

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2009/10141
Term/Cashier: CASH2/SJOHNSON
03/05/2009 1:10:16PM
Tran#: 65211
Total Fees: \$20.00
Book 2009 Page 10141
Recorded in the Above
DEED Book & Page
03/05/2009

PROTECTIVE COVENANTS

FOR:

**OAKBROOKE SUBDIVISION
PHASES I & II
BENTONVILLE, ARKANSAS**


The undersigned, Developer/Owner, Joe Edwards, and Developer/Member/Owner, Gerald Johnston of IDGAS, LLC, do hereby establish and set forth the following Protective Covenants which shall apply to all lots as found on the recorded plat of Phases I & II in the OAKBROOKE SUBDIVISION.

1. All lots shall be for single family residential purposes only.
2. No residence shall be constructed that is less than 2,000 square ft. heated area exclusive of carports, garages, and storage rooms.
3. A minimum of three-car garage, being either 3 single-car garages, or (1) two-car garage (at least 24x24ft) and (1) single-car garage, will be required for each dwelling and must be kept and maintained as part of the house.
4. BUILDING MATERIALS--The exterior walls of each home constructed on any lot shall be all brick material. This restriction shall not apply to the eaves or fascia. All exterior colors of any material must be compatible.
5. ROOFS---All roofing material shall be architectural shingles with no less than 25 year warranty. No metal roofs shall be permitted.
6. YARDS---All front and side yards shall be sodded.
7. FENCING---All fences must be constructed of wood. No chain link, welded wire, barbed wire, web wire, or any other type of farm fencing shall be allowed. No fence shall extend beyond the front part of the house. Fencing of front yards is prohibited. Any fence located on any lot shall have a height not in excess of eight (8) feet.
8. MAIL RECEPTACLES---The design and location of all mail receptacles shall conform to all United States Post Office rules and regulations and shall all be black metal and of similar design.
9. PARKING---All residences must have off-street parking only, and shall not be permitted to park in street over seven days. The Property Owners Association shall have the right to have vehicles in violation of this provision towed at the owner's expense. Recreational vehicles, boats, trailers, campers, and the like, shall be stored, placed or parked in such a manner so as not to be visible from a street, alley, or adjoining lot. They may be parked in the back yard of a residence only if it is fully screened from view by approved fencing, trees, or shrubs so as to reasonably screen such a vehicle or equipment from view from the street or by neighbors.
10. OUTBUILDINGS---No structure of a temporary character, tent, shack, garage, or barn, etc. shall be permitted on any lot. Only one permanent


outbuilding shall be permitted on any lot, and must appear compatible and acceptable with the surrounding buildings. The outbuilding must have brick material and have architectural shingles to match residence on that lot. No outbuildings shall be permitted to be placed on any lot where there is not a dwelling.

- 11. SATELLITE DISHES----Satellite dishes shall be permitted; however, at no time shall they be permitted in front of fences or in front yards.
- 12. ANIMALS---No livestock or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats, or other household pets may be kept and maintained.
- 13. PROPERTY OWNERS ASSOCIATION/MAINTENANCE FEE---The POA shall collect an annual maintenance fee for the common grounds, landscaping, signage, and any other improvements not maintained by the City. This annual maintenance fee shall be determined at a later date. The maintenance fee shall be used exclusively for the purpose of improvement and maintenance of the common property.

EXECUTED this 5th day of March, 2009.



Developer/Owner, Joe Edwards



Developer/Member/Owner, Gerald Johnston of IDGAS, LLC

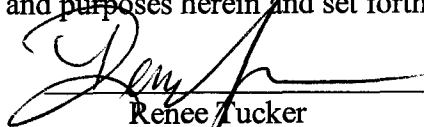
ACKNOWLEDGEMENT

State of Arkansas
County of Washington

Benton County, AR
I certify this instrument was filed on
03/05/2009 1:10:28PM
and recorded in DEED Book
2009 at pages 0010141 - 0010142
Brenda DeShields-Circuit Clerk

On this 5th day of March, 2009, before me a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, personally appeared Joe Edwards, who said he is a Developer/Owner of OAKBROOKE SUBDIVISION, and Gerald Johnston, who said he is a Developer/Owner/Member of IDGAS, LLC of OAKBROOKE SUBDIVISION, and are authorized to execute the foregoing instrument for and in the consideration, uses and purposes herein and set forth.

My commission expires 8-20-09



Renee Tucker

