

FOR

JAN 06 1997

WALNUT VALLEY SUBDIVISION, BLOCK
BENTONVILLE, ARKANSAS

SUE HODGES
 Clerk and Recorder
 BENTON COUNTY, ARK.

We, John W. Charlton, Mary Lou Charlton, as owners of Charlton Construction, have caused certain lands to be platted into an addition known as the Walnut Valley Subdivision to the City of Bentonville, Benton County, Arkansas. The plat appears of record in plat book _____ at page ____ in the office of Recorder of Benton County, further be it known that on _____, we, Charlton Construction, own more than 90 percent of said Walnut Valley Addition, and we desire to place the following protective covenants for Walnut Valley Addition, to wit;

1. PREMISES. We wish to provide for the highest residential use of the lands and to restrict the use of the lands as such. We, therefore, adopt the following covenants and agree that these covenants shall apply to all of the land now platted as the Walnut Valley Addition to the City of Bentonville, Arkansas, as covenants running with the land.
2. LAND USE AND ZONING. Each lot shall:
 - A. Contain a minimum of 7000 square feet.
 - B. Have a minimum building set back line from each street any part of it faces of 25 feet. (Exterior side setback on corner lots to be 25')
 - C. Have a minimum set back line from the rear of the lot of 25 feet. except lots 22 thru 29, see plat for rear yard setback.
 - D. Have a minimum set back line from the sides of the lot of 7 feet.
 - E. Have a minimum 60 feet width at the building set back lines.
 - F. Be used exclusively for detached single family homes.
 - G. Otherwise conform to the zoning requirements for R-3 areas as defined by the City of Bentonville Zoning Code as it now exists.
 - H. Remain one lot and shall not be subdivided into more than one lot.
 - I. All lots on the south side of 21st street must have a sidewalk installed according to City of Bentonville sidewalk ordinance.
3. DWELLING SIZE AND QUALITY.
 - A. Each dwelling shall have a minimum of 1200 square feet, excluding the garage area, of heated living area.
 - B. Each dwelling shall have a garage with one 16 foot-wide door or two 8 feet-wide garage doors minimum.
 - C. No garage area shall ever be converted into a living area.
 - D. Each dwelling shall be of new construction.
4. FENCES.
 - A. All fences shall be constructed of wood or chain link material or both. No welded wire, barbed wire, web wire, poultry netting, or other farm-type fencing shall be allowed.
 - B. No fence shall extend beyond the front part of the dwelling (that part of the dwelling which faces a street). For the purposes of dwellings situated on corner lots, no fence shall extend beyond the front part of any side of the dwelling which faces the street.
 - C. No trees, buildings, structures, or fences shall be constructed in utility & drainage easements.
5. ARCHITECTURAL CONTROL COMMITTEE.
 - A. The owners of all unimproved lots shall constitute the Architectural Control Committee, each owner having one vote for each lot owned. The committee will determine its own procedures and rules.
 - B. The size, design, location and site development of dwellings, permitted accessory buildings, and fences in this addition shall be subject to the prior approval of the committee.
 - C. Approval of plans for dwellings, permitted accessory buildings, and fences shall not be unreasonably withheld because of the exterior design of the improvements provided the improvements are in accordance with the highest standards of architectural design.

Return to: John Charlton 2005 W. Olive Rogers, AR 72756

191

5. ARCHITECTURAL CONTROL COMMITTEE CONTINUED.....

D. The actions of the committee shall be governed by these protective covenants and any applicable zoning laws of the City of Bentonville, Arkansas.

6. GENERAL RESTRICTIONS.

- A. No commercial activity of any kind shall be carried on upon any lot.
- B. No trailer, mobile home, shack, or barn shall be erected on any lot. Outbuildings, used for storage purposes, are permitted and may be stick built or portable, but must be approved by the Architectural Control Committee.
- C. No inoperable motor vehicle shall be allowed on any street, driveway, or lot.
- D. No motor vehicle shall be allowed to stand on any street in excess of 24 hours at any one time.
- E. No vehicle shall be parked except on a paved street or drive.
- F. Boats and recreational vehicles may be allowed to stand on the rear portion of any lot provided their presence is obscured by a wooden privacy fence at least 6 feet in height.
- G. No trash or other refuse shall be dumped or thrown on any lot. All trash or other refuse shall be disposed of promptly in a manner consistent with the requirements of the City of Bentonville, Arkansas.
- H. No animals of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided that they are not kept or bred for commercial purposes.
- I. Grass, weeds, and other vegetation shall be kept mowed and cleared at regular intervals so as to keep each lot neat and attractive. Grass and weeds must be kept to a height of 12 inches or less.

