

BILL OF ASSURANCE

ARKOMA ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That John A. Cooper Company, a corporation, holds the title to all of the following described lands situated in Fulton County, Arkansas, to wit:

A Parcel of land located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ (39, 22 AC. +-), in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ (7,21, AC. +-), in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ (33,54 AC.+), in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ (0,13 AC. +-), and in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ (6,26 AC. +-), all located in Section 9, T-19-N, R-6-W of the Fifth Principal Meridian in Fulton County, Arkansas, and being more particularly described as follows:

Commencing at the southeast corner of Section 9, Township 19 North, Range 6 West of the Fifth Principal Meridian, (Arkansas State Plane Coordinates North 719,695,550, East 2,112,227,700) in Fulton County, Arkansas; thence north 11.120 feet and west 1,244,500 feet to the point of beginning; thence N 89° 29' 17" W for a distance of 57.205 feet to a point; thence N 0°54'11"E for a distance of 9,872 feet to a point; thence N 88 °44' 24" W for a distance of 1,224,088 feet to a point; thence N 26°46' 24" W for a distance of 1,137,475 feet to a point; thence N 2°52' 59" E for a distance of 200.000 feet to a point, said point being located on the arc of a curve to the right, degree of said curve being 4°46' 13"; thence southeasterly along the arc of said curve for a distance of 95.000 feet, chord of said arc being 94.975 feet on a bearing S 84°51'03" E, to a point on said curve; thence departing from the curve N 7°24'53" E for a distance of 111.448 feet to a point; thence S 89°02'39" E for a distance of 279.273 feet to a point; thence N 0°54'33" E for a distance of 1,312,301 feet to a point, said point being approximately 10 feet south and 10 feet east of the center of Section 9, T-19-N, R-6-W; thence S 89°32'05" E for a distance of 1,749.399 feet to a point; thence S 11°30'00" W for a distance of 443.416 feet to a point; thence S 6°00'32" E for a distance of 191.050 feet to a point; thence S 37°48'23" W for a distance of 734.098 feet to a point; thence S 30°58'02" W for a distance of 667.506 feet to a point; thence S 35°45'49" W for a distance of 80.000 feet to a point, said point being on the arc of a curve to the right, degree of said curve being 6°30' 41"; thence southeasterly along the arc of said curve for a distance of 400.000 feet, chord of said arc being 396.563 feet on a bearing S 41°12'48" E, to a point on said curve; thence departing from the curve, S 28°11'26" E for a distance of 576.067 feet to the point of beginning, and containing 86.35 acres more or less.

The Grantors, John A. Cooper Company has caused said lands to be surveyed and subdivided into lots, blocks and streets. Said subdivision has been named and shall henceforth be known and designated as Arkoma Addition, Cherokee Village Subdivision.

This portion of the Cherokee Village Arkoma Addition contains 7 blocks numbered 1 through 7 and the Grantors have executed a plat showing the location of said blocks and the number and dimension of the lots in said blocks; also the locations, widths, and the names of the streets. All streets of said subdivision are hereby dedicated to the public for its use and benefit forever.

The plat of this part of Cherokee Village Subdivision, Arkoma Addition is recorded in Plat Book 2 at Page 63 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for Fulton County, Arkansas.

The interior of any building erected on or moved on to any lot in this subdivision shall be finished, within twelve months following the start of construction. The electric wiring shall be at least in accordance with the Federal Housing Administration requirements. Plumbing shall be in complete accordance with the requirements set up by the Arkansas State Health Department or the Federal Housing Administration, whichever is more restrictive. Interior walls and ceilings of a standard nature such as sheet rock, plaster, paneling, finished floors, ceiling tile, etc. shall be complete and shall be in accordance with the Federal Housing Administration requirement. (This does not include paint, wallpapers or the final finishing touches, but does include shades and/or curtains or drapes at the windows.)

The contractor builder or owner will submit the house to a minimum of four inspections by the Architectural Control Committee and/or its representatives. In the event of non-compliance with this paragraph, the Architectural Control Committee shall have the right, but not the obligation, to hire a contractor to do the work necessary for compliance, and to bill the owner for this work together with a charge for administration amounting to 10 per cent of the contractor's bill. In the event that the owner does not pay said charges, the Architectural Control Committee shall have

the right to file a lien against the property and proceed in law or equity to sell the property to obtain said charges. All money received over and above said charges and court costs to be returned to the owner.

