

1700/ cash

FILED FOR RECORD

At 2:50 O'clock P.M.

NOV 16 1984

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

PROTECTIVE COVENANTS

OF

TIMBERIDGE

An Addition to Rogers, Benton County, Arkansas

KNOW ALL MEN BY THESE PRESENTS:

ERC Properties, Inc., as Arkansas Corporation, owner of the following described property lying and being situated within Rogers, Benton, County Arkansas:

A part of the SE 1/4 of the SE 1/4 of Section 36, Township 20 North, Range 30 West, Benton County, Arkansas, described as:

From the SE corner of said Section 36
Run N 89° 50' 00" W 774.70 feet to the Point of Beginning;
Thence N 00° 10' 00" E 40.00 feet;
Thence 39.39 feet along a curve to the right with a 25.00 foot radius and a 90° 16' 00" Delta Angle;
Thence N 00° 26' 00" E 128.99 feet;
Thence 35.91 feet along a curve to the right with 740.08 foot radius and a 02° 46' 48" Delta Angle;
Thence S 89° 50' 00" E 469.13 feet;
Thence N 00° 26' 00" E 900.00 feet;
Thence S 89° 50' 00" E 330.00 feet;
Thence N 00° 26' 00" E 74.70 feet;
Thence N 89° 34' 00" W 40.00 feet;
Thence 39.15 feet along a curve to the right with a 25.00 foot radius and a 89° 44' 00" Delta Angle;
Thence N 89° 50' 00" W 165.12 feet;
Thence N 00° 26' 00" E 140.00 feet
Thence N 89° 50' 00" W 760.00 feet;
Thence S 00° 26' 00" W 1090.00 feet;
Thence S 89° 50' 00" E 140.80 feet;
Thence 35.67 feet along a curve to the left with a 790.08 foot radius and a 02° 35' 13" Delta Angle
Thence S 00° 26' 00" W 129.46 feet;
Thence 39.15 feet along a curve to the right with a 25.00 foot radius and a 89° 44' 00" Delta Angle;
Thence S 00° 10' 00" W 40.00 feet;
Thence S 89° 50' 00" E 100.00 feet to the Point of

Beginning containing 17.56 Acres, more or less, the same being the real property now duly platted as Lots 1-61 Timberidge, an addition to Rogers, Benton County, Arkansas, as said plat is now recorded in the Plat File of Benton County, Arkansas in the Office of the Circuit Clerk, and Ex-Officio Recorder in and for Benton County, Arkansas, hereby makes the following declaration as to limitations, restrictions and uses to which the lots constituting said addition may be put, hereby specifying that said declaration shall constitute covenants to run with all of

PO Box 549

Cynthia J. Jell, Rogers, Ar

the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

1. All lots in Timberidge shall be used for residential purposes only unless the property becomes rezoned by the authority of the City of Rogers, Arkansas.
2. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback lines nor shall any fence be erected or placed on any lot nearer to the street than the "front" of the main residential building.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback line shown on the recorded plat.
4. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage in the easements or which may obstruct or retard the flow of water, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
5. No noxious or offensive activity shall be carried on upon any site, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
6. No structure or vehicle such as a trailer, basement, tent, shack, garage, barn, camper, mobile home or other outbuilding shall be used on any lot at any time as a residence temporarily or permanently.
7. All signs are prohibited in areas zoned upon any recorded subdivision plat as residential except:
 - (a) Signs erected by the City of Rogers or developer for identification of streets, traffic control and directional purposes;
 - (b) Signs of a temporary nature advertising property for sale and construction signs, which signs shall not exceed 6 square feet in area;
 - (c) Signs erected by the developer advertising the

name and entrance of the said properties. The developer is to maintain this sign until said properties are all sold;

(d) Signs erected by the developer advertising the showing of a model home or show house. At the time this house is sold all signs shall be removed.

8. 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 and maintained provided that they are not kept, bred or maintained for any commercial purposes.

9. No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage and/or other wastes shall not be kept except in approved sanitary containers. All equipment for the storage and/or disposal of such rubbish, trash, garbage or other wastes shall be kept in a clean and sanitary condition. No garbage or trash containers are to be kept in view of the street unless it is to be picked up that day.

10. All automobiles and other motorized vehicles in the said subdivision must be state licensed, state inspected and in running order at all times.

11. No antenna, aerial, or other device shall be permitted on any structure where some form of TV cable is available, including pay satellite furnished by others. Where TV Cable or pay satellite is not available, the owner is permitted one (1) antenna which will be allowed for the sole purpose of reception of television broadcast only, and such antenna shall be raised to a height necessary for the TV reception in the area. No CB, ham or other antennas will be permitted at all.

12. No fence, wall, hedge or shrub planting which obstructs site lines at elevations between two and six feet above the roadway shall be placed or be permitted to remain on any corner lot within the triangular area formed by the street property lines and the line connecting them at points 30 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines attended. The same site line limitations shall apply on any lot within ten feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such site lines.

13. In the event that any lots are sold and no structure is immediately erected, the owner or owners of such lot or lots shall keep said property mowed and in a sanitary condition at all times.

14. No boats, motorhomes, utility trailers and any other non everyday vehicle will be allowed on the lot unless stored in the garage and out of sight at all times. Motorcycles may be kept on the property but must be stored out of sight when not in use.

