

BILL OF ASSURANCE
SANDIA 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 SW4 SW4, (21.68 AC. +-) SE4 SW4, (8.42 AC. +-) of section 13 and the NE4 SE4, (0.27 AC. +-) SE4 SE4, (18.36 AC +-) of section 14 and the NE4 NE4, (7.41 AC+-) of section 23 and the NW4 NW4, (30.75 AC.+-) NE4 NW4, (0.05 AC+-) SW4 NW4 (4.36 AC +-) of Section 24, T-19-N, R-6-W of the fifth principal meridian, Fulton County, Arkansas being more particularly described as follows:

Commencing at the NE corner Section 23, T-19-N, R-6-W, of the Fifth Principal Meridian, Fulton County, Arkansas, run west 370.999' to a point: thence south 1096.552' to the point of beginning; thence N13-13-33E 446.681'; thence along the arc of a curve to the left 568.259', said curve having a radius of 1157.409'; thence N14-54-16W 360.308'; thence along the arc of a curve to the left 517.987', said curve having a radius of 552.909'; thence N68-34-53W 135.949'; thence along the arc of a curve to the right 663.313', said curve having a radius of 387.974'; thence N29-22-35E, 225.001'; thence S60-37-25E 1377.416' ; thence along the arc of a curve to the left 892.531', said curve having radius of 1025.403'; thence N69-30-18E 249.601'; thence along the arc of a curve to the right 253.000'; said curve having a radius of 1389.955; thence S10-03-58E 195.000'; thence S22-13-22E 135.919'; thence N85-09-14W 30.000'; thence S10-50-47W 29.670'; thence S56-25-08W 30.770'; thence S05-37-11E 43.850'; thence N78-17-49E; 56.430'; thence S51-40-10E 60.650'; thence S59-44-49E; 60.060' thence S08-12-48E 37.870'; thence S16-06-32W 113.160'; thence S28-33-13W 90.320'; thence S55-05-13W 45.430'; thence S29-31-54W 70.920' thence S02-37-25E 61.800'; thence. S42-46-16W 75.920'; thence S82-24-56W 115.140'; thence S79-55-57W 172.320'; thence N56-09-42W 52.910'; thence S70-36-19W 127.580'; thence N81-19-41W 92.340'; thence S83-23-20W 110.340; thence N50-14-39W 112.530'; thence S16-07-39E 102.250'; thence S32-01-38E 169.200'; thence S72-01-57E 94.410'; thence S62-05-57E 185.170'; thence S42-05-16E 45.590'; thence S20-13-15E 48.950'; thence S18-18-46W 86.960'; thence S32-38-26W 99.280'; thence S41-25-27W 89.740'; thence S47-11-08W 108.140'; thence S78-24-48W 94.220; thence S85-50-49W 174.290'; thence N83-34-10W 87.520'; thence. S28-49-10E 43.640'; thence S50-23-09E 59.140'; thence S69-47-28E 58.180'; thence S50-39-27E 124.590'; thence S04-17-47E 148.400'; thence S40-14-14W 138.670'; thence S11-05-15W 138.090'; thence S33-43-15W 77.180'; thence S52-29-36W 37.100'; thence S25-03-37W 190.140'; thence S50-45-41W 340.332'; thence S80-16-57W 80.000'; thence N09-43-03W 370.000'; thence along the arc of a curve to the left 480.966', said curve having a radius of 406.459'; thence N77-30-58W 350.684'; to the point of beginning, and containing 91.32 acres more or less.

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 Sandia Addition, Cherokee Village Subdivision.

The Cherokee Village Subdivision Sandia Addition contains 6 blocks numbered 1, 2, 3, 4, 5, 6, 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 the Cherokee Village Subdivision, Sandia Addition, are recorded in plat Book 2 at page 69 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Fulton County, Arkansas.

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 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 restriction or requirement submitted by the Architectural Control Committee shall apply, should there be a conflict.

I. LAND USE

All lots shown on said plats hereby are 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, liquids, 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 or structure 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 the 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 lots nearer to any street than the minimum building 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 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 written 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 submitted to it, or in any event, if no suit to enjoin the construction has been commenced 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 of 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 the 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.

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 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 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 percent 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 cost to be returned to the owner.

(e) No lots as shown on said plats shall be re-subdivided into building plots, but a portion of a lot adjoining a lot may be used in connection therewith and the total considered as a single building plot. The building line and side line 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 beehives 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 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 1000 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 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 a 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 points 25 feet from the intersection of the 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 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 has been recorded, agreeing to change said covenants in whole or in part.

XI. SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other 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 corporation seal to be affixed this 25th day of June, 1969.

JOHN A COOPER COMPANY

Vice President

Assistant Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS)

SS

COUNTY OF SHARP)

On this 25th day of June, 1969, before me, a Notary Public in and for the said county and state, duly commissioned, qualified and acting, appeared in person the within named John A. Cooper, Jr. and M. W. Spencer to me personally well known, who stated that they were the Vice President 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

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 25th day of June, 1969.

Notary Public

My commission expires: _____

CERTIFICATE OF RECORD

STATE OF ARKANSAS)

ss

COUNTY OF FULTON)

I, L. W. Love, Clerk of the Circuit Court and Ex-Officio Recorder within and for the county aforesaid, do hereby certify that the within Plat was filed in my office for record, on the 27th _ day of June, A.D. 1969, at 10:00 o'clock A.M. and that the same is now duly recorded with the acknowledgment and certificate thereon, in Misc. Record 3, Page 98.

IN TESTIMONY WHEREOF, I have hereto set my hand and affixed my official seal, this 27th day of June, A.D., 1969.

_____ D.C. _____ Clerk

SIGNED AND CERTIFIED COPY ON FILE AT CHEROKEE VILLAGE CITY HALL, 2 SANTEE DRIVE, CHEROKEE VILLAGE, ARKANSAS. If there is a conflict between this copy and the official document, the official document governs.

EFFECTIVE 2-15-99, THE ARCHITECTURAL CONTROL COMMITTEE HAS BEEN REAPLACED BY THE PALNNING AND ZONING COMMISSION.

