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FILED FOR RECORD
At 8:15 O'Clock 11 M.

SEP 12 1973

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

PROTECTIVE COVENANTS

for

PINE TOP ESTATES, BENTON COUNTY, ARKANSAS

The undersigned, being the owners of all of PINE TOP ESTATES, Benton County, Arkansas, do hereby establish and create these covenants which shall apply to all of the lands contained in said estates.

1. No tract shall be used except for residential purposes. No basement, tent, shack, garage or other outbuilding erected shall be used as a permanent residence. A travel trailer or mobilehome may be used as a temporary residence while dwelling is under construction for a maximum of nine (9) months. All dwellings constructed in said subdivision shall contain not less than 1,000 square feet on the first floor thereof. The minimum size requirement does not apply to existing dwelling on Tract #7.

2. No building shall be located on any tract nearer than 10 feet to a side line, nor nearer to a road or street than 25 feet. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building.

3. No tract shall be resubdivided except within the present and future provisions required by the County, State and Federal Government Agencies.

4. No used materials will be used in the construction of any dwelling or building. No used dwellings or building will be moved onto any tract. All electrical wiring, all building materials, and plumbing installed in any structure, shall be, at a minimum, in accordance with the standards provided by the Federal Housing Administration. No privately owned sewage disposal system shall be permitted upon any tract unless such system is designed, located, and constructed in accordance with the standards of the Arkansas State Health Department. The construction of all structures upon these lands shall be completely finished within nine months following the start thereof.

5. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No animals, livestock, poultry, dogs, cats or other household pets of any kind shall be raised, kept or bred for commercial purpose. No hogs shall be raised, kept or bred upon any tract.

6. All signs are prohibited in the subdivision except:

a) Signs erected by the developer for identification of streets, traffic control, and directional purposes.

b) Signs of a temporary nature advertising property for sale, and construction signs which do not exceed ten (10) square feet in area.

3 corner Realty

c) Signs erected by the developer in connection with its sales program.

7. No tract shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8. These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years from the date hereof, at which time they shall be automatically extended for successive periods of five (5) years, unless same shall be changed, in whole or in part, by a majority of the then owners of said lands.

9. It shall be lawful for any person or persons owning any of the lands in this subdivision to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants to prevent the same or to recover damages therefrom.

10. Invalidation of any one of these covenants by judgment or a court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, these covenants are hereby executed this 7th day of September, 1973.

BAUER & CALLAHAN, A PARTNERSHIP

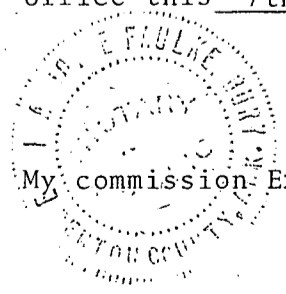
Fredrick A. Bauer
Fredrick A. Bauer

William E. Callahan
William E. Callahan

STATE OF ARKANSAS)
COUNTY OF BENTON)

Be it remembered, that before me, a Notary Public, duly commissioned, qualified, and acting, within and for the state and County aforesaid, appeared Fredrick A. Bauer and William E. Callahan, known to me to be the persons who affixed their hands herein above, and did acknowledge that they had done so for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 7th day of September, 1973.



Edwin Joyce Faulkenburg
NOTARY PUBLIC

My commission Expires: 6-28-76