7. DRIVEWAYS.


A. All driveways shall extend from the garage to the street and shall be 16 foot minimum width and paved with concrete or hot asphalt.

8. ENFORCEMENT AND AMENDMENT.

- A. All persons or corporations who subsequently acquire a lot shall be deemed to have agreed and covenanted with the owners of all other lots in this addition that they, their heirs, successors, and assigns shall conform to and abide by these protective covenants for a period of 25 years from the date of their recording.
- B. These covenants may be amended at any time by the owners of ninety (90) percent of the lots in the addition.
- C. Any owner of a lot in this addition may sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants or restrictions contained in these protective covenants together with any other right to which they might otherwise be entitled to under Arkansas Law.

In witness whereof, we set our hands this 15th day of November, 1996


John W. Charlton

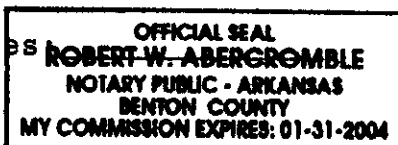

Mary Lou Charlton

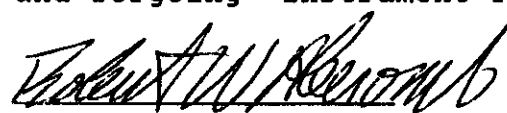
ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF BENTON)

On this 15th day of November 1996 before me, a Notary Public within and for the State and County aforesaid, duly commissioned and acting, personally appeared John W. Charlton and Mary Lou Charlton, to me well known who stated upon oath, that they had executed the above and forgoing instrument for the consideration set forth therein.

My commission expires





PROTECTIVE COVENANTS

DEC 02 1994

FOR

WALNUT VALLEY SUBDIVISION, BLOCK 2, PHASE 1, LOTS 1, 2, AND 3
BENTONVILLE, ARKANSAS

SUE HODGIES
 BENTON COUNTY ARK

We, John W. Charlton, Mary Lou Charlton, as owners of Charlton Construction, have caused certain lands to be platted into an addition known as the Walnut Valley Subdivision to the City of Bentonville, Benton County, Arkansas. The plat appears of record in plat book 20 at page 69 in the office of Recorder of Benton County, further be it known that on 11/14/94, we, Charlton Construction, own more than 90 percent of said Walnut Valley Addition, and we desire to place the following protective covenants for Walnut Valley Addition, to wit;

1. PREMISES. We wish to provide for the highest residential use of the lands and to restrict the use of the lands as such. We, therefore, adopt the following covenants and agree that these covenants shall apply to all of the land now platted as the Walnut Valley Addition to the City of Bentonville, Arkansas, as covenants running with the land.
2. LAND USE AND ZONING. Each lot shall:
 - A. Contain a minimum of 7000 square feet.
 - B. Have a minimum building set back line from each street any part of it faces of 25 feet. (Exterior side setback on corner lots to be 25')
 - C. Have a minimum set back line from the rear of the lot of 25 feet. except lots 22 thru 29, see plat for rear yard setback.
 - D. Have a minimum set back line from the sides of the lot of 7 feet.
 - E. Have a minimum 60 feet width at the building set back lines.
 - F. Be used exclusively for detached single family homes.
 - G. Otherwise conform to the zoning requirements for R-3 areas as defined by the City of Bentonville Zoning Code as it now exists.
 - H. Remain one lot and shall not be subdivided into more than one lot.
3. DWELLING SIZE AND QUALITY.
 - A. Each dwelling shall have a minimum of 1200 square feet, excluding the garage area, of heated living area.
 - B. Each dwelling shall have a garage with one 16 foot-wide door or two 8 feet-wide garage doors minimum.
 - C. No garage area shall ever be converted into a living area.
 - D. Each dwelling shall be of new construction.
4. FENCES.
 - A. All fences shall be constructed of wood or chain link material or both. No welded wire, barbed wire, web wire, poultry netting, or other farm-type fencing shall be allowed.
 - B. No fence shall extend beyond the front part of the dwelling (that part of the dwelling which faces a street). For the purposes of dwellings situated on corner lots, no fence shall extend beyond the front part of any side of the dwelling which faces the street.
 - C. No trees, buildings, structures, or fences shall be constructed in utility & drainage easements.
5. ARCHITECTURAL CONTROL COMMITTEE.
 - A. The owners of all unimproved lots shall constitute the Architectural Control Committee, each owner having one vote for each lot owned. The committee will determine its own procedures and rules.
 - B. The size, design, location and site development of dwellings, permitted accessory buildings, and fences in this addition shall be subject to the prior approval of the committee.
 - C. Approval of plans for dwellings, permitted accessory buildings, and fences shall not be unreasonably withheld because of the exterior design of the improvements provided the improvements are in accordance with the highest standards of architectural design.

