



**MADISON COUNTY  
SCHOOLS**

**MARK OF EXCELLENCE**

**476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: 601-499-0800**

March 6, 2025

Madison County Board of Supervisors  
P.O. Box 404  
Canton, MS 39046

RE: Documents for March 17, 2025, Board Approval

To Whom It May Concern:

Enclosed please find the following documents:

- Amendment to Other Property Lease to Sherbourne Property Owners Association regarding Lot 101, Sherbourne subdivision.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held March 17, 2025.

Please let me know if you need additional information. I can be reached at 601-499-0734 or [abrowning@madison-schools.com](mailto:abrowning@madison-schools.com).

Sincerely,

Ashley Browning  
16<sup>th</sup> Section Land Manager

INDEXING: Lot 101, Sherbourne Subdivision, Part 3 per Plat Cabinet D at Slide 35, City of Madison, Madison County, Mississippi (Tax Parcel #072E-16A-014/00.00)

**LESSOR:**

Madison County, Mississippi Board  
of Education Trustees of The Madison  
County School District 16<sup>th</sup> Section  
School Lands Trust  
476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: (601) 499-0800

**LESSEE:**

Sherbourne Property Owners  
Association, Inc.  
c/o HOA Management Partners  
P.O. Box 1650  
Ridgeland, MS 39158  
Telephone: (601)499-1462

**PREPARED BY:**

Madison County School District  
Post Office Box 159  
476 Highland Colony Parkway  
Ridgeland, MS 39157  
Telephone: (601) 499-0800

**AMENDMENT TO 16TH SECTION**  
**OTHER PROPERTY LEASE CONTRACT**

WHEREAS, by instrument dated February 4, 2002, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section Other Property Lease Contract to the

**Sherbourne Property Owners Association, Inc.,** a Mississippi non-profit corporation, by document recorded in Book 505 at Page 883 (hereinafter the "Lease Contract") and amended in Book 2759 at Page 238 in the office of the Chancery Clerk of Madison County, Mississippi, which describes the following property, to-wit:

Lot 101, of Sherbourne Subdivision, Part 3, a subdivision which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet D at Slide No. 35, reference to which is hereby made in aid of and as a part of this description.

WHEREAS, said Lease Contract has a lease term beginning on the 11th day of February, 2002 and ending on the 10th day of February, 2042; and,

WHEREAS, said Lease Contract currently requires annual rental payments in the amount of Six Hundred Eighty-seven and 50/100 Dollars (\$687.50), on or before February 11th each year; and

WHEREAS, all lease payments have been received by Lessor for each year through 2023; and

WHEREAS, said Lease Contract, pursuant to paragraph 3, subparagraph A, states that the subject property should be reappraised prior to the tenth and twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the twentieth anniversary date was February 11th, 2022; and

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph 3, subparagraph A, of the Lease Contract.

THEREFORE, paragraph 2 of the Lease Contract should be amended to read as follows:

B. Lessee covenants and agrees to pay or cause to be paid to Lessor annually, on or before February 11th of each year during the term

hereof, beginning with February 11, 2025 payment, annual rentals in advance according to the following schedule:

<u>YEAR</u>	<u>ANNUAL RENTAL</u>
24 - 30	\$3800.00

Rentals for years 31-40 shall be determined by appraisal as set forth in paragraph 3 hereof.

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the 3 day of March, 2025.

LESSOR:

MADISON COUNTY, MISSISSIPPI,  
BOARD OF EDUCATION

By: Ken McCoy  
Ken McCoy President

ATTEST:

Ted Poore  
Ted Poore, Madison County  
Superintendent Of Education

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 3 day of March, 2025, within my jurisdiction, the within named Ken McCoy and **Ted Poore**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.



Ashley Browning  
NOTARY PUBLIC

LESSEE:

**Sherbourne Property Owners  
Association, Inc., a Mississippi  
Non-Profit Corporation**

By: \_\_\_\_\_

Grant L. Stamps

Association  
Manager

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24 day of February, 2025, within my jurisdiction, the within named Grant L. Stamps, who acknowledged to me that he/she is President of the **Sherbourne Property Owners Association, Inc., a Mississippi non-profit corporation**, and that for and on behalf of the said corporation, and as its act and deed, she executed the above and foregoing instrument, after first having been duly authorized so to do.

Rene L. Holton  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



Reviewed and approved by the Madison County Board of Supervisors, this the  
\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
\_\_\_\_\_, President

ATTEST:

\_\_\_\_\_  
Ronny Lott, Clerk

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and  
for the said county and state, on this \_\_\_ day of \_\_\_\_\_, 2025, within my  
jurisdiction, the within named \_\_\_\_\_, who  
acknowledged to me that he is President of the **Madison County Board of  
Supervisors**, and that for and on behalf of the said Madison County Board of  
Supervisors, and as its act and deed, he executed the above and foregoing  
instrument, after first having been duly authorized so to do.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
[SEAL]

Amendments/2024/File#1189 Amendment to Sherbourne Clubhouse Lease