15. Lots can be re-subdivided for the purpose of creating additional building lots for single family residences, provided that such building site shall have a minimum width of 45 feet at the building set-back line and a minimum area of 4,500 square feet and it meets the zoning requirements of the City of Rogers, Arkansas.

16. Each resident will be allowed to have a storage building if they so desire as long as the design of the building is conducive with the surrounding structures; is placed only behind their residence and not at the side or front of the property; is kept in a neat and clean manner and does not create a nuisance to the surrounding property owners.

17. No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration herein be made until the plans and specifications showing the nature, size, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing by the developers. In the event said developer fails to approve or disapprove such design and location within (30) thirty days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with. After 90% of the platted lots have been sold to a second party from the developer and thereafter changes as listed above do not have to be approved by the developer.

18. These covenants shall run with the land, and shall be binding on all parties and all persons claiming under them for a period of 3 years from the date this instrument is recorded, after which time said covenants shall be automatically extended for successive periods of one year unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

19. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants. Violators shall be subject either to restraint or to an action for damages as may be allowed by law.

20. Invalidity 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.

IN WITNESS WHEREOF, ERC Properties, Inc., as Arkansas Corporation, as pursuant to authority by a resolution duly adopted by its Board of Directors, cause these presents to be executed by its Senior Vice President and Secretary on this 18th day of September, 1984.

ERC PROPERTIES, INC.

BY:

Rod Coleman SVP
Rod Coleman, Senior Vice President



Attest:
Lyndon Morris
Secretary

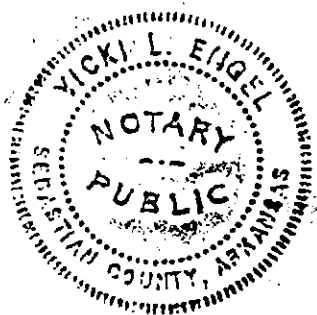
STATE OF ARKANSAS
COUNTY OF SEBASTIAN

On this 18 day of September, 1984, personally appeared before me, a Notary Public, in and for the County and State aforesaid, Rod Coleman, who acknowledged himself to be the Senior Vice President of ERC Properties, Inc., and that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Senior Vice President.

In Witness Whereof I hereunto set my hand and seal.

Vicki L. Engel
Notary Public

My Commission Expires: 1-1-92



91-22024

MAY 30 1991

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LIMITIVE AMENDMENT TO PROTECTIVE COVENANTS OF TIMBERIDGE AN
ADDITION TO ROGERS, BENTON COUNTY, ARKANSAS

WHEREAS, the protective covenants of Timberidge an Addition to the City of Rogers, Benton County, Arkansas, filed of record in Benton County Deed Record Book 127 at Page 227 November 16 1987 contain general protective covenants;

WHEREAS, said covenants specifically item I. thereof provides that all lots in Timberidge shall be used for residential purposes only unless the property becomes rezoned by the authority of the City of Rogers;

WHEREAS, said protective covenants item 13. thereof provides that all covenants shall run with the land and shall be binding upon the parties automatically on a year to year basis subsequent to November 16, 1987; provided further that said item 18., provides that said covenants or covenant therein may be modified by amendments thereto signed by the majority of the owners of the lots, provided further said amendment is recorded in the records of the Circuit Clerk of Benton County, Arkansas;

WHEREAS, Harold Green and Darlene Green are the owners of Lot 50, Timberidge Subdivision an Addition to the City of Rogers, Benton County, Arkansas as shown on plat 6 at Page 40, and Darlene Green desires to maintain and operate a CHILD DAY CARE FAMILY HOME and said Darlene Green is LICENSED by the State of Arkansas to provide said services;

WHEREAS, we the undersigned a majority of the lot owners in Timberidge Addition do hereby amend the covenants to provide the following, to-wit:

1. FOR SO LONG as Harold Green and Darlene Green are the owners of said Lot 5 and Darlene Green provides such child care services the item I. of said covenants are hereby amended to allow Darlene Green to operate such child care services at the aforescribed location for so long as she and/or she and her husband are owners of said Lot and for so long as Darlene Green provides such services, provided this limited amendment to the restrictive covenants applies personally to Darlene Green and shall be of no force and effect in event Arlene Green no longer owns and lives on said property or said Darlene Green no longer provides said servies, whichever event occurs first.

NOW THEREFORE, the majority of the Lot owners undersigned affix their hands and seals on the dates listed following their signatures.

6-3-91

NAME	ADDRESS	DATE
Jean Hood	211 Rolling Oaks Dr.	5/27/91
Paula Aaron	305 Rolling Oaks Dr.	5-27-91
Bob Mearns	307 Rolling Oaks Dr.	5/27/91
James Clark	2800 N 4th	5/27/91
Ruth Jacobs	300 Rolling Oaks Dr.	5-27-91
Pat Marsani	2800 N 3rd	5-27-91
Beth Miller	2706 W 3rd	5-27-91
Dana Curlett	2104 N 3rd	5-27-91
Cindy McCo	2108 N 3rd	5-27-91
Ken Yellin	2501 N 4th	5-27-91
Harold R. Davis	2709 N. 4th	5-27-91
Floa Jones	2703 North 4th	5-27-91
Michelle Jurner	2700 N 4th	5-27-91
Don E. Long	2514 N 4th	5-27-91
Larry Long	2514 N 4th	5-27-91
April Carlisle	2514 N 4th	5-27-91
Dwanna Bradford	2510 N. 4th	5-27-91
Jean Lister	2600 No. 4th	5-27-91
Henry D. Baker	306 JANDA Dr.	5-27-91
Edith G.	2604 W 3rd	5-27-91