19957

ST VALLEY ADDITION
PROTECTIVE COVENANTS
BLOCK 1, PHASE 1, LOTS 1,2, AND 22 THRU 40, PAGE 2

5. ARCHITECTURAL CONTROL COMMITTEE CONTINUED.....
D. The actions of the committee shall be governed by these protective covenants and any applicable zoning laws of the City of Bentonville, Arkansas.

6. GENERAL RESTRICTIONS.
A. No commercial activity of any kind shall be carried on upon any lot.
B. No trailer, mobile home, shack, or barn shall be erected on any lot. Outbuildings, used for storage purposes, are permitted and may be stick built or portable, but must be approved by the Architectural Control Committee.
C. No inoperable motor vehicle shall be allowed on any street, driveway, or lot.
D. No motor vehicle shall be allowed to stand on any street in excess of 24 hours at any one time.
E. No vehicle shall be parked except on a paved street or drive.
F. Boats and recreational vehicles may be allowed to stand on the rear portion of any lot provided their presence is obscured by a wooden privacy fence at least 6 feet in height.
G. No trash or other refuse shall be dumped or thrown on any lot. All trash or other refuse shall be disposed of promptly in a manner consistent with the requirements of the City of Bentonville, Arkansas.
H. No animals of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided that they are not kept or bred for commercial purposes.
I. Grass, weeds, and other vegetation shall be kept mowed and cleared at regular intervals so as to keep each lot neat and attractive. Grass and weeds must be kept to a height of 12 inches or less

7. DRIVEWAYS.
A. All driveways shall extend from the garage to the street and shall be 16 foot minimum width and paved with concrete or hot asphalt.

8. ENFORCEMENT AND AMENDMENT.
A. All persons or corporations who subsequently acquire a lot shall be deemed to have agreed and covenanted with the owners of all other lots in this addition that they, their heirs, successors, and assigns shall conform to and abide by these protective covenants for a period of 25 years from the date of their recording.
B. These covenants may be amended at any time by the owners of ninety (90) percent of the lots in the addition.
C. Any owner of a lot in this addition may sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants or restrictions contained in these protective covenants together with any other right to which they might otherwise be entitled to under Arkansas Law.

In witness whereof, we set our hands this 2nd day of Dec., 1994.

John W. Charlton 2705 W. Olive
Fogels, AR 72756
Mary Lou Charlton
Mary Lou Charlton

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF BENTON)

On this 2nd day of Dec., 1994, before me, a Notary Public within and for the State and County aforesaid, duly commissioned and acting, personally appeared John W. Charlton and Mary Lou Charlton, to me well known who stated upon oath, that they had executed the above and forgoing instrument for the consideration set forth therein.

