

Prepared by: ^{27⁰⁰} #642
Butler Snow LLP
Attn: Corey A. Aiken (MS Bar # 104444)
1020 Highland Colony Parkway, Suite 1400
Ridgeland, MS 39157
(601) 948-5711

Langdon Phase III

Indexing Instruction to the Chancery Clerk of Madison County, Mississippi

4192 Lot A-41, Langdon - Block "A" - Phase III @ Reunion, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, in Plat Cabinet F, Slide 171B

and

A parcel of land being located in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 22, Township 8 North, Range 1 East, Madison County, Mississippi.

**SUPPLEMENTAL DECLARATION
AND AMENDMENT**

THIS SUPPLEMENTAL DECLARATION AND AMENDMENT (this "Supplemental Declaration") is made and entered into as of the 23 day of October, 2020, by REUNION, INC., a Mississippi corporation ("Declarant").

WITNESSETH

WHEREAS, Declarant filed a Declaration of Covenants and Restrictions for Reunion, in the land records of the Chancery Clerk of Madison County, Mississippi in Book 1518 at Page 515, Book 1523 at Page 115, Book 1748 at Page 001, and amended in Book 2180 at Page 624 and Book 2299 at Page 0813, and as may be further amended or supplemented from time to time (the "Declaration");

WHEREAS, the Declaration, in Article II thereof, provided that Declarant could add other property to the Declaration by filing a supplemental declaration with a description of that property which shall then become subject to the Declaration; and

WHEREAS, Declarant desires to subject certain real property (the "Property") known as Langdon Phase III, being more particularly described on Exhibit "A" attached hereto and also shown on the plat known as Langdon - Block "A" - Phase III @ Reunion, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of

Madison County, in Plat Cabinet F Slide 171B (the "Plat") to the Declaration and additional restriction and easement as set forth herein (collectively, the "Additional Restriction and Easement").

NOW, THEREFORE, the Declarant declares that the Property shall be held, transferred, sold, conveyed, and occupied subject to (i) the covenants, restrictions, easements, charges and liens which are specifically set forth in the Declaration and the (ii) Additional Restriction and Easement. All covenants, restrictions, easements, charges and liens set forth in the Declaration, as amended, and the Additional Restriction and Easement as set forth in this Supplemental Declaration shall be binding upon the Property.

The Additional Restriction and Easement is as follows:

1. Clearing and Removal of Trees. No trees shall be cleared within the Buffer designated on the Plat unless approved by the A.R.C.
2. Reservation of Easement. The Association shall be responsible for the cost to repair, replace, and maintain the existing drainage system, and all pipes, structures, culverts, or related connections and appurtenances thereto, located on, in, under, or around the existing drainage ditches located along the northern boundary line of the Property (the "Drainage Facilities"). The Declarant reserves, for itself, its employees, contractors, agents, representatives, assignees, designees, and the Association, a nonexclusive easement and right of reasonable ingress, egress, and access over and across the Property for the construction, maintenance, repair, removal, and replacement of the Drainage Facilities.
3. Defined Terms. Capitalized terms not defined in this Supplemental Declaration shall have the same meanings as ascribed to them in the Declaration.

Witness the signature of REUNION, INC., by and through its duly authorized officer, this

23 day of March, 2020.

REUNION, INC.,
a Mississippi corporation

By: [Signature]
Keith D. Kent, Its Vice President

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of March, 2020, within jurisdiction, the within named KEITH D. KENT, who acknowledged that he is the Vice President of REUNION, INC., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature]
Notary Public

My Commission Expires:

11/21/23

(SEAL)



EXHIBIT "A"Legal Description**DESCRIPTION: (LANGDON - BLOCK "A" - PHASE III @ REUNION)**

Commence at 1/2" iron pin at the southwest corner of Lot C-43 of Covington - Block "C" - Phase III @ Reunion as recorded in the Chancery Clerk's office of Madison County, Mississippi; said point also being the Point of Beginning.

From said Point of Beginning run S89°58'27"E a distance of 401.85 feet to a 1/2" iron pin at the southwest corner of Lot C-47 in said Covington - Block "C" - Phase III; thence run S00°05'51"W along the west boundary of said Covington - Block "C" - Phase III a distance of 84.01 feet to a 1/2" iron pin; thence run S08°14'16"W along said west boundary a distance of 104.01 feet to a 1/2" iron pin at the north right-of-way line of Covington Lane; thence run S00°02'21"E a distance of 49.83 feet to a 1/2" iron pin at the south right-of-way line of Covington Lane and the northwest corner of Lot C-49 in said Covington - Block "C" - Phase III; thence run S04°16'00"E along the west boundary of said Covington - Block "C" - Phase III a distance of 198.74 feet to a 1/2" iron pin at the northwest corner of Lot C-51 in said Covington - Block "C" - Phase III; thence run S29°00'27"E along the west boundary of said Lot C-51 a distance of 97.77 feet to a 1/2" iron pin at the southwest corner of said lot C-51 said point also being the northeast corner of Belmont - Block "B", Lot B-15 Addition as recorded in deed book 2090, page 0001; thence run S42°08'30"W along the north boundary of Belmont - Block "B", Lot B-15 and B-14 Additions as recorded in deed book 2090, page 0001 and deed book 2090, page 0006 respectively a distance of 191.89 feet to a 1/2" iron pin at the northwest corner of said Lot B-14 Addition; thence run S67°31'10"W along the north boundary of Belmont - Block "B", Lot B-13 Addition as recorded in deed book 2090, page 0011 a distance of 107.93 feet to a 1/2" iron pin at the northwest corner of said Lot B-13 Addition; thence run S66°23'24"W along the north boundary of Belmont - Block "B", Lot B-12 and B-11 Additions as recorded in deed book 2090, page 0016 and deed book 2090, page 0021 respectively a distance of 170.12 feet to the northwest corner of said Lot B-11 Addition; thence run N82°38'58"W along the north boundary of Belmont - Block "B", Lot B-10 Addition as recorded in deed book 2089, page 0992 a distance of 65.35 feet to a 1/2" iron pin; thence run N00°00'37"E a distance of 763.98 feet back to the southwest corner of Lot C-43 of Covington - Block "C" - Phase III and the Point of Beginning.

The above described parcel is located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 22, T-8-N, R-1-E, Madison County, Mississippi and contains 6.51 acres, more or less.

AND ALSO

Lot A-41, Langdon - Block "A" - Phase III @ Reunion, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Madison County, in Plat Cabinet F, Slide 171B

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