NAME	ADDRESS	DATE
<u>Bill Cohn</u>	<u>2706 N. 4th</u>	<u>5-27-91</u>
<u>Bundy Watson</u>	<u>2702 N 4th</u>	<u>5-27-91</u>
<u>Marg Muever</u>	<u>2705 W. 4th</u>	<u>5-27-91</u>
<u>Rosa Landis</u>	<u>2604 N 4th</u>	<u>5-27-91</u>
<u>Alvin + Debra Campbell</u>	<u>2607 W. 4th</u>	<u>5-27-91</u>
<u>Jackie + Grand Desautel</u>	<u>2605 N. 4^E</u>	<u>5-27-91</u>
<u>Stewart Holton</u>	<u>2608 N 4th</u>	<u>5-27-91</u>
<u>Patricia Atkins</u>	<u>2512 N. 4th</u>	<u>5-27-91</u>
<u>Paul + Brown</u>	<u>2511 N. 4th</u>	<u>5-27-91</u>
<u>Darlene Collins</u>	<u>309 Janda Dr</u>	<u>5-27-91</u>
<u>Walter W.</u>	<u>308 W. Janda</u>	<u>5-27-91</u>
<u>Dorothy Dyson</u>	<u>305 Janda Dr</u>	<u>5-27-91</u>
<u>Betty + Carlensen</u>	<u>2603 N 3rd</u>	<u>5-27-91</u>
<u>Nancy Oarnagan</u>	<u>2609 N. 3rd</u>	<u>5-27-91</u>
<u>Robert H. Bleyde</u>	<u>2609 N. 3rd</u>	<u>5-27-91</u>
<u>My + Mrs Adams</u>	<u>2702 N. 3rd St.</u>	<u>5-27-91</u>
<u>Ray + Ora Lee + Mrs Huff</u>	<u>2703 N 3</u>	<u>5-27-91</u>
<u>Heldie M Johnson</u>	<u>2707 North 3rd</u>	<u>5-27-91</u>
<u>Orville M. Kice</u>	<u>207 Rolling Oaks Dr</u>	<u>5-27-91</u>
<u>Angela Lakee</u>	<u>209 Rolling Oaks Dr</u>	<u>5-27-91</u>

FILED FOR RECORD
At 11:55 O'clock A M

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MAR 11 1993

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LIMITIVE AMENDMENT TO PROTECTIVE COVENANTS OF TIMBERIDGE
AN ADDITION TO ROGERS, BENTON COUNTY, ARKANSAS

52

WHEREAS, the protective covenants of Timberidge an Addition to the City of Rogers, Benton County, Arkansas, filed of record in Benton County Deed Record Book 627 at Page 227 November 18, 1989 contain general protective covenants;

WHEREAS, said covenants specifically item I. thereof provides that all lots in Timberidge shall be used for residential purposes only unless the property becomes rezoned by the authority of the City of Rogers;

WHEREAS; said protective covenants item 13. thereof provides that all covenants shall run with the land and shall be binding upon the parties automatically on a year to year basis subsequent to November 16, 1987; provided further that said item 18., provides that said covenants or covenant therein may be modified by amendments thereto signed by the majority of the owners of the lots, provided further said amendment is recorded in the records of the Circuit Clerk of Benton County, Arkansas;

WHEREAS, Ronnie Allen and Theresa Allen are the owners of Lot 25, Timberidge Subdivision an Addition to the City of Rogers, Benton County, Arkansas as shown on Plat 6 at Page 40, and Theresa Allen desires to maintain and operate a CHILD DAY CARE FAMILY HOME and said Theresa Allen is applying to be Licensed by the State of Arkansas to provide said services;

WHEREAS, we the undersigned a majority of the lot owners in Timberidge Addition do hereby amend the covenants to provide the following, to-wit:

1. FOR SO LONG as Ronnie and Theresa Allen are the owners of said Lot 25 and Theresa Allen provides such child care services the item I. of said covenants are hereby amended to allow Theresa Allen to operate such child care services at the aforescribed location for so long as she and/or she and her husband are owners of said Lot and for so long as Theresa Allen provides such services, provides this limited amendment to the restrictive covenants applies personally to Theresa Allen and shall be of no force and effect in event Theres Allen no longer owns and lives on said property or said Theresa Allen no longer provides said services, whichever event occurs first.

NOW THEREFORE, the majority of the Lot owners undersigned affix their hands and seals on the dates listed following their signatures.

