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**AMENDMENT TO CERTIFICATE OF DECLARATION AND DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR PATRICK FARMS**

INDEXING INSTRUCTIONS: Lots 1-23, Patrick Farms, Phase One, Part One, Cabinet C, Slide 122; Lots 1-26 and Lots 47-71, Patrick Farms, Phase One, Part Two, Cabinet C, Slide 123; Lots 1-24, Patrick Farms, Phase One, Part Three, Cabinet C, Slide 127; Lots 27-46, Patrick Farms, Phase One, Part Four, Cabinet C, Slide 129; Lots 72-80, Patrick Farms, Phase One, Part Five, Cabinet D, Slot 308; Lots D1-D6, LP7-LP26 and V1-V16, Patrick Farms, Phase Two, Part One, Cabinet C, Slot 172; Lots LP27-LP32, Lots 69-103 and 166-169, Patrick Farms, Phase Three, Part One, Cabinet C, Slide 202; Lots 104-165, Patrick Farms, Phase Three, Part Two, Cabinet C, Slot 334; Lots 170-215 and Lot 289 and Lot 315, Patrick Farms, Phase Four, Part One, Cabinet D, Slot 38; Lots 216-221, 282-288 and 290-314, Patrick Farms, Phase Four, Part Two, Cabinet D, Slot 173; Lots 234-263, Patrick Farms, Phase Four, Part Three, Cabinet D, Slot 307; Lots 222-233 and 264-281, Patrick Farms, Phase Four, Part Four, Cabinet D, Slot 287; Lots 25-31, Patrick Farms, Phase Five, Part One, Cabinet D, Slot 66; Lots 32-39, Patrick Farms, Phase Five, Part Two, Cabinet D, Slot 174; Lots 1-55, Patrick Farms, Phase Six, Cabinet D, Slot 255; Lots 1-44, Patrick Farms, Phase Seven, Cabinet D, Slot 288; Lots 1-44, Patrick Farms, Phase Eight, Cabinet E, Slot 208; Lots 1-52, Patrick Farms, Phase Nine, Cabinet E, Slot 288; Lots 1-54, Patrick Farms, Phase Ten, Cabinet E, Slot 369; Sections 23, 24, 25 and 26, Rankin County, Mississippi

Developer's Name, Address and Telephone Number:

Patrick Farms Development, LLC  
P.O. Box 12004  
Jackson, MS 39236-2004  
Telephone: 601.932.2121

**AMENDMENT TO  
CERTIFICATE OF DECLARATION AND DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PATRICK FARMS**

THIS AMENDMENT TO CERTIFICATE OF DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PATRICK FARMS (this "Amendment"), is made effective as of January 17, 2024, by Patrick Farms Development, LLC, a Mississippi limited liability company (the "Developer").

**RECITALS**

WHEREAS, the Patrick Farms Subdivision is located in Rankin County, Mississippi and is composed of various phases of development of the real property, being characterized as Phase One through Phase Ten, and including subparts, all more particularly described on Exhibit A (the "Subdivision");

WHEREAS, each phase of the Subdivision is governed by a Declaration of Covenants, Conditions and Restrictions for Patrick Farms (as amended, and as the same may be hereafter amended or modified from time to time, collectively the "Declaration"), dated and recorded in the Chancery Court of Rankin County, Mississippi as follows:

- i. Phase One, Part One, dated August 20, 1998, and recorded in Book 845, Page 674;
- ii. Phase One, Part Two, dated August 20, 1998, and recorded in Book 845, Page 696; and
- iii. First Amendment to Phase One, Part Two, dated June 16, 1999, and recorded in Book 877, Page 473.
- iv. Phase One, Part Three, dated September 10, 1998, and recorded in Book 848, Page 51;
- v. Phase One, Part Four, dated October 5, 1998, and recorded in Book 850, Page 560;
- vi. Phase One, Part Five, dated January 7, 2008, and recorded in Book 2008, Page 646;
- vii. Phase Two, Part One, dated November 18, 1999, and recorded in Book 894, Page 121;
- viii. Phase Three, Part One, dated June 28, 2000, and recorded in Book 915, Page 1;
- ix. Phase Three, Part Two, dated June 4, 2002, and recorded in Book 983, Page 476;
- x. Phase Four, Part One, dated May 5, 2004, and recorded in Book 2004, Page 7395;
- xi. Phase Four, Part Two, dated December 30, 2005, and recorded in Book 2006, Page 1717;
- xii. Phase Four, Part Three, dated January 7, 2008, and recorded in Book 2008, Page 624;
- xiii. Phase Four, Part Four, dated July 19, 2007, and recorded in Book 2007, Page 16214; and
- xiv. First Amendment to Phase Four, Part Four, dated January 3, 2008, and recorded in Book 2008, Page 511.
- xv. Phase Five, Part One, dated September 10, 2004, and recorded in Book 2004, 18071;
- xvi. Phase Five, Part Two, dated December 30, 2005, and recorded in Book 2006, Page 1694;
- xvii. Phase Six, dated January 26, 2007, and recorded in Book 2007, Page 1873;
- xviii. Phase Seven, dated July 19, 2007, and recorded in Book 2007, Page 16236;
- xix. Phase Eight, dated October 28, 2019, and recorded in Book 2019, Page 23930;
- xx. Supplement to Phase Eight, dated November 11, 2019, and recorded in Book 2019, Page 24932;
- xxi. Phase Nine, dated November 9, 2021, and recorded in Book 2021, Page 31725; and
- xxii. Phase Ten, dated October 10, 2023, originally recorded in Book 2023, Page 24388, and rerecorded in Book 2023, Page 25143.

WHEREAS, Developer, pursuant to the authorization granted in Article VII, Section 4 of the Declaration, now wishes to modify the Declaration to allow for flexibility in the Maintenance Assessment;

WHEREAS, this Amendment is the first amendment as to select phases and is the second amendment as to certain phases, in accordance with the recordings recited above;<sup>1</sup> and

WHEREAS, to the extent not specifically amended by this Amendment, the Declaration will remain in full force and effect and unmodified hereby.

Capitalized terms used herein and not defined shall be given the meaning assigned in Declaration.

NOW, THEREFORE, the Developer declares as follows:

- A. Amendments to Declaration. The Declaration is hereby amended as follows:
1. Article V, Section 3 of the Declaration is hereby modified to amend and restate the subsection in its entirety as follows:  
  
SECTION 3. DATE OF COMMENCEMENT AND AMOUNT OF MAINTENANCE ASSESSMENT. The Maintenance Assessment provided herein shall commence twelve months from the first day of the month immediately following the date of conveyance of such Lot by the Developer to the initial Lot Purchaser, whether it be an individual or home builder; or, upon date of conveyance of the completed residence to a home purchaser, whichever occurs first. The Maintenance Assessment was originally Fifteen Dollars (\$15) per month per Lot, or Ninety Dollars (\$90) per six-month period. The amount of the Maintenance Assessment may be increased by the Management Company up to ten percent (10%) per year, if in the reasonable discretion of the Management Company a higher assessment is necessary to fund the purposes of the Maintenance Assessment. Any increase of more than ten percent (10%) in one year, or any special assessment, must be approved by the affirmative vote of at least two-thirds (2/3) of the owners of Lots in the Subdivision. The annual Maintenance Assessment may be reduced at the discretion of the Management Company. Currently, the Management Company collects the Maintenance Assessment quarterly, in arrears. However, the Management Company has the right to change the manner and frequency of collection as it deems appropriate.
- B. Full Force and Effect. Except as specifically modified hereby, the terms of the Declaration shall remain in full force and effect.
- C. No Waiver. The amendment herein does not constitute a waiver of any violation under the Declaration.

[Signature Page Follows]

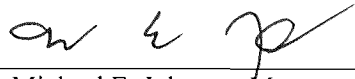
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<sup>1</sup> This Amendment is the first amendment for all phases except (a) Phase One, Part Two; (b) Phase Four, Part Four; and (c) Phase Eight, each of which this Amendment is the second amendment.

IN WITNESS WHEREOF, the Developer has duly executed this Amendment as of the day and year first above written.