(e) No lots as shown on said plots shall be re-subdivided into building plots, but a portion of a lot adjoining a lot may be used in connection with a lot and the total considered as a single building lot. The building line and side setbacks shall be determined with reference to such increased plot.

(f) All residences constructed on the property herein shall be for residential purposes only and the use of said residences, boat docks, and/or any portion of any lot for the practice of any profession or commercial business of any kind is prohibited.

No bee hives or the breeding or raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(g) No building shall be maintained or erected except that the owners shall install sewage disposal facilities which meet all requirements of the Arkansas State Health Department.

As a part of this Bill of Assurance, certain safeguards and restrictions hereinafter referred to as "Subdivision Restrictions" are hereby placed on the lots of said plat.

SUBDIVISION RESTRICTIONS

The purpose of these restrictions is to provide uniform protection for all property owners in these subdivisions by the establishment of a minimum standard of land use, building sizes, set-back requirements and the prohibition of certain undesirable uses and practices for the entire subdivision.

It is the intention of these restrictions to establish as minimum building requirements for all buildings erected on or moved onto any lot in this subdivision, all requirements for all building outlined by the Federal Housing Administration in the "Minimum Property Standards for Single Living Units," latest edition. This will be used as a guide for it, and in no way prevents the Architectural Control Committee from being more restrictive than the Federal Housing Administration minimums in this respect. Any restrictions or requirements submitted by the Architectural Control Committee shall apply, should there be a conflict.

I. LAND USE

All lots shown on said plats are hereby designated as a single family residential district.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of color, design, or the emission of odors, liquid, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed, or maintained that would in any way constitute an eyesore or nuisance to adjacent property owners.

(b) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to property topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved. It will be necessary for the contractor, builder, or individual constructing the said residence to notify us that a suitable completion bond has been made to insure completion of the home against material and mechanical liens. If the owner is doing his own building, it will be necessary for him to supply the necessary credit information and proof of financial ability to complete the structure the time requirements hereinafter set forth. Proof of builders risk insurance must be submitted.

The Architectural Control Committee is composed of John A. Cooper, Joe N. Basore, and George M. Billingsley. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall

have the power through a duly recorded instrument to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been authorized to it or in any event if no suit to enjoin the construction has been made prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(c) No building shall be erected or moved on to any lot in this subdivision which does not conform to the following restrictions of use, area, setbacks, and other restrictions herein set forth.

(d) No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be constructed or placed on any lot without approval and at any time be used for a residential purpose.

The exterior of any building erected on or moved on to any lot in this subdivision shall be completely finished within six months of the date of the start of construction. This shall include underpinning, exterior siding, windows and doors, corner boards, molding, chimneys, roof rakes, roof overhangs, roof cornices, fascias, porches, steps and any and all kinds of details of exterior construction or finish which in their absence shall change the appearance of the building from that approved by the Architectural Control Committee.

III. SETBACK LIMITATIONS

Setback requirements shall apply to all structures constructed and erected on said property as follows:

Front Yard 25 feet from property line
Side Yard 5 feet from property line
Rear Yard 25 feet from property line
Corner Lots 25 feet from front and 15 feet from side
Roof overhangs, steps, stoops and architectural projections are excepted.

IV. HEIGHT LIMITATIONS

No building shall be greater than two stories in height nor higher from the average grade than 25 feet, to any portion of the building except chimneys and architectural projections.

Garden walls, not exceeding 5 feet in height may be constructed anywhere within property lines except in the area outlined in Section 8, and in no event will it be any closer to the lot lines than the minimum building setback unless specifically approved.

V. AREA LIMITATIONS

No building shall be constructed in this addition unless it contains a minimum of 800 square feet.

VI. EASEMENTS FOR PUBLIC UTILITIES

Perpetual easements as shown on the plats for the use of utilities shall be maintained and become a restriction on each individual lot where they occur. Where utilities and easements occur on the rear of lots, the house sewer shall be located on the side facing the easement. In addition, each lot shall be subject to 5-foot easements for the installation of water mains and electric facilities. These facilities will be placed where most practical and least detrimental to the said lot. John A. Cooper Company or its assigns reserves the right to declare such easements and install utilities without notification to lot owner.

VII. GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage, or other waste incidental to the use of the property as herein provided shall be kept in sanitary containers.

