

PROTECTIVE COVENANTS FOR
BLOCKS 8 and 9, and CANYON VILLAGE
LAKELAND HILLS ESTATES, FOREST PARK ADDITION

The undersigned, Lakeland Hills Estates, being the owners of all Lakeland Hills Estates do hereby establish and create the following protective covenants which shall apply to all lots and parcels as shown on the recorded plat of the above addition:

I. COVENANTS

A. Land Use and Structure type: No lot shall be used except for residential purposes unless approved by the developers. Mobile homes must be ten feet wide and must be enclosed with similar materials from the ground level to the bottom edge of the structure. All conventional structures must not be less than 400 square feet enclosed area and must meet FHA type specifications.

B. No temporary structures.

C. Nuisances: No noxious or offensive activity shall be carried on, nor shall anything be done which may become an annoyance or nuisance to ordinary residential usage.

II. GENERAL PROVISIONS

A. Terms: 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 25 years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instruments signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or any part.

B. Enforcement: Enforcement shall be by proceedings at law on in equity against all persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

C. Severability: Invalidation of any one of these Covenants shall in no wise affect the other provisions which shall remain in full force and effect.

D. Septic tanks and laterals must meet Arkansas State Health Department standards.

E. All mobile home or conventional structure plans as to type and location must be submitted to the developers for approval.

LAKELAND HILLS ESTATES:
By Forest Park, Inc.

By C. Ray Young
Pres.

Att. Wilma Young
Sec.

By Blackburn Creek Development, Inc.

By S. Rex Spivey
Pres.

Att. Adeline H. Spivey
Sec.

FILED FOR RECORD
At 2:45 O'Clock P. M.

SEP 6 1968

JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

State of Arkansas
County of Benton

Be it remembered that before me a Notary Public within and for the county and state aforesaid appeared C. Ray Young and Wilma Young, President and Secretary, respectively, of Forest Park, Inc., and S. Rex Spivey and Adeline H. Spivey, President and Secretary, respectively, of Blackburn Creek Development, Inc. and after being duly sworn did state they had executed the above and foregoing for and on behalf of said corporations for the purposes therein expressed.

Witness my hand and seal this 6th day of September, 1968.

Margaret L. Latimer
Notary Public

Mr. Commissioner Expense
1968