2801 N 3RD St Rogers Ar 72756

4658

To: THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS and
THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS:

The undersigned state we have no objection for a - Family
Home DAY CARE being in the
residence of Ronnie and Theresa Allen
at 2801 N 3rd
located at lot 25 Timberidge Addition

NAME	ADDRESS	DATE
<u>Theresa Allen</u>	<u>2801 N 3rd Rogers</u>	<u>3/6/93</u>
<u>Charlene Sample</u>	<u>2710 N. 3rd Rogers</u>	<u>3/6/93</u>
<u>Goldie M Johnson</u>	<u>3707 N 3rd Rogers</u>	<u>3</u>
<u>Deborah Miller</u>	<u>2708 N. 3rd Rogers</u>	
<u>Melinda Maluan</u>	<u>2706 N 3rd Rogers</u>	<u>3/6/93</u>
<u>Janice S.</u>	<u>2701 N 3rd Rogers</u>	<u>3/6/93</u>
<u>Deborah Adams</u>	<u>2702 N. 3rd St</u>	
<u>Pat Swenson</u>	<u>2607 N 3rd St.</u>	
<u>Donna Day</u>	<u>2604 North 3rd St</u>	<u>3/6/93</u>
<u>Eddy Jones</u>	<u>304 Janda Dr.</u>	<u>3-6-93</u>
<u>Deborah Ryan</u>	<u>305 Janda Dr.</u>	
<u>Genevieve Bates</u>	<u>306 Janda Dr.</u>	<u>3-6-93</u>
<u>Joe Brewer</u>	<u>2511 N. 4th</u>	<u>3-6-93</u>
<u>Wynne Youngblood</u>	<u>2510 N 4th</u>	<u>3-6-93</u>
<u>Yvonne Atkins</u>	<u>2512 N 4th</u>	<u>3-6-93</u>
<u>Auna Long</u>	<u>2514 N 4th</u>	<u>3-6-93</u>
<u>Opria Spence</u>	<u>2603 N 4th</u>	<u>3-6-93</u>
<u>Greg Landis</u>	<u>2604 Nth 4th</u>	<u>3-6-93</u>
<u>Kay J. Dean</u>	<u>2700 1st 2nd</u>	<u>3-6-93</u>
<u>Shelby Kemerick</u>	<u>2702 N 4th St</u>	<u>3-6-93</u>
<u>Steve Johnson</u>	<u>2705 N 4th St.</u>	
<u>John Dunson</u>	<u>2704 N. 4th</u>	<u>3-6-93</u>
<u>Hella Kuempel</u>	<u>2800 N 4th</u>	<u>3-6-93</u>

To: THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS and
THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS:

The undersigned state we have no objection for a - Family
being in the
Home DAY CARE
residence of Bonnie and Theresa Allen
at 2801 N 3rd
located at lot 25 Timberidge Addition

NAME	ADDRESS	DATE
<u>Frank J. Jacobs</u>	<u>309 Rolling Oaks Dr.</u>	<u>3-6-93</u>
<u>Bonnie Reed</u>	<u>307 Rolling Oaks Dr.</u>	<u>3-6-93</u>
<u>Linda Ann</u>	<u>305 Rolling Oaks Dr.</u>	<u>7-6-93</u>
<u>Op. Jean Good</u>	<u>211 Rolling Oaks</u>	<u>3-6-93</u>
<u>Anton Sachs</u>	<u>209 Rolling Oaks</u>	<u>3-6-93</u>
<u>Pat Marsani</u>	<u>2800 N 3 Rd</u>	
<u>Norma Collett</u>	<u>2709 N 3rd Street</u>	<u>3-6-93</u>
<u>H. J. Lewis</u>	<u>2703 N 3rd</u>	
<u>Patrick Remington</u>	<u>2601 N 3RD</u>	<u>3-6-93</u>
<u>Marlene Collins</u>	<u>309 JANDA DR.</u>	<u>3/6/93</u>
<u>Brenda Hunter</u>	<u>2600 N. 4th</u>	<u>3/6/93</u>
<u>Gene Nelson</u>	<u>2602 N 4th</u>	<u>3/6/93</u>
<u>Miss Diannell</u>	<u>2605 N. 4/</u>	
<u>Debbie Campbell</u>	<u>2607 N. 4th</u>	<u>3/6/93</u>
<u>Valice Braun</u>	<u>2700 N. 4th.</u>	<u>3/6/93</u>
<u>Darlene Green</u>	<u>2709 n. 4th</u>	<u>3/6/93</u>
<u>Begonia Underspehr</u>	<u>2708 n 4th</u>	<u>3/6/93</u>
<u>Eddie Julie</u>	<u>205 Rolling OAKS</u>	<u>3/6/93</u>
<u>Charlotte E. Bracht</u>	<u>2707 N. 4th</u>	<u>3/6/93</u>
<u>Carl LaRue</u>	<u>209 Rolling Oaks</u>	<u>3-7-93</u>
<u>Valerie Lankford</u>	<u>2606 N. 4th St.</u>	<u>3/7/93</u>

PATRICK O. RUNIOWS
Name

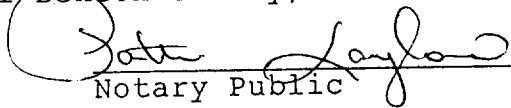
2601 N. 3RD ST.
Address

STATE OF ARKANSAS)

)ss.

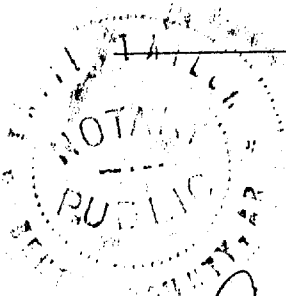
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.


Notary Public

My Commission Expires:

12-14-99



CARA HELTON
Name

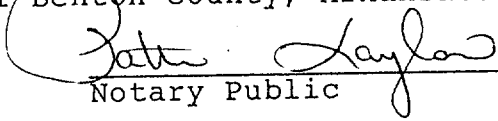
2602 N. 4th Rogers Ar 72756
Address

STATE OF ARKANSAS)

)ss.

