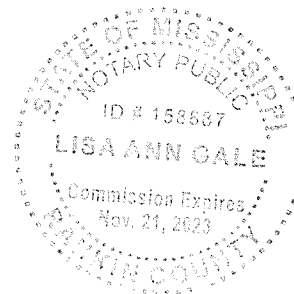
Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of May, 2023, within my jurisdiction, the within named **Lee Crum Lampton, Jr.**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity as Member of Saturn, LLC 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.



NOTARY PUBLIC

My commission expires:

11/21/2023



STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this 9th day of May, 2023, within my jurisdiction, the within named **DeFord Walker**, 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 as Member of Saturn, LLC 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.

Lisa Ann Gable
NOTARY PUBLIC

My commission expires:
11/21/2023



EXHIBIT "A"

That certain part and parcel of land being situated in the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 6 North, Range 3 East, City of Flowood, Rankin County, Mississippi, and being more particularly described as follows:

Lots 18-48, Les Maisons Phase 1A, and all common areas and other matters depicted on the subdivision plat of Les Maisons, Phase 1A, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Rankin County at Brandon, Mississippi, in Plat Cabinet E, Slot 348, reference to which is hereby made in aid of and as a part of this description.



PLAT CABINET E SLOT 348

LES MAISONS, PHASE 1A

Situated in the North 1/2 of the Northeast 1/4 of Section 30 T6N R3E
City of Flowood, Rankin County, Mississippi

APPROVAL OF THE CITY OF FLOWOOD, COUNTY OF RANKIN, STATE OF MISSISSIPPI

15 May 2023



Approved by the Mayor and City Council of the City of Flowood, Mississippi, on this 15th day of May, 2023.

PLAT OF THE CITY OF FLOWOOD, COUNTY OF RANKIN, STATE OF MISSISSIPPI

15 May 2023



Approved by the Board of Supervisors of Rankin County, Mississippi, on this 15th day of May, 2023.

RESTRICTIVE COVENANTS

These covenants shall run with the land and shall bind all owners, heirs, assigns, and successors in interest of the land hereinafter described.

By: [Signature]

By: [Signature]

By: [Signature]

By: [Signature]

By: [Signature]

By: [Signature]

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By: [Signature]

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE INSTRUMENT DATED 05/10/2023.

2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MISSISSIPPI SURVEYING ACT OF 2001.

3. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

4. THE AREA OF EACH LOT IS GIVEN IN ACRES.

5. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN THEREON.

