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 $\frac{1}{2}$ 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, In 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 beautiful play snowing 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 atreets 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 Plat 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 loss 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.

1. 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 disposal the Health Department.

11. GENERAL PROVISIONS

- (a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnexious 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 existin 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 member—ship 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 sails 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 compiled 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.

111. 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, strps, stoops, and architectural projections are accepted.

1V. 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 sphare feet, exclusive of porches and car ports.

V1. UTILITY EASEMENTS

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

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AMENDI TETT

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 IX-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

The above mentioned indroduction 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's Arkansas, to-wit:

Blocks 1, 2, 3, 4, 5, 6, 7 snf 8 of Locksley Addition - 76 - 45 plus or nimus 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 NF $\frac{1}{4}$ of Section 2, and 0.85 plus or minus acres being in the NV $\frac{1}{4}$ of the SV $\frac{1}{4}$ 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 $V_{\frac{1}{2}}$ of the SE $\frac{1}{4}$ of Section 2 and 39.18 plus or minus acres being in the $V_{\frac{1}{2}}$ of the SV $\frac{1}{4}$ 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 $sh_{a_1}l$ henceforth be known and designated as Losksley Addition to Woodland Hills.

Locksley Addition to Woodland Hills contains four hundred mine (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 henefits forever.

IN TESTIMONY WHELEOF, 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 Sedretary

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 sigged the foregoing instrument.

Willie Mae Garner Notary Public Hardy, Arkansas

My commission Expires April 22, 1964.

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

Elvis Carver, Clerk

By Thestle Jelly 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\(\frac{1}{2}\) of the SW\(\frac{1}{2}\); 19.27 acres being in the NV\(\frac{1}{2}\) of the SW\(\frac{1}{2}\); 22.80 acres bing in the SE\(\frac{1}{2}\) of the SE\(\frac{1}{2}\) of the NV\(\frac{1}{2}\); all in Section 1, Township 19 North, Mange 5 West.

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

Hewcastle Addition to Woodland Hills contains Two Hundred Ninety-six (296) lots, and the Crantor has executed a prat showing one 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 Newbastle Addition to Woodland Hills is recorded in Plat Book 3 at page 231 in the office of the Cirucit Court Clerk and Ex-Officio Recorder in and for the Northern District of Sharp County, Arkansas.

As a part of this Bill of Assuracne, certain safeguards and restrictions hereinafter referred to as #Sub-division 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 **EDECK** REPORT TO BE TO

1. LANDUSE

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.

11. GERERAL PROVISIONS

- (a) Nothing shall be allowable enpremises in any zone established which would in anyway be offensive or obnozious by reason of control, desgine, or the emission or odors, liquids, gases, dust, smoke, tibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute any eyesore or muisance 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 beilding shall beerected, 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 Architictural 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 gence or wall shall be erected, placed or altered on anylot nearer to any street than the minimum building setback line unless similarly approve.

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 preformed 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 subdivisionwhich does not conform to the following restrictions of use, area, setbacks and other restrictions herein set forth.

111. SETBACK LIMITATIONS

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

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

Side yard - - 10feet from property line; corner lots - 25 feet from front and 15 feet from side roof of the rest of the steps, steps, steps, 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 portionof the guilding except chimneys and architectural projections.

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KNOW ALL MEN BY THESE PRESENTS:

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

58.3 acres being in the S_{7}^{+} of the NW_{2}^{+} and 19.49 acres being in the NW_{2}^{+} of the SW_{3}^{+} and 4.12 acres being in The SW_{3}^{+} of NW_{2}^{+} of NW_{2}^{+} of NW_{3}^{+} of NW_{4}^{+} of the SW_{3}^{+} all being in Section 2, Township 19, North, Runge 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 Needwood Addition To Woodland Hills.

Needwood Addition to Woodland Hills contains two Hundred Twenty-six (226) Lots and the Grantor has executed a plot aloud to 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 Gircuit Court Clerk and Ex-Ufficio Recorder in and for the Worthern 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.

1. 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.

