

STATE OF ARKANSAS

WHITE TAIL RANCH ESTATES

JUL 22 1994

COUNTY OF BENTON

KNOW ALL MEN BY THESE PRESENTS:

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

The undersigned, being the owner of the below described lands known as White Tail Ranch Estates, situated in Benton County, Arkansas, do hereby enter the following covenants and restrictions with regard to said lands, as follows, to wit:

The N $\frac{1}{2}$ of the SW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of Section 16, Township 21 North, Range 28 West, Benton County, Arkansas.

1. All tracts shall be used for residential purposes only. No commercial enterprises shall be permitted.
2. Tracts shall not be subdivided nor shall more than one residence be placed on any single tract.
3. No buildings shall be located on any tract within 100 feet of the property line.
4. Trash, garbage, and other waste shall not be kept upon any tract except in sanitary containers. No area shall be used or maintained for a dumping ground or storage area for rubbish, junk, trash, or appliances.
5. No inoperative, wrecked, abandoned or junk motor vehicles shall be permitted to remain upon any tract. Boats or trailers shall not be stored in visible areas which would detract from the general appearance of the community.
6. Livestock or poultry may be kept on said tracts for personal use only. Household pets may be kept provided that same are not deemed a nuisance to the neighborhood. All animals shall be restricted to owners property. Dogs shall not be allowed to run loose.
7. No timber is to be cut or removed from property.
8. All properties must be mowed at least once a year.
9. Before a mobile home is moved on the property, a septic tank, water meter and electric meter must be hooked up.

Gene Bueschen

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Plot 19-211

- 10. The size of the mobile home cannot be smaller than 14 x 60.
- 11. No house shall be constructed containing under than 1000 square feet of heated floor space, exclusive of open porches or carports. The materials used should not detract from the general appearance of the community.
- 12. These covenants and restrictions are to run with the land and apply to this subdivision and shall be binding upon all the parties, their heirs and assigns.

EXECUTED THIS 22nd day of July 1994

BY: Rodden Bray
Rodden Bray

Martha Bray
Martha Bray

State of Arkansas
County of Benton

Subscribed and sworn to before me this 22nd day of July, 1994.

Donna Curby
Notary Public

