

SCENIC ACRES ADDITION TO HORSESHOE BEND ESTATES

KNOW ALL MEN BY THESE PRESENTS:

That Horseshoe Development Corporation, hereinafter called grantor, is the owner of the following described land lying in IZARD County, Arkansas, to-wit:

A part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) lying South of Electric Transmission line easement, and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 6, Township 18 North, Range 7 West.

And it being deemed desirable that the above described property be now subdivided into building plots and roads and easements with certain areas reserved as shown on the attached plat and that said property be held, owned and conveyed, as platted, subject to the protection herein contained in order to enhance the value and use of the said property.

NOW THEREFORE, Horseshoe Development Corporation, an Arkansas Corporation for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, does cause to be made a plat hereto attached showing surveys made by James Cook, registered surveyor, and executed by him on this date showing the bounds and dimensions of the property now being subdivided into lots and roads, described by numbered lots, roads, easements and reserved areas, and the said grantor hereby donates and dedicates said roads to the public, hereafter easement of way over the streets as shown by said plat to be used for surfaced roads, or easements for property owners exclusive use or as the property owners choose. In addition to said roads, as shown on said plat, there are certain easements for drainage, utilities, etc., which grantor does hereby donate and dedicate to, for the use of or for the benefit of, public utilities, the same being, without being limited by the generality of the foregoing, electric power, gas, telephone, water and sewer with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utility services to use and occupy said easements and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility service.

The filing of the Bill of Assurance and plat for record in the office of the Circuit Clerk and Recorder of IZARD County, Arkansas, shall be a valid and

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ACRES

complete delivery and dedication of the roads and easements subject to the limitations herein set out.

The lands embraced in said plat shall be forever known as Scenic Acres Addition to Horseshoe Bend, consisting of a part of the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) lying South of Electric Transmission line easement, and the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 6, Township 18 North, Range 7 West in Izard County, Arkansas as shown on the attached plat, and any and every deed of conveyance for any lot in said subdivision describing the same by the number or numbers shown on said plat shall always be deemed sufficient description thereof.

RESTRICTIONS AND COVENANTS

1. Each lot as platted in Scenic Acres Addition to Horseshoe Bend is restricted to the construction of one single family dwelling unit per lot.
2. No residence or structure shall be erected, placed or altered on any lot until the building plans, specifications and plat plans showing the location of said residence, have been approved in writing as in conformity and in harmony with the external design desired by the Corporation or its successors or by a duly designated property owners association.
3. No residence or building shall be located nearer to the interior lot side line than a distance of ten percent (10%) of the average width of the lot, and in no event shall it be located nearer than 20 feet to the side line if the side line borders a public street or road. No fence enclosures shall be constructed between the street easements and the front portion of the constructed dwelling. (No structure shall be permitted unless it is contiguous to main dwelling.)
4. The homesites are restricted to pre-manufactured homes similar in nature to what is now termed "mobile homes". The term Mobile Home shall be a completed housing unit pre-manufactured and relocated on the property as shown on the plat attached. The unit need not be mobile in that the axles etc., may be removed and the unit need not, in fact, have been mobile. Each unit shall be connected to a central sewage system or septic system in those areas where connection to sewage system is determined to be impractical by developer.

5. Each Mobile Home shall have a minimum of 550 square feet living with heating and air conditioning and complete bath room and kitchen facilities. (A separate storage building may be constructed on the property which building shall have the same or similar exterior as the home unit.)

6. Each Mobile Home unit shall be leveled and underpinned in a fixed position. The perimeter of the home unit between the floor level of the home and the ground shall be enclosed with brick, metal or wood as approved by Horseshoe Development Corporation, its successor or assigns. The condition and age of each Mobile Home shall be approved, at the time of or before location on the lot, by Horseshoe Development Corporation, its successors and assigns.

7. Each Mobile Home shall be located on the site at a place so that no connected portion thereof shall be closer to any fronting street than 35 feet and not closer than 15 feet to the rear lot line.

8. No noxious or offensive trade or activity shall be carried on or upon any lot, nor shall any trash or other refuse be thrown, placed or dumped upon any vacant lot, nor shall anything ever be done which may or shall become an annoyance or nuisance to the neighborhood or area in general. No advertising signs of any kind may be placed or erected on any parcel of property without specific permission of the Horseshoe Bend Property Owners' Association and Horseshoe Development Corporation, its successors or assigns.

9. Easements for the installation, maintenance, repair and replacement of utility services, sewer or drainage have heretofore been donated and dedicated as shown on the plat attached. Said easements being at various widths shall be respected by the property owners and trees, shrubbery, incinerators, structures, building or any other type of improvement on said easements may be destroyed at any time when necessary or when deemed economically required by any person, firm or corporation engaged in supplying said services without liability of any kind or nature as a result of said destruction.

10. Easements and rights of way may be changed at any time by agreement with the owner provided such change or changes do not adversely affect adjoining property.

11. All pets and domesticated animals shall be confined to the lot or lands owned or controlled by the owner of such pet or domesticated animal, except only

when such animal is on leash or otherwise directly controlled by said owner or a member of his household or his designee.

12. In park areas rights of way and easements may be changed or added to for the benefit of property as determined by the donor. Park areas are reserved for members of the Property Owners' Association.

13. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date of these covenants being recorded, after which time said covenants shall be automatically extended for successive said periods of years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change such covenants in whole or in part.

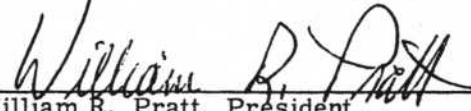
14. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant.

15. In validation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and affect.

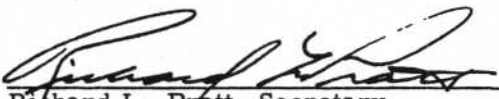
IN WITNESS WHEREOF, the Grantor by its duly authorized officers have hereunto affixed their hands and seals on this 14th day of June, 1971.

HORSESHOE DEVELOPMENT CORPORATION

By:


William R. Pratt, President

ATTEST:


Richard L. Pratt, Secretary

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF IZARD)

BE IT REMEMBERED, that on this day before me, a Notary Public, duly commissioned, qualified and acting, within and for the County and State, appeared in person the within named William R. Pratt and Richard L. Pratt, to me personally well known, who stated that they were the President and Secretary, re-

spectively, of Horseshoe Development Corporation, an Arkansas corporation, and were authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the considerations, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of June, 1971.

Marvin B. Lane
Notary Public

My Commission Expires:

22 March 73

CERTIFICATE OF SURVEY

I, James Cook, surveyor, do hereby certify that this plat was prepared under my supervision in conjunction with the Plat Book which is filed in the County Clerk's Office in and for Izard County, Arkansas; is a true and correct description thereof, and is true and correct to the best of my knowledge and belief.

FILED

M.

James Cook
James Cook, Surveyor

JUN 21 1971

CHARLES CHEATHAM
CLERK, IZARD COUNTY
By Charles Cheatham

CERTIFICATE OF COPY

STATE OF ARKANSAS,

County of Izard

Charles Cheatham

Clerk within and for the County and State aforesaid,

do hereby certify that the foregoing instrument of writing is a true and correct copy of the original as the same appears from the records in my office.

Witness my hand and official seal at my office.

June 21, 1971

WITNESS my hand as such clerk and the seal of the County this 21st day of June, 1971.

James
Charles Cheatham

By _____