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FILED FOR RECORD
At 2:45 O'clock P M

FEB 05 1997

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

PROTECTIVE COVENANTS FOR A PART OF MONROE ACRES ADDITION.

1. All residents shall be a minimum of 1,000 square feet on the main floor, excluding patios, porches, decks attached garages and carports.
2. Exterior construction must be completed within nine (9) months after foundation is started. Exterior consisting of standard and generally accepted materials, such as pine or fir, novelty siding or beveled siding, factory log homes, brick or stone will be accepted. Absolutely no tar paper or shingles or a like material will be accepted as a form of siding. A slight pitch to the exterior walls will not constitute them as being a part of the roof, therefore shingles on the side walls will not be allowed. The roof must also be completed within the nine month period with composition, tile or shake shingles.
3. No storage or garage structures to be built prior to the dwelling. Storage buildings, well house or garage structures will be subject to all requirements as listed above in paragraph #2.
4. Temporary lodging will be allowed for nine (9) months during the construction of dwelling. No mobile homes and no double wide mobiles will be allowed even if built around to give appearance of a conventional home.
5. All structures shall be set back from all property lines and easements at least 15 feet, subject to modification as might be necessary or desirable in relation to the tract. Such modification to have written approval by vendor, his agent(s) or assign(s).
6. Approved concrete septic tanks and leach field, as approved by the Ark., Dept. of Health for all disposal of sewage must be installed prior to occupying dwelling.
7. Absolutely no commercial use of property.
8. No poultry, livestock or animals on premises, except household pets, such as dogs and cats, provided that they are confined to owners or caretakers land and not kept for commercial purposes.
9. Property is subject to existing recorded Road-Right-of-Ways and a 10 foot utility easement along said Right-of-Way.
10. Any debris that is scattered or piled on property caused by fire, act of God or any other reason must be cleaned up and removed within three (3) months after such debris exist.
11. Property may be subdivided in no more than two parcels if allowed by State and County governments.
12. Temporary living quarters for one family may be placed on property for vacation purposes prior to construction provided said living quarters shall not be allowed to remain on property for more than 10 weeks in any calendar year. No boats, trailers, vehicles, etc., of any type shall be allowed to remain of the property prior to construction unless the property is being occupied by the owner for said vacation purposes.
13. The above described Protective Covenants shall apply to Parcels #12-B, #11-B and the southern most part of Tract #10 (containing 4.44 acres) as located in Monroe Acres Addition as shown on Plat of survey recorded in Plat Record 22 an Page 139 in the Office of the Circuit Clerk and Ex-Officio Recorder in and for Benton County, Arkansas.
14. The invalidation of any one or more of these Protective Covenants by the order of any court of competent jurisdiction, shall in no way affect any of the other covenants, as same shall remain in full force and effect.

NOTARY PUBLIC
 State of Arkansas
 County of Carroll
 My Commission Expires 10/24/2001

Robert B. Thomas
 Thomas Realty, Inc., Employee Pension Plan, Robert B. Thomas, Trustee

Thomas D. Ledbetter
 Thomas D. Ledbetter, Notary Public

1997

Subscribed to me this 4th day of February, 1997.

Thomas Realty
 Rt 2, Box 301, Eureka Springs 72632

NOTARY PUBLIC
 State of Arkansas
 County of Carroll