

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Hills Development Company, Incorporated holds the title to all the following described land situated in the Northern District of Sharp County, Arkansas, to-wit:

Being part of the SE $\frac{1}{4}$ Section 2, Part of the S $\frac{1}{2}$ Of the NE $\frac{1}{4}$ Section 2 and part being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 1, Township 19 North, Range 5 West

The Grantor, Woodland Hills Development Company, Incorporated, has caused said lands be surveyed and subdivided to lots, blocks and streets. Said subdivision has been named and shall henceforth be known and designated as Woodland Hills, Locksley Addition.

Woodland Hills Locksley Addition contains Two Hundred Sixty-Four (264) lots, and the Grantor has caused a plat showing the locations of said lots and the number and dimension of the lots in said subdivision; also, the locations, widths and the names of the streets. All streets of said subdivision are hereby dedicated to the public for its use and benefits forever.

The plat of the Woodland Hills Locksley Addition is recorded in Flat Book 3 at page 128 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

As a part of this Bill Of Assurance, certain safeguards and restrictions hereinafter referred to as "Subdivision Restrictions" are hereby placed on the lots of said plat.

The purpose of these restrictions is to provide uniform protection for all property owners in this subdivision by the establishment of minimum standards of land use, building sizes, setback requirements and the prohibition of certain undesirable uses and practices for the entire subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute any eye sore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(b) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structures have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

The architectural control committee is composed of Ralph E. Johnson, Norman H. Taylor and Marshall A. Jackson. A Majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a Successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to covenant. At any time, the then record owners of majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(c) No building shall be erected or moved on to any lot of this subdivision which does not conform to the following restrictions of use, area, setbacks and other restrictions herein set forth.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

Front yard—25 feet from property line; rear yard—25 feet from property line or lake.

Side yard—10 feet from property line; corner lots—25 feet from front and 15 feet from side roof overhangs, steps, stoops, and architectural projections are accepted.

IV. HEIGHT LIMITATIONS

No building in this subdivision shall be greater than two stories in height nor higher from the average grade than 25 feet, to any portion of the building except chimneys and architectural projections.

V. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum of 600 square feet, exclusive of porches and car ports.

VI. UTILITY EASEMENTS

Each lot shall be subject to easements for the installation of utilities. Water mains and electrical

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See covenants...

AMENDMENT

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Woodland Hills Development Company, Incorporated is desirous of amending the introduction section of the Bill of Assurance for Locksley Addition to Woodland Hills which is recorded in Deed Record No. 34, at page 257, plats of this addition being recorded in Plat Book 3, at pages 128 and 156 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

The above mentioned introduction section is amended to read as follows:

That Woodland Hills Development Company, Incorporated holds the title to all the following described lands situated in the Northern District of Sharp County, Arkansas, to-wit:

Blocks 1, 2, 3, 4, 5, 6, 7 and 8 of Locksley Addition - 76.45 plus or minus acres being in the SE $\frac{1}{4}$ of Section 2, 15.08 plus or minus acres being in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2, and 0.85 plus or minus acres being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 19 North, Range 5 West, Blocks 9, 10, 11, 12, 13, 14, 15, 16 and 17 of Locksley Addition - 36.62 plus or minus acres being in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2 and 39.18 plus or minus acres being in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 19 North, Range 5 West.

The Grantor, Woodland Hills Development Company, Incorporated, has caused said lands be surveyed and subdivided to lots, blocks and streets. Said subdivision has been named and shall henceforth be known and designated as Locksley Addition to Woodland Hills.

Locksley Addition to Woodland Hills contains four hundred nine (409) lots and the Grantor has executed plats showing the locations of said lots and the number and dimensions of the lots in said subdivision; also, the locations, widths and the names of the streets. All Streets of said subdivision are hereby dedicated to the public for its use and benefits forever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its President and its seal affixed by its Secretary, this 24th day of January, 1962.

Ralph E. Johnson
President
Kenneth F. King
Secretary

IN WITNESS WHEREOF, THIS 24th day of January, 1962, the said Ralph E. Johnson and Kenneth F. King have this day appeared before me and signed the foregoing instrument.

