

**PROTECTIVE COVENANTS
FOR
BELLVIEW ESTATES SUBDIVISION
ROGERS, ARKANSAS**

The undersigned, Ken Lazenby, being the Commissioner of "Bellview Estates Subdivision Property Owners" a subdivision in Rogers, Arkansas does hereby establish and set forth the following Protective Covenants which shall apply to all lots blocks and parcels and parts of lots and blocks in Bellview Estates as found on record plat of said subdivision.

1. All lots shall be for single family residential purposes only.
2. No residence shall be constructed that is less than 1500 square feet of heated area exclusive carports, garages and storage rooms.
3. All residences must have off street parking drives that are a minimum of 18 feet wide by 25 feet long.
4. No owner, builder or tenant shall place or cause to be placed, any asphalt, concrete, gravel or other material on the curb or gutter of the streets within the subdivision.
5. Any boat, RV, camper, untagged or off road vehicle must have a separate concrete or asphalt parking pad.
6. Vehicle repairs and or maintenance of any kind must be performed in the garage or in the rear yard and may not be performed in the driveway or front at any time.
7. Animals, livestock or poultry of any kind shall not be raised, bred or kept on any lot except dogs, cats or other house hold pets may be kept and maintained provided that they are not kept, bred or maintained for any commercial purposes. There shall be no more than 2 pets per household. House hold pets shall be maintained and kept in a clean and sanitary situation and shall not be obnoxious or a nuisance to the surrounding owners.
8. No structure or vehicle such as a trailer, basement, tent, shack, garage, barn, camper or other outbuilding shall be used on any lot at any time as a residence, temporarily or permanently.
9. Satellite dishes shall be permitted; however, at no time shall satellite dishes be permitted in front of fences or in front yards.
10. front yards in front of the building lines or privacy fences, including front porches, shall not be utilized for storage of any items, the only acceptable items shall be flower pots to compliment landscaping.
11. Lot owners shall keep lots free form unsightly accumulations of trash, and shall keep weeds, grass and underbrush cut to avoid fire hazards and unsightly appearance. Grass on front yards and side yards on corner lots shall be kept mowed to a height of no higher than 6 inches.
12. No obnoxious or offensive activity shall be carried on upon any lot within the neighborhood, nor shall anything be done therefore which may be or become an annoyance or a nuisance to other residents of the neighborhood.

13. Fencing of front yards is prohibited, except that decorative wood or masonry fencing of a maximum height of 3 feet may be constructed.
14. These covenants shall run with the land and shall be binding on the present owner and all persons hereafter acquiring title in any manner to any part of Bellview Subdivision for a period of 10 years from date, after which time said covenants shall be automatically renewed for successive periods of 1 year unless at any time an instrument signed by the then owners of the majority of the lots shall be recorded agreeing to change said covenants, in whole or in part.
15. if any owner or occupant shall at anytime, while these covenants are in effect, violate, or attempt to violate, any of these covenants, any other owner of any part of the addition may institute and prosecute an action at law or in equity against the persons violating or attempting to violate any covenant to prevent or terminate violation, or to recover damages resulting from violation. Judicial or legislative action invalidating any one or more of these covenants shall not affect the remaining provisions which shall continue in full force and effect.
16. Due to the shallow depth of the public water main on lots 111,117,118 and 235 the mounds of dirt over the water lines shall remain as constructed by the developer and shall not be disturbed by the lot owner. There shall be no grading allowed in the utility easement for the said lots. Driveways shall be restricted to the north side of lots 118 and 235 and the south side of lots 111 and 117. turf grass and shrubs will be acceptable ground cover with no trees allowed on any portion of the mounds.

2005 2654

Recorded in the Above

Deed Book & Page

01-19-2005 11:50:19 AM

Brenda DeShields-Circuit Clerk

Benton County, AR

Book/PG: 2005/2653

Term/Cashier: CIRCLK07 / TTaber

Tran: 2592.80603.215768

Recorded: 01-19-2005 11:50:39

DFE Deed

11.00

REC Recording Fee

0.00

Total Fees: \$ 11.00

WITNESS my hand this 18 day of January

By:  _____
 Ken Lazenby, Bellview Estates

Benton County, AR

I certify this instrument was filed on

01-19-2005 11:50:19 AM

and recorded in Deed Book

2005 at pages 2653 - 2654

Brenda DeShields-Circuit Clerk