

PROTECTIVE COVENANTS
for
KATIE LYNN COURTS

That Spring Creek Development, Inc. as owner and subdivider of all the lots in KATIE LYNN COURTS, Benton County, Arkansas, hereby enters the following covenants with respect to said subdivision.

- (1) All lots in said subdivision shall be residential lots, and no structures shall be erected on any of said lots other than a single family dwelling, not to exceed two (2) stories from ground level, to be used for residential purposes. Any residence upon any lot shall have at least 850 minimum square feet. Garages or carports shall be required.
- (2) No semitrailer trucks or commercial vehicles shall be allowed to park in said subdivision, either on the streets or on a privately owned lot. No vehicle may be parked in yards. If a vehicle is not working, it must be removed or repaired within 14 days.
- (3) No lot shall be resubdivided or replatted except by the approval in writing of all Owners of lots in the subdivision.
- (4) No trade or business shall be carried on upon any lot in said subdivision, nor shall anything be done or performed thereon which may become an annoyance or nuisance to the neighborhood or detrimental to the residential value of any lot in said subdivision.
- (5) No trailer, mobile home, tent, shack, metal building or other unsightly building or structure, temporary or permanent, other than the single family dwelling, and a storage building built to match said dwelling, shall be erected or used on said lots.
- (6) Recreational and camping vehicles and boats may be stored and parked on the lots. However, these vehicles and boats shall be located behind the house, or fence, or in or behind the garage, or otherwise screened so that they are not readily visible from the street or adjoining lots.
- (7) No fence or hedge in excess of three (3) feet shall be permitted along or upon the front portion of any lot in said subdivision. "Front" as used herein shall be that portion of a lot between the residence situated thereon and the street abutting said lot.

Bill Meyer
W 2 Box 259
Royce W 2784

FILED FOR RECORD
AT 2:10 O'clock P.M.

SEP 13 1990

SUE HEDGES
Clerk and Secretary
BENTON COUNTY, ARK.

49903

(8) The owner(s) of each lot shall construct or cause to be constructed, a concrete or hot mix asphalt driveway extended to the paved street surface.

(9) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided they do not become a nuisance to the adjoining lot owners, nor kept, bred, or maintained for any commercial purposes: and that such household pets must be kept in accordance with city leash laws of the City of Bentonville, Arkansas.

(10) No commercial or private farming will be allowed on any lot. However, a back yard garden will be permitted when it is sized for the needs of the family occupying the lot, provided such a garden shall be maintained so that it does not appear weedy, unkept, or unsightly.

(11) Swimming pools, or similar recreational improvements are permitted in said subdivision. However, no bright exterior lights may be installed without the prior express written consent of all adjoining lot owners.

(12) No sign of any kind shall be displayed to the public view on any lot except one (1) professional real estate sign of not more than nine (9) square feet for the sale of the property.

(13) Exterior speakers shall be permitted on the dwellings but shall be directed so as not to disturb the adjacent lot owners.

(14) No noxious or offensive activity shall be carried out upon any lot.

(15) All lots must be maintained in a neat manner without the accumulation of debris or unsightly growth of grass or weeds.

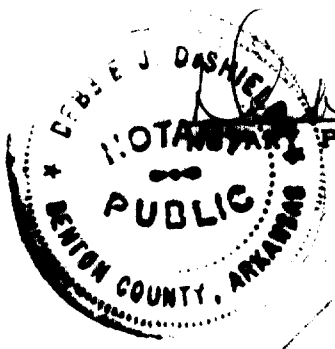
(16) After construction has commenced on a lot or if an improvement is damaged or destroyed, the improvement must be completed or restored promptly in order to avoid and unsafe or unsightly condition.

Wanda Myers
Signed

Kathy L. Myers, Sec.
Signed

Spring Creek Development, Inc.

Signed and sworn before me, this 13th day of September, 1990
in the State of Arkansas and County of Benton.



Debra J. Dashiell
PUBLIC

July 5, 2000
My Commission Expires