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Benton County, AR
Circuit Clerk

PROTECTIVE COVENANTS FOR KAYTO ESTATES SUBDIVISION
Pea Ridge, Arkansas

No offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. It being the express understanding that *Kayto* Estates Subdivision is for residential purpose only. Discharge of firearms in the Subdivision is prohibited.

No animals, livestock, or poultry shall be raised, bred or kept on any lot, except that cats, dogs, or other household pets may be kept and maintained, provided that they are not kept, bred or maintained for any commercial purposes. Household pets shall be maintained in a clean and sanitary situation and shall not be a nuisance to the surrounding owners.

All automobiles and other authorized vehicles in the said Subdivision must be State licensed, State inspected and in running order at all times. All vehicles are to be parked at all times in a designated area i.e. garage or driveway and are not to be parked at any time on the yard or streets.

Property owners must mow their lots, remove trash on a weekly basis and in general keep their property in an attractive condition.

Fences must be erected on the property of lot owners, but the building material must be approved by the Land Developer. Also, the fence must not extend beyond the front of the home.

It is suggested by the developer to form a formal Home Owners Improvement Association with the sole desire of meeting every few months to welcome new neighbors to the area, plus adopting suggestions by members, ratified by a majority, for the proper care and improvement of the facilities and appearance of *Kayto* Estates. Also, it will be the duty of the Home Owner's Association, as well as the developer, to enforce the Covenants of the Subdivision.

The Association may adopt rules and supplements to these Covenants as needed. This would include small assessments to each lot for special improvements to *Kayto* Estates. Streets will be maintained by the City of Pea Ridge.

Notwithstanding any provisions contained in the Covenants to the contrary, so long as construction and sale of lots or homes continuous, it shall be permissible for the developer or any builder designated by the developer to carry on and maintain such facilities and activities as they deem reasonably necessary, convenient or incidental to the construction or sale of homes or lots, including, but not limited to business offices, signs, model units and sales offices.

Type of construction On Site Built Homes only:

- A. Homes must have a minimum of 1400 square feet of heated area, excluding garage.
- B. No two-story homes shall be built.
- C. Homes must be a minimum of 10' from either side of lot. There must be at least 30' of setback from the curb to the front of the home .