Willie Mae Garner
Notary Public
Hardy, Arkansas

My commission Expires April 22, 1964.

Filed for record on this the 26th day of Jan. 1962, at 4:00P.M.

Elvis Carver, Clerk

By Sheila Dickey D.C.

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Hills Development Company, Incorporated holds the title to all the following described lands situated in the Northern District of Sharp County, Arkansas, to-wit:

39.05 acres being in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; 19.27 acres being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; 39.94 acres being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; 2.04 acres being in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; 22.80 acres being in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; all in Section 1, Township 19 North, Range 5 West.

The Grantor, Woodland Hills Development Company, Incorporated, has caused said lands be surveyed and subdivided into lots, blocks and streets. Said subdivision has been named and shall henceforth be known and designated as Newcastle Addition to Woodland Hills.

Newcastle Addition to Woodland Hills contains Two Hundred Ninety-six (296) lots, and the Grantor has executed a plat showing the locations of said lots and the number and dimensions of the lots in said subdivision; also, the locations, widths and the names of the streets. All streets of said subdivision are hereby dedicated to the public for its use and benefits forever.

The plat of the Newcastle Addition to Woodland Hills is recorded in Plat Book 3 at page 231 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

As a part of this Bill of Assurance, certain safeguards and restrictions hereinafter referred to as "Subdivision Restrictions" are hereby placed on the lots of said plat.

SUBDIVISION RESTRICTIONS

The purpose of these restrictions is to provide uniform protection for all property owners in this subdivision by the establishment of minimum standards of land use, building sizes, setback requirements and the prohibition of certain undesirable uses and practices for the entire subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of control, design, or the emission or odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute any eyesore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding of raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(b) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structures have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

The Architectural Control Committee is composed of Kenneth F. King, Cris C. Casey and Marshall A. Jackson. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to covenant. At any time, the then record owners of majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(c) No building shall be erected or moved on to any lot of this subdivision which does not conform to the following restrictions of use, area, setbacks and other restrictions herein set forth.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

Front yard - - - - - 25 feet from property line; rear yard - - 25 feet from property line or lake,

Side yard - - 10 feet from property line; corner lots - 25 feet from front and 15 feet from side roof overhangs, steps, stoors and architectural projections are accepted.

IV. HEIGHT LIMITATIONS

No building in this subdivision shall be greater than two stories in height nor higher from the average grade than 25 feet, to any portion of the building except chimneys and architectural projections.

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Hills Development Company, Incorporated Holds the title to all the following described lands situated in the Northern District of Sharp County, Arkansas, to-wit:

58.3 acres being in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ and 19.49 acres being in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and 4.12 acres being in The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and .37 acres being in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ all being in Section 2, Township 19, North, Range 5, West.

The Grantor, Woodland Hills Development Company, Incorporated, has caused said lands be surveyed and subdivided into Lots, Blocks and Streets. Said subdivision has been named and shall henceforth be known and designated as Needwood Addition To Woodland Hills.

Needwood Addition to Woodland Hills contains two Hundred Twenty-six (226) Lots and the Grantor has executed the locations of said lots and the number and dimension of the lots in said subdivision; Also, the locations, widths and the names of the streets. All streets of said subdivision are hereby dedicated to the public for its use and benefits forever.

The Plat of the Needwood Addition to Woodland Hills is Recorded in Plat Book 3 at page 178 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

As a part of this Bill of Assurance, certain safeguards and restrictions hereinafter referred to as "Subdivision Restrictions" are hereby placed on the lots of said plat.

SUB-DIVISION RESTRICTIONS

The purpose of these restrictions is to provide uniform protection for all property owners in this subdivision by the establishment of minimum standards of land use, building sizes, setback requirements and the prohibition of certain undesirable uses and practices for the entire subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(A) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason or control, design, or the emission or odors, liquids gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute any eyesore or nuisance to adjacent property owners, residents, or to the community. No bee Hives or breeding of raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(B) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structures have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved.

The architectural control committee is composed of Ralph E. Johnson Norman H. Taylor and Marshall A. Jackson, a majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to covenant. at any time, the then record owners of majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fail to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(c) No building shall be erected or moved on to any lot of this subdivision which does not conform to the following restrictions of use, area, setbacks and other restrictions hereinset forth.

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

Front Yard -- 25 feet from property line; rear yard--25 feet from property line or lake.
Side Yard --10 feet from property line; corner lots--25 feet from front and 15 feet from side roof overhangs, steps, stoops, and architectural projections are accepted.

III. HEIGHT LIMITATIONS

No building in this subdivision shall be greater than two stories in height nor higher from the average grade than 25 feet, to any portion of the building except chimneys and architectural projections.

V. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum of 600 square feet, exclusive of porches and carports.

VI. UTILITY EASEMENTS

Each lot shall be subject to easements for the installation of utilities. Water mains and electrical facilities will be placed in the areas where they will be most practical and least detrimental to subject lot. Woodland Hills reserves the right to declare such easements and install utilities without notification to lot owners.

BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That Woodland Hills Development Company, Incorporated holds the title to all the following described lands situated in the Northern District of Sharp County, Arkansas, to-wit:

5.29 acres being in NE of NE 44.21 acres in NW of NE and 5.35 acres in SW of NE of Section 1 Township 19 North, Range 5 West. 2.30 acres being in SE of NE. 47.45 acres in NE of NE 12.56 acres NE of NE of Section 2 Township 19 North, Range 5 West.

The Grantor, Woodland Hills Development Company, Incorporated, has caused said lands be surveyed and subdivided into lots, blocks and streets. Said subdivision has been mapped and shall henceforth be known and designated as Lakewood Addition to Woodland Hills.

Lakewood Addition to Woodland Hills contains three hundred-fifty-eight (358) lots, and the Grantor has executed a plat showing the locations of said lots and the number and dimension of the lots in said subdivision; also, the locations, widths and the names of the streets. All streets of said subdivision are hereby dedicated to the public for its use and benefits forever.

The plat of the Lakewood Addition to Woodland Hills is recorded in Plat Book 3 at Page 277 in the office of the Circuit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

As a part of this Bill of Assurance, certain covenants and restrictions hereinafter referred to as "Subdivision Restrictions", are hereby placed on the lots of said plat.

SUBDIVISION RESTRICTIONS

The purpose of these restrictions is to provide uniform protection of all property owners in this subdivision by the establishment of minimum standards of land use, building sizes, setback requirements and the prohibition of certain undesirable uses and practices for the entire subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only, no building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of control, design, or the emission of odors, liquids, gases, dust, smoke vibration or noise. Nor shall any thing be placed, constructed or maintained that would in any way constitute any eyesore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles or animals and fowls other than customary house pets are permitted.

(b) No building shall be erected, placed or altered on any lot until the construction plans and specifications and plan showing the location of the structures have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

The Architectural Control Committee is composed of Ralph E. Johnson, H.A. Horn and Jim G. Ferguson. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to covenant. At any time, the then record owners of majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(c) No building shall be erected or moved on to any lot of this subdivision which does not conform to the following restrictions of use, area, setbacks and other restrictions herein set forth.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

- Front yard--25 feet from property line; Rear yard--25 feet from property line or lake.
Side yard--10 feet from property line; Overhangs--25 feet from front and 15 feet from side roof overhangs, steps, stoops and architectural projections are accepted.

IV. HEIGHT LIMITATIONS

No building in this subdivision shall be greater than two stories in height nor higher from the average grade than 25 feet, to any portion of the building except chimneys and architectural projections.

V. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum of 630 sq ft the following:
Block 1 - - - - - 1,000 square feet
Block 2 - - - - - 400 square feet
Block 3 thru 11 - - - - - 650 square feet
Exclusive of porches and carports.

VI. UTILITY EASEMENTS

Each lot shall be subject to easements for the installation of utilities. Water mains and electrical facilities will be placed in the areas where they will be most practical and least detrimental to subject lot. Woodland Hills reserves the right to declare such easements and install any utilities without notification.