My Commission Expires: 01-31-2004
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004

Charles L. Carey

PROTECTIVE COVENANTS

98106045

FOR

WALNUT VALLEY SUBDIVISION, BLOCK 5 & LOTS 10,11,12, AND 13, BLOCK 3
BENTONVILLE, ARKANSAS

As managers of Charlton Development Company, LLC, we, John W. Charlton, and Mary Lou Charlton, have caused certain lands to be platted into an addition known as the Walnut Valley Subdivision to the City of Bentonville, Benton County, Arkansas. The plat appears of record in plat book 1 at page 642 in the office of Recorder of Benton County, further be it known that on 10/5/98, Charlton Development Company, LLC, owns more than 90 percent of said Walnut Valley Subdivision, and we desire to place the following protective covenants for Walnut Valley Subdivision, to wit;

1. PREMISES. We wish to provide for the highest residential use of the lands and to restrict the use of the lands as such. We, therefore, adopt the following covenants and agree that these covenants shall apply to all of the land now platted as the Walnut Valley Subdivision to the City of Bentonville, Arkansas, as covenants running with the land.

*3705 W. Olive
72756*

- 2. LAND USE AND ZONING. Each lot shall:
 - A. Contain a minimum of 7000 square feet.
 - B. Have a minimum building set back line from each street any part of it faces of 25 feet.(Exterior side setback on corner lots to be 25')
 - C. Have a minimum set back line from the rear of the lot of 25 feet.
 - D. Have a minimum set back line from the sides of the lot of 7 feet.
 - E. Have a minimum 60 feet width at the building set back lines.
 - F. Be used exclusively for detached single family homes.
 - G. Otherwise conform to the zoning requirements for R-3 areas as defined by the City of Bentonville Zoning Code as it now exists.
 - H. Remain one lot and shall not be subdivided into more than one lot.

- 3. DWELLING SIZE AND QUALITY.
 - A. Each dwelling shall have a minimum of 1200 square feet, excluding the garage area, of heated living area.
 - B. Each dwelling shall have a garage with one 16 foot-wide door or two 8 feet-wide garage doors minimum.
 - C. No garage area shall ever be converted into a living area.
 - D. Each dwelling shall be of new construction.

- 4. FENCES.
 - A. All fences shall be constructed of wood or chain link material or both. No welded wire, barbed wire, web wire, poultry netting, or other farm-type fencing shall be allowed.
 - B. No fence shall extend beyond the front part of the dwelling (that part of the dwelling which faces a street). For the purposes of dwellings situated on corner lots, no fence shall extend beyond the front part of any side of the dwelling which faces the street.
 - C. No trees, buildings, structures, or fences shall be constructed in utility & drainage easements.

- 5. ARCHITECTURAL CONTROL COMMITTEE.
 - A. The owners of all unimproved lots shall constitute the Architectural Control Committee, each owner having one vote for each lot owned. The committee will determine its own procedures and rules.
 - B. The size, design, location and site development of dwellings, permitted accessory buildings, and fences in this addition shall be subject to the prior approval of the committee.
 - C. Approval of plans for dwellings, permitted accessory buildings, and fences shall not be unreasonably withheld because of the exterior design of the improvements provided the improvements are in accordance with the highest standards of architectural design.
 - D. The actions of the committee shall be governed by these protective covenants and any applicable zoning laws of the City of Bentonville, Arkansas.

FILED FOR RECORD
At 3:25 O'Clock P.M

OCT 05 1998

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

17917

6. GENERAL RESTRICTIONS.

- A. No commercial activity of any kind shall be carried on upon any lot.
- B. No trailer, mobile home, shack, or barn shall be erected on any lot. Outbuildings, used for storage purposes, are permitted and may be stick built or portable, but must be approved by the Architectural Control Committee.
- C. No inoperable motor vehicle shall be allowed on any street, driveway, or lot.
- D. No motor vehicle shall be allowed to stand on any street in excess of 24 hours at any one time.
- E. No vehicle shall be parked except on a paved street or drive.
- F. Boats and recreational vehicles may be allowed to stand on the rear portion of any lot provided their presence is obscured by a wooden privacy fence at least 6 feet in height.
- G. No trash or other refuse shall be dumped or thrown on any lot. All trash or other refuse shall be disposed of promptly in a manner consistent with the requirements of the City of Bentonville, Arkansas.
- H. No animals of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided that they are not kept or bred for commercial purposes.
- I. Grass, weeds, and other vegetation shall be kept mowed and cleared at regular intervals so as to keep each lot neat and attractive. Grass and weeds must be kept to a height of 12 inches or less.