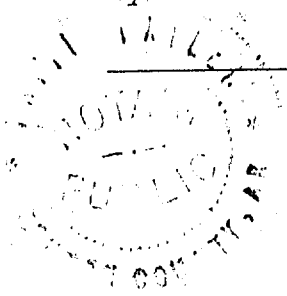
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.


Notary Public

My Commission Expires:

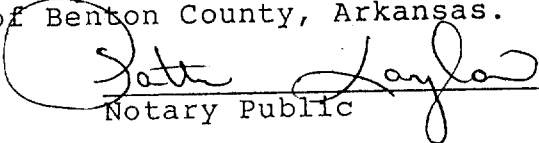
12-14-99



DARLENE COLLINS
Name
309 JANNA DR ROGERS AR 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Notary Public

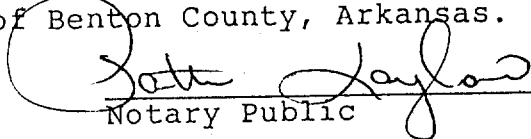
My Commission Expires:
12-14-99



Brenda Hunter
Name
2600 N. 4th St
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.


Notary Public

My Commission Expires:
12-14-99



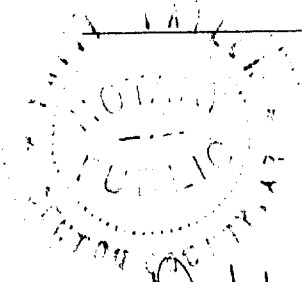
J. J. Driscoll
Name
2665 N. 4
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Jette Layton
Notary Public

My Commission Expires:
12-14-99



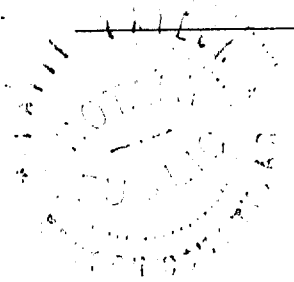
Debbie Campbell
Name
2607 N. 4th Rogers, Ar. 631-3974
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jette Layton
Notary Public

My Commission Expires:
12-14-99



Charlotte Elbrecht

Name

Address

2707 N. 4th, Rogers, AR 72706

STATE OF ARKANSAS)

)ss.

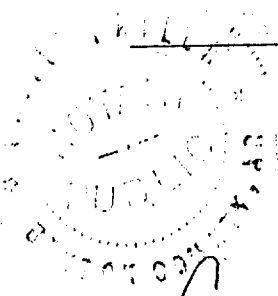
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jette Layton
Notary Public

My Commission Expires:

12-14-99



Carl W LaRue

Name

Address

209 Rolling Oaks Rogers

STATE OF ARKANSAS)

)ss.

COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jette Layton
Notary Public

My Commission Expires:

12-14-99



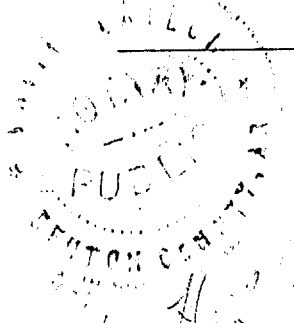
Dianna M Corbett
Name
2709 N Elm Street
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jett Layton
Notary Public

My Commission Expires:
12-14-99



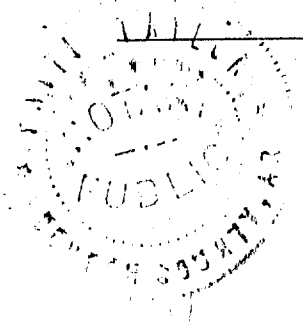
H. T. Roberts
Name
2103 N 3rd
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jett Layton
Notary Public

My Commission Expires:
12-14-99



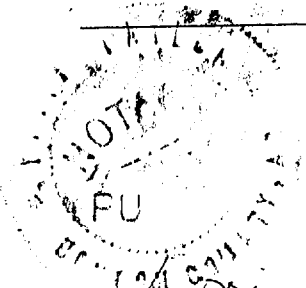
Name Regina Underpeck
Address 2708 W 21th

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Debbie Layton
Notary Public

My Commission Expires:
12-14-99



Name EDDIE LESLIE
Address 205 Rolling Oaks Dr

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Debbie Layton
Notary Public

My Commission Expires:
12-14-99



Alice & Ron Brown

93 14126

Name

Address

2700 N. 4th Rogers, AR 72756

STATE OF ARKANSAS)

)ss.

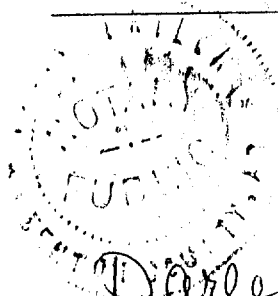
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jane Taylor
Notary Public

My Commission Expires:

12-14-99



Name

Address

Dorlene Sheen

2709 N. 4th St. Rogers, AR, 72756

STATE OF ARKANSAS)

)ss.

COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jane Taylor
Notary Public

My Commission Expires:

12-14-99



Rosa M. Landis
Name
2604 Nth 4th Rogers, AR 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jetta Layton
Notary Public

My Commission Expires:
12-14-99



J. B. Blount
Name
2710 Nth St. Rogers
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jetta Layton
Notary Public

My Commission Expires:
12-14-99



Justina Saucher
Name
207 Rolling Oaks Dr
Address

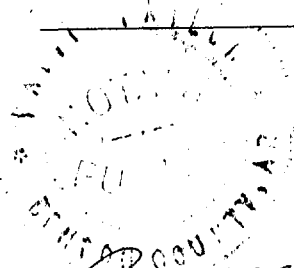
STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jatti Taylor
Notary Public

My Commission Expires:

12-14-99



Fat Mersani
Name
2800 n 3 Rd
Address

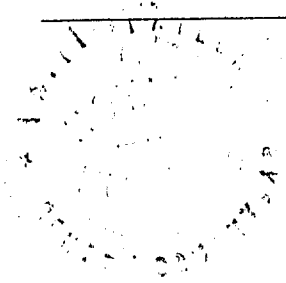
STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jatti Taylor
Notary Public

My Commission Expires:

12-14-99



Leslie Kayon

Name

Address

305 Rolling Oaks Dr Rogers Ar

STATE OF ARKANSAS)

)ss.

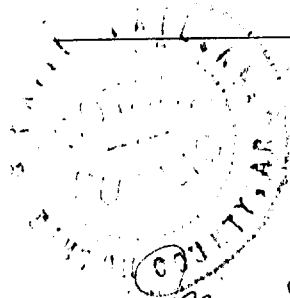
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:

12-14-99



Name

Address

M. Jean Good

311 Rolling Oaks dr. Rogers, AR

STATE OF ARKANSAS)

)ss.

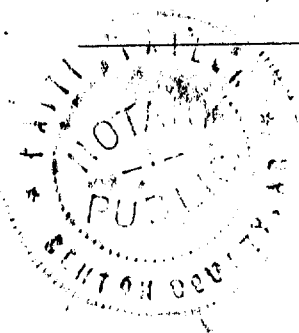
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:

12-14-99



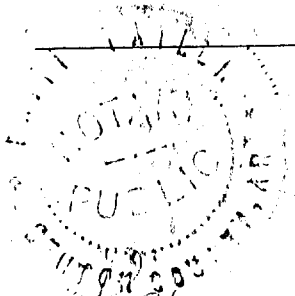
Ruth Oacoke
Name
309 Rolling Oaks Dr. Rogers, Ar.
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jatha Layton
Notary Public

My Commission Expires:
12-14-99



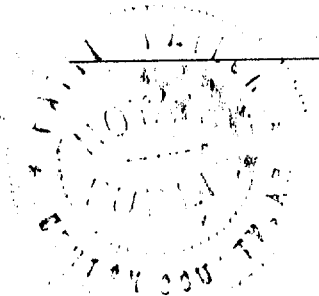
Robyn Reed
Name
307 Rolling Oaks Dr. Rogers, Ar.
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jatha Layton
Notary Public

My Commission Expires:
12-14-99



John Duns

93 14131

Name

2704 N. 47th

Address

STATE OF ARKANSAS)

)ss.

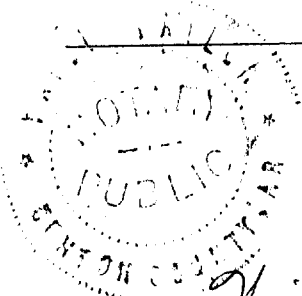
COUNTY OF BENTON)

Now on this 5 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jette Layton
Notary Public

My Commission Expires:

12-14-99



Hilla E. Krumpel

Name

2800 N 4th

Address

STATE OF ARKANSAS)

)ss.

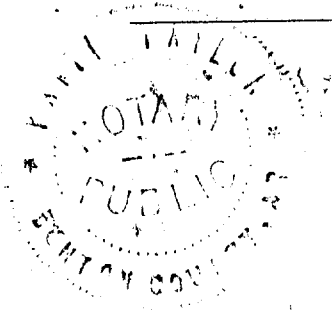
COUNTY OF BENTON)

Now on this 6 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jette Layton
Notary Public

My Commission Expires:

12-14-99



Duanna Youngblood

Name

Address

2510 N. 4th Rogers, AR 72754

STATE OF ARKANSAS)

)ss.

COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]

Notary Public

My Commission Expires:

12-14-99



Name

Address

Tat Owens

2512 N 4th

STATE OF ARKANSAS)

)ss.

COUNTY OF BENTON)

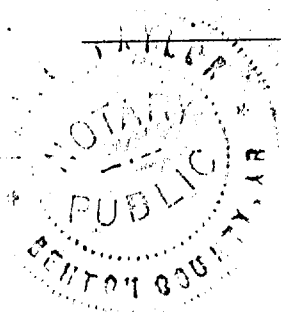
Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]

Notary Public

My Commission Expires:

12-14-99



Eddy Jones

93 14137

Name

304 Janda Dr.

Address

STATE OF ARKANSAS)

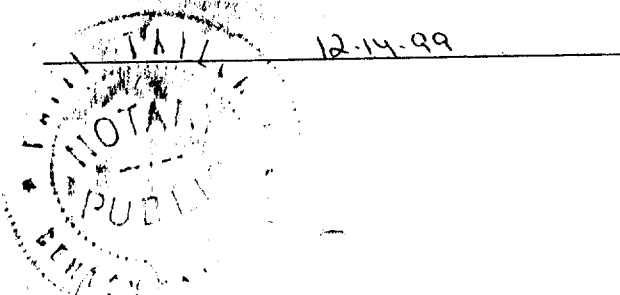
)ss.

COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jane Taylor
Notary Public

My Commission Expires:



Christy Dawson

Name

305 Janda Dr.

Address

STATE OF ARKANSAS)

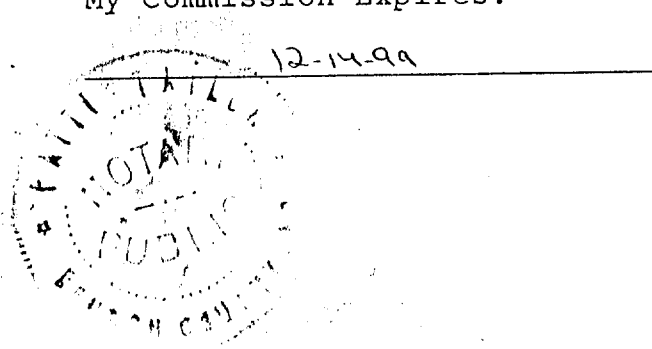
)ss.

COUNTY OF BENTON)

Now on this 6 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Jane Taylor
Notary Public

My Commission Expires:



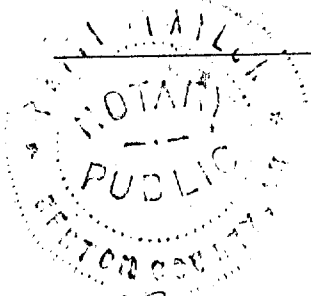
Dorothy Miller
Name
2708 N. 3rd Rogers
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 7 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:
12-14-99



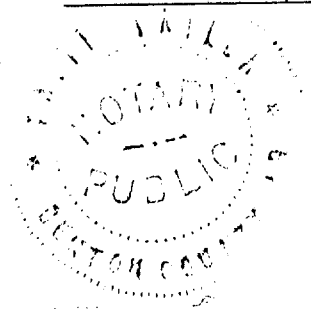
Mrs. Sarah Bryan
Name
2708 N. 3rd Rogers
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 7 day of MARCH, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:
12-14-99



93 14141

Valerie Sanford

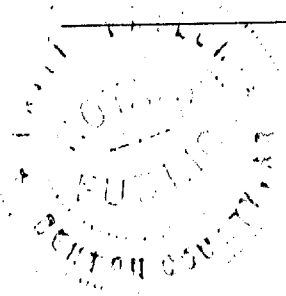
Name
Address 2606 N. 47th Street Rogers, Ar.

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 7 day of March, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Scott Layton
Notary Public

My Commission Expires:
12-14-99



Name
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this _____ day of _____, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Notary Public

My Commission Expires:

LIMITIVE AMENDMENT TO PROTECTIVE COVENANTS OF TIMBERIDGE
AN ADDITION TO ROGERS, BENTON COUNTY, ARKANSAS

WHEREAS, the protective covenants of Timberidge an Addition to the City of rogers, Benton County, Arkansas filed of record in Benton County Deed Record Book 627 AT Page 227 November 18, 1989 contain general protective covenants;

WHEREAS, said covenants specifically item I. thereof provides that all lots in Timberidge shall be used for residential purposes only unless the property becomes rezoned by the authority of the City of Rogers;

WHEREAS: said protective covenants item 13. thereof provides that all covenants shall run with the land and shall be binding upon the parties automatically on a year to year basis subsequent to November 16, 1987; provided further that said item 18., provides that said covenants or covenant therein may be modified by amendments thereto signed by the majority of the owners of the lots, provided further said amendment is recorded in the records of the Circuit Clerk of Benton County, Arkansas;

WHEREAS, Ronnie Allen and Theresa Allen are the owners of Lot 25, Timberidge Subdivision an Addition to the City of Rogers, Benton County, Arkansas as shown on Plat 6 at Page 40, and Theresa Allen desires to maintain and operate a CHILD DAY CARE FAMILY HOME and said Theresa Allen is applying to be Licensed by the State of Arkansas to provide said services;

WHEREAS, we the undersigned a majority of the lot owners in Timberidge Addition do hereby amend the covenant to provide the following, to WIFE:

1. FOR FO LONG as Ronnie and Theresa Allen are the owners of said Lot 25 and Theresa Allen provides such child care services the item I. of said covneants are hereby amended to allow Theresa Allen to operate such child care services at the aforescribed location for so long as she and /or she and her husband are owners of said Lot and for so long as Theresa Allen provides such services, provides this limited amendment to the restrictive covenants applies personally to Theresa Allen and shall be of no force and effect in event Theresa Allen no longer owns and lives on said property or said Theresa Allen on longer provides said services, whichever occurs first.

NOW THEREFORE, the majority of the Lot owners undersigned affix their hands and seals on the dates listed following their signatures.