11. GENERAL PROVISIONS

- (A) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnexious by beason 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 anre permitted.
- (E) 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 peapert 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 commensation 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 destore 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 propertyline or lake. Side Yard -- 10 feet from property line; corner lotd-25 feet from front and 15 feet from side roof overhangs, steps, stoops, and architectural projections are accepted.

LW. HEIGHT LIFTTATIONS

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

V. AREA LH ITATIONS

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

VI. UTTLITY EASENENTS

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 netification to lot owners.

MHCH ALL MEN BY THEST PRESERTS:

That Woodland Hills Developme at Company, Incorporated holds the title to all the following described lands situated in the Northern District of Shorp County, arkens as, topvit:

5.39 a cres being in NE of HH 44.21 acres in HH of PH and 5.35 acres in HH of HH of Section 1 Township 19 North, Renge 5 West. 2.30 acres being in SE of HE. 47.45 acres in HE of HE 12.56 acres HH of Ho of Section 2 Township 19 North, Renge 5 West.

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The Grantor, Woodland Halls Development Company, Incorporated, has caused sold lands be surveyed and subdivided to lots, blocks and streets. Said subdivision has been no med and shall beneaforth be known and designated as Lakewood Addition to Woodland Hilld.

lebteseed addition to Moodland Hills contains Three hundred-Fifty-Eight (355) lots, and the Grantor has executed a part 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 forcier.

The plat of the Lakewoot Addition to Woodland Hills is recorded in What Meel: 3 at Page 273 in the office of the Circuit Court Clerk and Ex-Officio Recorder in andfor the Northern District of Sharp County, Arkensas.

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

SUDDIVICIO! AESTELOTIONS

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

I. LAND USE

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

II. GUERAL REVISIONS

- (a) Pothing shall be allowable on premises in any zone established which would in any way be offensive or obnosious by reason of control, design, or the emission of edors, liquids, gases, dust, smoke vibration or nois. For shall any thing be placed, constructed or maintained that would in any ver constitute any eyesore or muisance to adjacent property owners, residents, or to the comunity. No bee hives or breeding or raising of any insects, restiles or animals and fowls other than customary house pe to are permitted.
- (b) No building shall be erected, par placed or altered on any lot until the construction plans and specifications and blan showing the location of the structures have been approved by the architectural Control Cormittee as to quality of workmanship and materials, harvony of external design with exist ing structures, and as to location with respect to topography and finish grade elevation. No fence or with wall, shall be exected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly a pproved.

The Architectural Control Cirmittee is composed of Ralph E. Johnson, H.A. Norn and Jim G. Verguson. A anjority of the committee may designate a representative to act for it, In the event of death or resignation of any norder 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. It any time, the then record owners of rajority of the lots shall be ve the power through a duly recorded written instrument to change the newbership of the committee or to withdraw from the committee or restore to it any of its revers and

The Conmittee's approval or disap wovel as required in these covenants shall be in wir uniting. 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 coverants shall be deemed to have been fully complied with.

(a) to building shallbe exected or moved on to any let of this subdivision which does not conform to the following restrictions of use, area, sothecks and other restrictions herein set forth.

III. GERBACH CINTRATICES

dethack restrictions shall apply to all structures constructed and erected on maximald traverty as Pollows:

Front yord—25 fort from property .inc; Rear word—25 foot from purporty line or labe.

<u>Side yard</u>—30 feet from property line; <u>trongy lots</u>—25 feet from front and 15 feet from side reaf overlongs, stops, stops and exchitectural projections are accepted.

IV. USIGHT LIMITATIONS

We building in this subdivision shall be greater than two stroies in height nor higher from the average grade than 25 feet, to any portion of the building except chirmogs and exchitectural projections.

V. ARNA LIPETATIONS

We building shall be constructed unless it contains a minimum of fifther the following:

Erclusive of perches and comports.

VI. UNILITY EASTEFTS

Nuch lot shall be sunject to encerents for the installation of utilities. Later mains and electrical facilities will be placed in the areas there they will be nost practical andlesst detrimental to subject let. Toodland Mills reserves the wight to declare such essenchts and install mut utilities without notifies was