7. DRIVEWAYS AND SIDEWALKS.

- A. All driveways shall extend from the garage to the street and shall be 16 foot minimum width and paved with concrete or hot asphalt.
- B. Sidewalks must be installed on the South side of SE 21st Street according to the City of Bentonville, Arkansas, specifications. Sidewalks must also be installed on both the East and West sides of "S" Street.

8. ENFORCEMENT AND AMENDMENT.

- A. All persons or corporations who subsequently acquire a lot shall be deemed to have agreed and covenanted with the owners of all other lots in this addition that they, their heirs, successors, and assigns, shall conform to and abide by these protective covenants for a period of 25 years from the date of their recording.
- B. These covenants may be amended at any time by the owners of ninety (90) percent of the lots in the addition.
- C. Any owner of a lot in the addition may sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants together with any other right to which they might otherwise be entitled to under Arkansas law.

In witness whereof, we set our hands this 5th day of October, 1998.


John W. Charlton
Manager

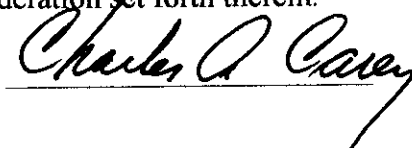

Mary Lou Charlton
Manager

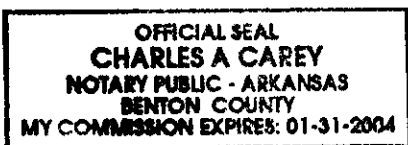
ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF BENTON)

On this 5th day of October, 1998, before me, a Notary Public within and for the State and County aforesaid, duly commissioned and acting, personally appeared John W. Charlton, and Mary Lou Charlton, managers of Charlton Development Company, LLC, to me well known who stated upon oath, that they had executed the above and forgoing instrument for the consideration set forth therein.

My commission expires 01-31-2004





8

97-81732

FILED FOR RECORD
At 11 O'clock A M

PROTECTIVE COVENANTS

SEP 23 1997

FOR

WALNUT VALLEY SUBDIVISION, BLOCK 6
BENTONVILLE, ARKANSAS

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

As managers of Charlton Development Company, LLC, we, John W. Charlton, and Mary Lou Charlton, have caused certain lands to be platted into an addition known as the Walnut Valley Subdivision to the City of Bentonville, Benton County, Arkansas. The plat appears of record in plat book 23L at page 80 in the office of Recorder of Benton County, further be it known that on 9-10-97, Charlton Development Company, LLC, owns more than 90 percent of said Walnut Valley Subdivision, and we desire to place the following protective covenants for Walnut Valley Subdivision, to wit;

1. PREMISES. We wish to provide for the highest residential use of the lands and to restrict the use of the lands as such. We, therefore, adopt the following covenants and agree that these covenants shall apply to all of the land now platted as the Walnut Valley Subdivision to the City of Bentonville, Arkansas, as covenants running with the land.
2. LAND USE AND ZONING. Each lot shall:
 - A. Contain a minimum of 7000 square feet.
 - B. Have a minimum building set back line from each street any part of it faces of 25 feet. (Exterior side setback on corner lots to be 25')
 - C. Have a minimum set back line from the rear of the lot of 25 feet.
 - D. Have a minimum set back line from the sides of the lot of 7 feet.
 - E. Have a minimum 60 feet width at the building set back lines.
 - F. Be used exclusively for detached single family homes.
 - G. Otherwise conform to the zoning requirements for R-3 areas as defined by the City of Bentonville Zoning Code as it now exists.
 - H. Remain one lot and shall not be subdivided into more than one lot.
3. DWELLING SIZE AND QUALITY.
 - A. Each dwelling shall have a minimum of 1200 square feet, excluding the garage area, of heated living area.
 - B. Each dwelling shall have a garage with one 16 foot-wide door or two 8 feet-wide garage doors minimum.
 - C. No garage area shall ever be converted into a living area.
 - D. Each dwelling shall be of new construction.
4. FENCES.
 - A. All fences shall be constructed of wood or chain link material or both. No welded wire, barbed wire, web wire, poultry netting, or other farm-type fencing shall be allowed.
 - B. No fence shall extend beyond the front part of the dwelling (that part of the dwelling which faces a street). For the purposes of dwellings situated on corner lots, no fence shall extend beyond the front part of any side of the dwelling which faces the street.
 - C. No trees, buildings, structures, or fences shall be constructed in utility & drainage easements.
5. ARCHITECTURAL CONTROL COMMITTEE.
 - A. The owners of all unimproved lots shall constitute the Architectural Control Committee, each owner having one vote for each lot owned. The committee will determine its own procedures and rules.
 - B. The size, design, location and site development of dwellings, permitted accessory buildings, and fences in this addition shall be subject to the prior approval of the committee.
 - C. Approval of plans for dwellings, permitted accessory buildings, and fences shall not be unreasonably withheld because of the exterior design of the improvements provided the improvements are in accordance with the highest standards of architectural design.
 - D. The actions of the committee shall be governed by these protective covenants and any applicable zoning laws of the City of Bentonville, Arkansas.