FILED FOR RECORD
At 12:10 O'clock P M

APR 19 1993

Theresa Allen

7428

2801 N 3rd St Rogers AR 72756

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

To: THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS and
THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS:

The undersigned state we have no objection for a Family
being in the residence
of Home DAY CARE
of RONNIE and Theresa ALLEN at
located at Lot 35 Timberidge Addition

NAME	ADDRESS	DATE
<u>Dortha Miller</u>	<u>2706 N 3rd Rogers</u>	<u>4-17-93</u>
<u>Vonda L. Penion</u>	<u>2701 N. 4th Rogers</u>	<u>4/18/93</u>
<u>Shelia Johnson</u>	<u>2705 N 4th Rogers</u>	<u>4/18/93</u>
<u>[Signature]</u>	<u>2709 N. 4th Rogers</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>2706 N. 4 Rogers</u>	<u>4-18-93</u>
<u>Christy Robinson</u>	<u>2801 N. 4th Rogers</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>2801 N. 4th Rogers</u>	<u>4/18/93</u>
<u>[Signature]</u>	<u>307 Rolling Oaks Dr</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>305 Rolling Oaks</u>	<u>4/18/93</u>
<u>[Signature]</u>	<u>211 Rolling Oaks</u>	<u>4/18/93</u>
<u>Angela LaRue</u>	<u>209 Rolling Oaks</u>	<u>4-18-93</u>
<u>Jeroy Johnson</u>	<u>2707 N 3</u>	<u>4-18-93</u>
<u>Cindy Rhodes</u>	<u>2705 N. 3rd St</u>	<u>4-18-93</u>
<u>Jeroy Johnson</u>	<u>2705 N 3rd St</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>2704 N 3rd St</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>2604 N 3rd</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>2708 N 4th</u>	<u>4-18-93</u>
<u>Bill Penion</u>	<u>2701 Nth 4th</u>	<u>4-18-93</u>
<u>Alvin E. Campbell</u>	<u>2607 N. 4th</u>	<u>4-18-93</u>
<u>[Signature]</u>	<u>207 Rolling Oaks Dr.</u>	<u>4-18-93</u>

[Signature]
Name
211 Rolling Oaks
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:
12-14-99



Angela LaRue
Name
209 Rolling Oaks, Rogers, Ar 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:
12-14-99

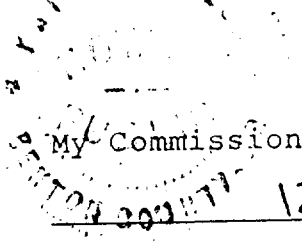


Glen A Walser
Name
2704 N. 3RD ST
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 18 day of APR, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public



My Commission Expires:
12-14-99

James Undermuh
Name
2708 N 21th
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 12 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

[Signature]
Notary Public

My Commission Expires:
12-14-99



Leroy Johnson

Name

2909 N 3.

Address

STATE OF ARKANSAS)

)ss.

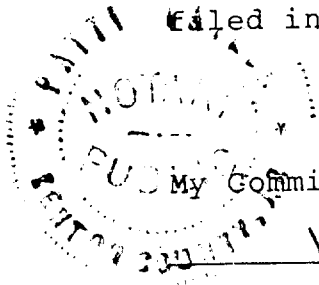
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Datt Taylor
Notary Public

My Commission Expires:

12-14-99



Cindy Rhodes / Leroy Rhodes

Name

2705 N. 3rd St.

Address

STATE OF ARKANSAS)

)ss.

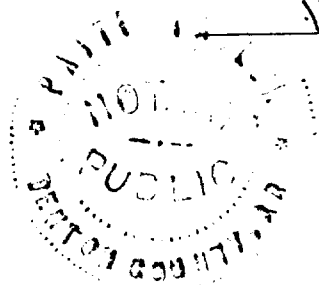
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Datt Taylor
Notary Public

My Commission Expires:

12-14-99



Beth A Miller
Name
2706 N 3rd St Rogers Ark 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Beth Layton
Notary Public

My Commission Expires:
12-14-99

Yonita L Pinson
Name
2701 N. 4th St. Rogers, Ar. 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Beth Layton
Notary Public

My Commission Expires:
12-14-99



Pat Clayton

Name Pat Clayton
Address 2706 N. 4, Rogers, AR 72756

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas

Pat Clayton
Notary Public

My Commission Expires:
12-14-99



Christy Robison Lee Robison
Name Christy Robison Lee Robison
Address 2801 N 4th Rogers, AR 72756

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this 19 day of April, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Pat Clayton
Notary Public

My Commission Expires:
12-14-99



Shelia Johnson
Name
2705 N 4th Rogers ARK 72756
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Jett Taylor
Notary Public

My Commission Expires:
12-14-99

Mark Jones
Name
2709 N. 4th Rogers, Ar.
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Jett Taylor
Notary Public

My Commission Expires:
12-14-99

William Reed
Name
307 Rolling Oaks Dr.
Address

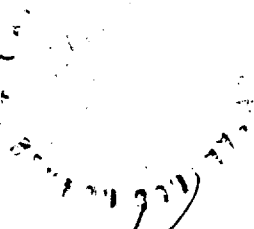
STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Jatt Taylor
Notary Public

My Commission Expires:

12-14-99



Karen Ann
Name
30E Rolling Oaks
Address

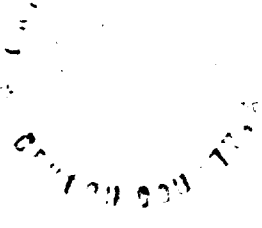
STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Jatt Taylor
Notary Public

My Commission Expires:

12-14-99



Billy J. Carson
Name
2701 North 4th Street
Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

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Debra Taylor
Notary Public

My Commission Expires:
12-14-99



Name

Address

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

Now on this _____ day of _____, 1993, the aforesaid Lot owners in Timberidge Subdivision, an Addition to the City of Rogers, Benton County, Arkansas, have affixed their hands and seals and approve the amendment to restrictive covenants heretofore filed in the Courthouse of Benton County, Arkansas.

Notary Public

My Commission Expires:
