

91-16273

FILED FOR RECORD
At 10:17 O'clock A.M.

APR 25 1991

REDBUD ESTATES
PROTECTIVE COVENANTS

SUE HODGES
Clerk of Records
BENTON COUNTY, ARKANSAS

Location and legal description:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 16; and also a part of the Southwest 1/4 of the Northwest 1/4 of Section 15: All being in Township 20 North, Range 29 West, Benton County, Arkansas, and being more particularly described as follows, to wit: From an iron pin being the Northeast Corner of the Southeast 1/4 of the Northeast 1/4 of said Section 16:

thence S 89°51'00" W, 521.90 feet;
thence S 00°12'56" E, 417.47 feet;
thence N 89°50'59" E, 525.56 feet;
thence N 01°17'06" W, 209.97 feet;
thence N 89°34'19" E, 103.00 feet
thence N 78°46'03" E, 151.10 feet
thence N 15°22'12" W, 183.92 feet
thence West 203.00 feet
to the point of Beginning.

Setback and Easement:

Lots 1,3,5,6 and 7 have a 15' Front Setback Line-Utility and Drainage Easement.
Lots 2,4, and 6 have a 25' Front Setback Line-Utility and Drainage Easement.
All Lots have a 25' Rear Setback Line-Utility and Drainage Easement.
All Lots have a 10' Side Setback and Line-Utility and Drainage Easement

Covenants:

A. Land use building type: No lot shall be used except for residential purposes.

B. Dwelling size: No dwelling shall be permitted on lots 1 & 3 with less than 1000 square feet of enclosed living area on the main floor and no dwelling shall be permitted on the remaining lots, except lot 8, with less than 1200 square feet of enclosed living area, and at no time shall a mobile home be permitted to be placed on any lot.

C. Lot 8 Shall be Used as a Utility lot and be considered a part of lot 7.

D. Nuisances: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

E. Utility Buildings: Utility building shall be placed in a manner as to not detract from the neatness of the area and be of new construction.

F. Detached Garages: Detached garages shall be constructed of equal quality materials and be representative of the area.

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G. Construction: All outside construction of buildings must be completed and painted or stained within 1 year from the beginning of construction.

H. Signs: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than eight square feet advertising the property for sale during the construction and/or sales period.

GENERAL PROVISIONS

a. Term; These covenants are to run with the land for 10 years unless by the majority of property owners of the lots have agreed and recorded, an agreement of change of covenants in whole or any part.

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

C. Severability; Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Owners Certification and Dedication: I, the undersigned, do hereby certify that I am the sole owner of the hereon platted property and do hereby dedicate all streets and easements for the use of the general public and for installation of utilities.



Lester L. Cruse (owner)

Lester L. Cruse
Box 244
Avoca Ar. 72711