

FILED FOR RECORD
At 3:05 O'clock P M

NOV 30 1989

PROTECTIVE COVENANTS
for
WELSH ADDITIONSUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

That J. I. WELSH & HELEN L. WELSH, as owners and subdividers of all the lots in WELSH ADDITION, Benton County, Arkansas, hereby enters the following covenants with respect to said subdivision.

(1) All lots in said subdivision shall be residential lots, and no structures shall be erected on any of said lots other than one detached, single family dwelling not to exceed two (2) stories from ground level, to be used for residential purposes. Any dwelling house construction upon any lot shall have at least 1400 minimum square feet of heated area, excluding porches, garages and breezeways, with at least 1100 minimum square feet on the ground floor. Garage shall be two (2) car, enclosed attached.

(2) No vehicles may be parked overnight in the streets of this subdivision. Lot owners shall provide sufficient off street parking to accommodate the vehicles used by their family and guests. Also, no semi-trailer trucks or commercial vehicles shall be allowed to park in said subdivision, either on the streets or on a privately owned lot.

(3) No lot shall be resubdivided or replatted except by approval in writing of all owners of lots in the subdivision.

(4) No trade or business shall be carried on upon any lot in said subdivision, nor shall anything be done or performed thereon which may become an annoyance or nuisance to the neighborhood or detrimental to the residential value of any lot in said subdivision.

(5) No trailer, mobile home, tent, shack, metal building or other unsightly building or structure, temporary or permanent, other than the single family dwelling, shall be erected or used on said lots.

(6) Recreational and camping vehicles and boats may be stored and parked on the lots. However, these vehicles and boats shall be located behind the house, or fence, or in or behind the garage, or otherwise screened so that they are not readily visible from the street or adjoining lots. Screening walls and fences must be constructed of brick, stone, or decorative wood.

(7) No fence or hedge in excess of three feet shall be permitted along or upon the front portion of any lot in said subdivision. "Front" as used herein shall be that portion of a lot between the residence situated thereon and the street abutting said lot. Any fence along or upon any portion of any lot in said subdivision must be decorative wood and/or brick or stone masonry.

W.R.
1912 So Walter Blvd
Bentonville, Ar
70712 1

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(8) The owner(s) of each lot shall construct or cause to be constructed, a concrete or hot mix asphalt driveway extended to the paved street surface.

(9) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they not become a nuisance to the adjoining lot owners, nor kept, bred or maintained for any commercial purposes; and that such household pets must be kept in accordance with City leash laws of the City of Rogers, Arkansas.

(10) No commercial or private farming will be allowed on any lot. However a back yard garden will be permitted when it is sized for the needs of the family occupying the lot. Such a garden shall be maintained so that it does not appear weedy, unkept or unsightly.

(11) Swimming pool, or similar recreational improvements are permitted in said subdivision. However no bright exterior lights may be installed without the prior express written consent of all adjoining lot owners.

(12) No sign of any kind shall be displayed to the public view on any lot except one (1) professional real estate sign of not more than nine (9) square feet for the sale of the property.

(13) No noxious or offensive activity shall be carried out upon any lot.

(14) All lots must be maintained in a neat manner without the accumulation of debris or unsightly growth of grass or weeds.

(15) After construction has commenced on a lot or if an improvement is damaged or destroyed, the improvement must be completed or restored promptly in order to avoid and unsafe or unsightly condition.

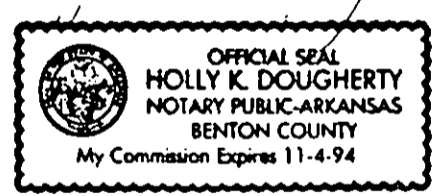
J. Linn Welsh
J. LINN WELSH

Helen L. Welsh
HELEN L. WELSH

Signed and sworn before me, this 29 day of November, 1989 in the State of Arkansas and County of Benton.

Holly K. Dougherty
NOTARY PUBLIC

11-4-94
MY COMMISSION EXPIRES



0-2951

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FIRST AMENDMENT TO PROTECTIVE COVENANTS
FOR
WELSH ADDITION

FILED FOR RECORD
At 11:17 O'clock **A** M

MAR 09 1990

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

J. Linn Welsh, Trustee, and Helen L. Welsh, successor Trustee, of the J. Linn Welsh Revocable Trust Agreement, dated January 31, 1979, as amended by its First Amendment of August 14, 1985, as owners and subdividers of all lots in Welsh Addition, Benton County, Arkansas, hereby execute this First Amendment to the Protective Covenants for Welsh Addition, said Covenants having been executed on November 29, 1989, and recorded November 30, 1989, in Deed Record 706 at Page 269 of the Benton County real estate records. The Protective Covenants are hereby amended as follows:

1. Lots 1 through 10, inclusive, of Block 1, shall be residential lots, and no structures shall be erected on any of said lots other than one detached, single-family dwelling not to exceed two (2) stories from ground level, to be used only for residential purposes. Any dwelling house construction upon any of the lots described herein shall have at least thirteen hundred (1,300) minimum square feet of heated area, excluding porches, garages, and breezeways, with at least eleven hundred (1,100) minimum square feet on the ground floor. The garage shall be a two (2) car garage, enclosed and attached.

2. All other lots of Welsh Addition, not described in paragraph 1 above, shall be residential lots, and no structure shall be erected on any of the said lots other than one (1) detached, single-family dwelling not to exceed (2) stories from ground level, to be used for residential purposes. Any dwelling house construction upon any lot shall have at least fourteen hundred (1,400) minimum square feet of heated area, excluding porches, garages, and breezeways, with at least eleven hundred (1,100) minimum square feet on the ground floor. The garage shall be a two (2) car garage, enclosed and attached.

3. The J. Linn Welsh Revocable Trust hereby warrants that it is the owner of all of the lots of Welsh Addition.

R -> J. Linn Welsh
P.O. Box 94, Garfield, Ar 72732

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