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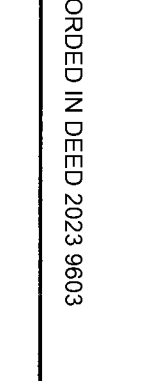
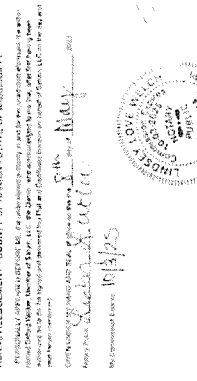
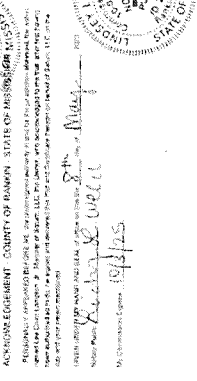
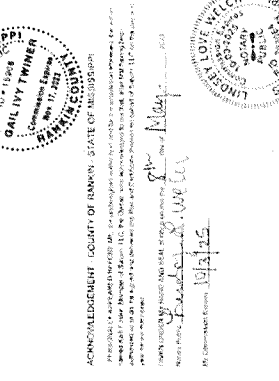
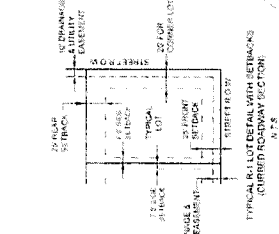
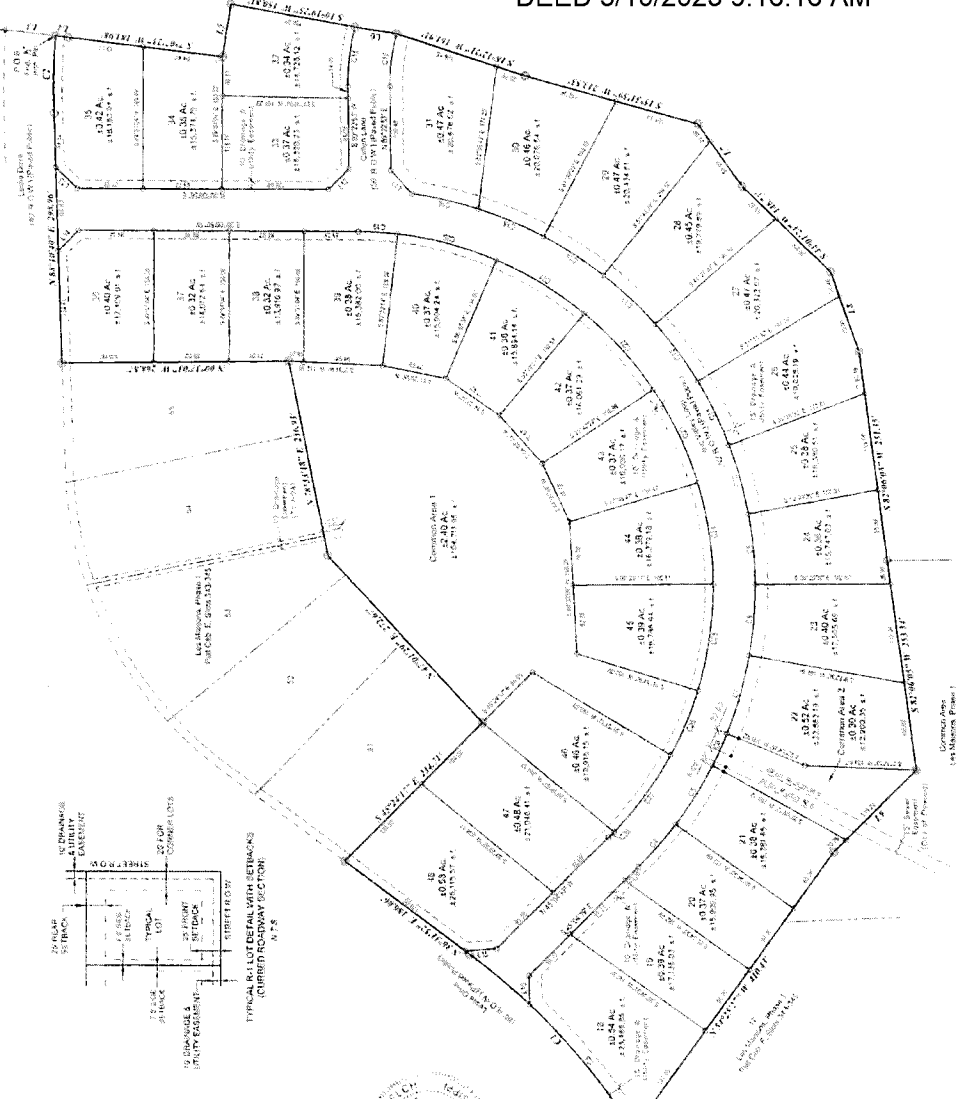
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43. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS OF WAY SHOWN THEREON.

Table with columns: Lot No., Area, and other details. Contains lot numbers 1 through 50 and their respective areas.



RANKIN COUNTY MS LARRY SWALES CHANCERY CLERK
I CERTIFY THIS INSTRUMENT WAS FILED ON 5/10/2023 9:16:16 AM AND RECORDED IN DEED 2023 9603