**DEVELOPER:**

**PATRICK FARMS DEVELOPMENT, LLC**  
a Mississippi limited liability company

By:   
Michael E. Johnson, Manager

STATE OF MISSISSIPPI  
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said county and state, on this **17th day of January 2024**, within my jurisdiction, the within named **MICHAEL E. JOHNSON**, who acknowledged that he is the Manager of **PATRICK FARMS DEVELOPMENT, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

  
Notary Public

My Commission Expires:

2/23/24



**EXHIBIT A**  
**Real Property**

**PHASE ONE**

**PART 1**

Lots 1 through 23 inclusive, Phase One, Part One, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slide 122 of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 24 and 25, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 2**

Lots 1 through 26, inclusive, and Lots 47 through 71, inclusive, Phase One, Part Two, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slide 123 of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 24, 25 and 26, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 3**

Lots 1 through 24, inclusive, Phase One, Part Three, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slide 127, of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 23, 24, 25 and 26, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 4**

Lots 27 through 46, inclusive, Phase One, Part Four, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slide 129, of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 26, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 5**

Lots 72 through 80, inclusive, Phase One, Part Five, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 308, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 26, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PHASE TWO**

**PART 1**

Lots D1 through D6, LP7 through LP26 and V1 through V16, inclusive, Phase Two, Part One, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slot 172, of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 23 and 24, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PHASE THREE**

**PART 1**

Lots LP 27 through LP 32, inclusive, and Lots 69 through 103 and 166 through 169, inclusive, Phase Three, Part One, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slide 202, of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 24 Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 2**

Lots 104 through 165, inclusive, Phase Three, Part Two, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet C, Slot 334, of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 23 and 24, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PHASE FOUR**

**PART 1**

Lots 170 through 215, inclusive, and Lot 289 and 315, Phase Four, Part One, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 38, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 2**

Lots 216 - 221, 282 - 288 and 290 - 314 , inclusive, Phase Four, Part Two, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 173, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23 Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 3**

Lots 234 through 263, inclusive, Phase Four, Part Three, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet ~~D~~, Slot ~~307~~, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23 and Section 26, Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 4**

Lots 222 - 233 and 264 - 281, inclusive, Phase Four, Part Four, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet ~~D~~, Slot ~~257~~ of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23 Township 5 North, Range 2 East, Rankin County, Mississippi,

**PHASE FIVE**

**PART 1**

Lots 25 through 31, inclusive, Phase Five, Part One, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 66, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23 Township 5 North, Range 2 East, Rankin County, Mississippi,

**PART 2**

Lots 32 through 39, inclusive, Phase Five, Part Two, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 174, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 23 Township 5 North, Range 2 East, Rankin County, Mississippi,

#### **PHASE SIX**

Lots 1 through 55, inclusive, Phase Six, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet D, Slot 255, of the plat records of said county reference to which map or plat of this description, the same being a part of Section 24 Township 5 North, Range 2 East, Rankin County, Mississippi,

#### **PHASE SEVEN**

Lots 1 through 44, inclusive, Phase Seven, Patrick Farms as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet ~~D~~, Slot ~~255~~ of the plat records of said county reference to which map or plat of this description, the same being a part of Section 25 Township 5 North, Range 2 East, Rankin County, Mississippi,

#### **PHASE EIGHT (AS SUPPLEMENTED)**

Lots 1 through 44, inclusive, Patrick Farms, Phase Eight, as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet E, Slot 208 of the plat records of said county reference to which map or plat of this description, the same being a part of Sections 25 and 26 Township 5 North, Range 2 East, Rankin County, Mississippi.

#### **PHASE NINE**

Lots 1 through 52, inclusive, Patrick Farms, Phase Nine, as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet E, Slot 282 of the plat records of said county reference to which map or plat of this description, the same being a part of SW ¼ of NE ¼ and SE ¼ of NW ¼ Section 26, T5N, R2E, Rankin County, Mississippi.

#### **PHASE TEN**

Lots 1 through 54, inclusive, Patrick Farms, Phase Ten, as shown by a map or plat thereof, which has been filed with the Chancery Clerk of Rankin County, Mississippi, and is recorded in Cabinet E, Slot 369 of the plat records of said county reference to which map or plat of this description, the same being a part of SW ¼ of NE ¼, SE ¼ of NW ¼ and SW ¼ of NW ¼, Section 26, T5N, R2E, Rankin County, Mississippi.