

BILL OF ASSURANCE  
VEGAS FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That Cherokee Village Development Company, Inc., a corporation, holds the title to all of the following described lands, situated in the Northern District of Sharp County, Arkansas, to-wit:

A parcel of land lying in the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  (0.30 AC), SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  (4.45 Ac.), NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  (40.09 Ac.), SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  (9.74 Ac.) SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  (.91 Ac.), NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  (39.48 Ac.), SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  (11.70 Ac.), all being in Section 6, T-19-N, R-5-W of the Fifth Principal Meridian, Sharp County, Arkansas, and containing in all 106.67 acres, more or less.

The Grantors, Cherokee Village Development Co., Inc., 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 Vegas First Addition, Cherokee Village Subdivision.

The Cherokee Village Vegas First Addition contains five blocks numbered 1, 2, 3, 4 and 5 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 said streets of said subdivision are hereby dedicated to the public for its use and benefit forever.

The plat of the Cherokee Village Subdivision, Vegas First Addition, containing five blocks is recorded in plat Book 3 at page 308 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp 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 a minimum of 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 shall be erected, placed or altered on any lot until the construction plans and specifications prepared by an architect previously approved by the Architectural Control Committee, 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 lot nearer to any street than the minimum setback line unless similarly approved. Prior to a contract being executed covering the construction of any such building, the owner or owners shall submit to the Architectural Control Committee the contract for approval, and prior to execution of any such contract the contractor must have been approved by the Architectural Control Committee. With the contract there shall also be submitted a performance bond insuring the completion of the building in accordance with plans and specifications which bond shall contain a corporate surety approved by the Architectural Control Committee. 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 the 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 to it any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event of the committee, or its designated representative failing 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 structure 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 onto 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 shall submit the house to a minimum of four inspections by the Architectural Control Committee and/or its representative. 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.

(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 with a lot and the total considered 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 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 Vegas First 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 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 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. Cherokee Village Development Co., Inc. 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 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 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. 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.

#### X. 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 Cherokee Village Development Co., Inc., a corporation, has caused this instrument to be signed by its Vice President and Assistant Secretary, and its corporation seal to be affixed this 22nd day of June 1965.

CHEROKEE VILLAGE DEVELOPMENT CO., INC.

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

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

#### ACKNOWLEDGEMENT

State of Arkansas

County of Sharp

On this 22<sup>nd</sup> day of June, 1965, before me, a Notary Public in and for the said County and State, duly commissioned, qualified and acting, appeared in person the within named Joe N. Basore and Ann W. Basore to me personally well known, who stated that they were the Vice President and Assistant Secretary of the Cherokee Village Development Co., Inc., 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 22<sup>nd</sup> day of June 1965.

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

My Commission Expires November 2, 1967.

STATE OF ARKANSAS)

) SS

CERTIFICATE OF RECORD

COUNTY OF SHARP)

I, Carson Goings, County and Circuit Clerk, and Ex-Officio Recorder, for the County aforesaid, do hereby certify that the annexed and foregoing instrument of Writing was filed for record in my office, on the 29<sup>th</sup> day of June A. D. 1965, at 9:00 o'clock A. M. and that the same is now duly recorded with the acknowledgment and certificates thereon, in Record Book 53, Page 653.

IN WITNESS HEREOF, I have hereunto set my hand and affixed the seal of said Court, this 29<sup>th</sup> day of June, 1965.

\_\_\_\_\_  
County & Circuit Clerk and Ex-Officio Recorder

By: \_\_\_\_\_ D.C.

**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 always governs.**

**EFFECTIVE 2-15-99, THE ARCHITECTURAL CONTROL COMMITTEE HAS BEEN REPLACED BY THE PLANNING AND ZONING COMMISSION.**