

BILL OF ASSURANCE  
CHIRICAHUA 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 lying in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  (1.7490 acres) of Section 21, the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  (30.4806 acres) and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  (.0563 acres) of Section 22, the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  (38.2040 acres) of Section 27, the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  (3.5549 acres), of Section 28, all in Township 19-N, Range 6-W of the Fifth Principal Meridian, Fulton County, Arkansas, being more particularly described as follows:

Beginning at a point on the South Line of Section 21, Township 19-N, Range 6-W of the Fifth Principal Meridian, said point being 2.898 feet West of the corner common to Section 21, 22, 27, and 28, Township 19-N, Range 6-W ( Arkansas State Plane Coordinate: North 709,194.094 East 2,112,168.930); thence N 02°55'46" E, 238.136 feet; thence N 06°30'32"W, 149.966 feet; thence N 12° 31' 44" W, 138.293 feet; thence N 27° 32' 10" W, 131.947 feet; thence N 48° 06' 22" W 91.351 feet; thence N 78° 09' 28" W 63.348 feet; thence N 20°42'19" E, 359.200 feet; thence S 64° 01' 46" E, 344.820 feet; thence N 40° 01' 49" E, 326.496 feet; thence N 82° 02' 33" E 93.904 feet; thence N 32° 27' 39" E, 191.662 feet; thence S 55° 56' 23" E, 381.593 feet; thence S 51°40' 00" E, 164.453 feet; thence S 35° 52' 11" E, 160.424 feet; thence S 20° 57' 56" E, 114.586 feet; thence S 14° 07' 40" E, 151.585 feet; thence S 00° 00' 00" W, 126.000 feet; thence S 09° 58' 55" W, 126.921 feet; thence S 21° 33' 43" W, 133.330 feet; thence S 27° 43' 07" W 66.648 feet; thence S 42° 49' 31" W, 55.901 feet; thence S 43° 17' 25" E 189.589 feet; thence S 21° 00' 00" E, 239,863 feet; thence S 04°09'01" W, 1175.968 feet; thence N 86° 23' 04" W, 1236.106 feet; thence N 00° 04' 31" E, 77.105 feet; thence N 33° 00' 00" W, 174.990 feet; thence N 49° 00' 28" W, 111.288 feet; thence N 57° 23' 58 " W, 116.556 feet; thence N 70°12 ' 04 " W, 60.000 feet; thence N 19°47' 56" E 130.045 feet; thence N 30° 14' 10" E, 211.203 feet; thence N 36° 16' 49" E, 123.960 feet; thence N 44° 15' 44" E, 138.955 feet; thence N 02° 55' 46" E, 429.312 feet to the point of beginning. Containing 74.0448 acres.

The Grantor, 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 Chiricahua Addition, Cherokee Village Subdivision.

The Cherokee Village Chiricahua Addition contains fifteen blocks numbered 1,2,3,4,5,6,7,8,9,10,11,12,13,14 and 15, and the Grantors have executed a plat showing the locations 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 Cherokee Village Subdivision, Chiricahua Addition, is recorded in Plat Book 2 at Page 73 in the office of the Circuit Clerk and Ex-Officio Recorder in and for Fulton County, Arkansas.

As a part of this Bill of Assurance, certain safeguards, restrictions and provisions hereinafter referred to as "Subdivision Restrictions and Provisions" 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 its and in no way prevents the architectural control committee from being more restrictive than the Federal Housing Administration minimums in this respect. Any restriction or requirement submitted by the Architectural Control Committee shall apply should there be a conflict.

I. Land Use:

All lots shown on the plat aforesaid are hereby designated as single family residential lots, and shall not be otherwise used.

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 location 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 within the time requirements hereinafter set forth. Proof of builder's 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 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 out-building shall be constructed or placed on any lot without approval and at any time be used for residential purposes.

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.

The interior of any building erected on or moved onto 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 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 requirements. (This does not include paint, wallpaper, 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 plat 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 plot. 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.

### 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 ft from side

Roof overhangs, steps, stoops, and architectural projections are excepted.

### IV. HEIGHT LIMITATION:

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 1000 square feet.

### VI. EASEMENTS FOR PUBLIC UTILITIES:

Perpetual easements as shown on the plat 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.

VIII. SIGHT DISTANCE AT INTERSECTIONS:

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at 25 feet from the intersection of the street property line with the edge of a driveway or alley. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction from sightline.

IX. SIGNS:

No signs of any kind or for any use or purpose whatsoever shall be erected, posted, pasted, painted, or displayed upon any of said lots or upon any building or any other structure thereon without the prior written permission of the Architectural Control Committee.

X. TERM:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change said covenants in whole or in part.

XI. SEVERABILITY:

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the provisions which shall remain in full force.

IN WITNESS WHEREOF, The said John A. Cooper Company, a corporation, has caused this instrument to be signed by its Vice President and its Assistant Secretary , and its Assistant Secretary, and its corporation seal to be affixed this 21<sup>st</sup> day of July 1969.

JOHN A. COOPER COMPANY

\_\_\_\_\_  
Vice President

\_\_\_\_\_  
Assistant Secretary

ACKNOWLEDGMENT

State of Arkansas)  
  ) SS  
County of Sharp)

On this 21<sup>st</sup> day of July 1969, before me a Notary Public in and for the county and state, duly commissioned qualified and acting, appeared in person the within name Joe N Basore and M W Spencer and to me personally well known who stated that they were the Vice resident and Assistant Secretary of the John A. Cooper Company a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the a name and behalf of said corporation, and further stated and acknowledged that they had so signed executed and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 21st day of July 1969.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