16330

Return to: Charlton Dev. Co. LLC 2707 W. Olive Rogers, AR 72756

97-81733

WALNUT VALLEY SUBDIVISION
PROTECTIVE COVENANTS
BLOCK 6
PAGE 2

6. GENERAL RESTRICTIONS.

- A. No commercial activity of any kind shall be carried on upon any lot.
- B. No trailer, mobile home, shack, or barn shall be erected on any lot. Outbuildings, used for storage purposes, are permitted and may be stick built or portable, but must be approved by the Architectural Control Committee.
- C. No inoperable motor vehicle shall be allowed on any street, driveway, or lot.
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- H. No animals of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided that they are not kept or bred for commercial purposes.
- I. Grass, weeds, and other vegetation shall be kept mowed and cleared at regular intervals so as to keep each lot neat and attractive. Grass and weeds must be kept to a height of 12 inches or less.

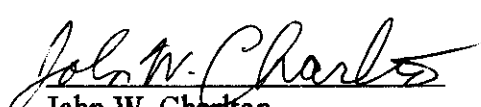
7. DRIVEWAYS AND SIDEWALKS.

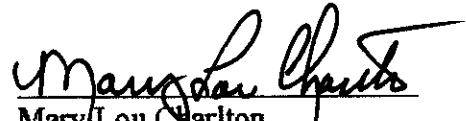
- A. All driveways shall extend from the garage to the street and shall be 16 foot minimum width and paved with concrete or hot asphalt.
- B. Sidewalks must be installed on the South side of SE 21st Street according to the City of Bentonville, Arkansas, specifications. Sidewalks must also be installed on both the East and West sides of "S" Street.

8. ENFORCEMENT AND AMENDMENT.

- A. All persons or corporations who subsequently acquire a lot shall be deemed to have agreed and covenanted with the owners of all other lots in this addition that they, their heirs, successors, and assigns, shall conform to and abide by these protective covenants for a period of 25 years from the date of their recording.
- B. These covenants may be amended at any time by the owners of ninety (90) percent of the lots in the addition.
- C. Any owner of a lot in the addition may sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants together with any other right to which they might otherwise be entitled to under Arkansas law.

In witness whereof, we set our hands this 10th day of September, 1997.

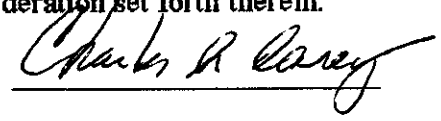

John W. Charlton
Manager

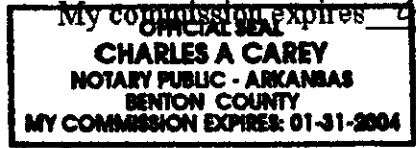

Mary Lou Charlton
Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF BENTON)

On this 10th day of September, 1997, before me, a Notary Public within and for the State and County aforesaid, duly commissioned and acting, personally appeared John W. Charlton, and Mary Lou Charlton, managers of Charlton Development Company, LLC, to me well known who stated upon oath, that they had executed the above and forgoing instrument for the consideration set forth therein.



My commission expires 01-31-2004

OFFICIAL SEAL
CHARLES A CAREY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004