

**CANE CREEK FARMS SUBDIVISION DISCLOSURE STATEMENT**  
**P.O. BOX 848**  
**HOLLY SPRINGS, MISSISSIPPI 38635**

**RESERVATIONS:**

Conveyances shall be made subject to prior mineral reservations, if any and subject to any easements of record or in place.

**UTILITIES:**

Water will be by private well or by Algoma Community Water Association with individual septic tank systems. All utilities shall be paid for by the purchaser.

**SUMMARY OF PROTECTIVE COVENANTS:** ( A full copy of the protective covenants can be found recorded along with the subdivision plat in the Pontotoc County Chancery Clerk's Office).

The property is subject to the following Protective Covenants which will become deed restrictions.

1. All farms are for residential or agricultural use only.
2. Newer model single or double wide mobile homes permitted. No camper trailers will be permitted for residential use. All mobile homes must be firmly anchored and fully under skirted with masonry or siding that matches the siding of the mobile home within 45 days after moving the home onto said property.
3. No incomplete or junk type structure shall be permitted on the property, no concrete block houses are allowed, no camper type trailer, tent or shack may be used either temporarily or permanently as a dwelling.
4. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. No commercial raising of poultry shall be permitted.
5. No non-operative or unlicensed motor vehicles, or parts of the same, shall be permitted.
6. All yards MUST be kept neat and clean. No dumping or accumulation of trash, garbage, discarded personal affects, or other debris shall be permitted.
7. All water and sewage disposal systems MUST comply with the good practices and Health Department Regulations.

8. Culverts and driveways to be installed at lot owners' expense. Subject to County approval. 4-2-25  
Purchaser Date

Rennie Kayford 04-2-2025  
Purchaser Date