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Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/37659
Term/Cashier: CASH3/MPETERS
09/13/2007 12:10:55PM
Tran: 13367
Total Fees: \$30.00
Book ~~2007~~ Page ~~37659~~
Recorded in the Above
DEED Book & Page
09/13/2007

Cover page is being added to be in compliance with Arkansas Code § 14-15-402

SPACE ABOVE THIS LINE FOR RECORDING DATA
RECORDING COVER SHEET

WACO TITLE COMPANY, INC.
125 Parkwood, Suite E
Lowell, AR 72745

**MASTAR DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS**

**Lots 33, 34, and 35 of Arrowhead 2nd Addition, a subdivision of Benton County,
Arkansas and is on Recorded Plat Record p-284 on file in the Benton County
Circuit Clerk's Office.**

Instrument dated September 6, 2007

MASTER DECLARATION

Book 2007 Page 37660
Recorded in the Above
DEED Book & Page
09/13/2007

OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR LOTS 33, 34, & 35 OF ARROWHEAD 2ND ADDITION, A SUBDIVISION OF BENTON COUNTY, ARKANSAS AND IS ON RECORDED PLAT RECORD p-284 ON FILE IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE.

Article 1

Definitions


- 1.1 "CCR's" is defined as Covenants, Conditions, and Restrictions.
- 1.2 "Dwelling" is defined as a single family residence.
- 1.3 "Declaration" is defined as this document.

Article 2

Covenants and Restrictions

1. No building or structure of any kind whatsoever other than a single family dwelling, with a minimum of 1,250 square footage of living space, or related structure shall be erected on Lots 33, 34, and 35 and all such dwellings shall be used for residential purposes only. All secondary and separate structures to the main dwelling unit (i.e., garages, storage buildings, well pump houses, etc.) shall be constructed with the same quality, type siding, and roof materials as the main dwelling unit.
2. No portion of any house or outbuildings shall be erected less than 10 feet from any neighboring property lines.
3. Only one dwelling shall be constructed on all of Lots 33-35 combined. Lots shall not be sub-divided among multiple owners. This property to remain as one parcel totaling approximately 1.5 acres.
4. No house trailers, mobile homes, or pre-manufactured homes are allowed. RV's, campers, or other recreational type vehicles parked on this property shall not be utilized for temporary or permanent housing.

5. No cattle, horses, sheep, goats, poultry, or other animals shall be raised, bred, or maintained on this property. Dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes.
6. There shall not be erected on any part of the property any building in which shall be carried on any business nor shall the conveyed premises be used for any purposes that, as a matter of common experience, tend to create a nuisance, nor for any activity restricted by the laws of Benton County or the State of Arkansas.
7. No automobiles, boats, appliances, or other unsightly junk which is not in proper working order shall be allowed to stay on the property longer than thirty (30) days.
8. No lot shall be used or maintained as a dumping ground. Rubbish, trash, garbage, and other waste shall not be kept except as in approved sanitary containers. All equipment for the storage and/or disposal of such rubbish, trash, garbage, or other waste shall be kept in a clean and sanitary condition. There shall be no open burning of trash, rubbish, or other similar materials on this property, nor burning of trash, rubbish, or other similar materials in closed containers such as trash barrels. No burn barrels or incinerators are allowed. Burning of yard brush, limbs, and leaves is permitted.
9. These CCR's shall run with the land, and shall be binding on all parties and all persons claiming under them for a period of three years from the date this instrument is recorded, after which time said covenants shall be automatically extended for successive periods of one year unless an instrument signed by a majority of the subdivision property owners has been obtained agreeing to change said covenants in whole or in part.
10. Enforcement of these CCR's shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants.

Owner 

Date 9/6/07

Book 2007 Page 37662
Recorded in the Above
DEED Book & Page
09/13/2007

ACKNOWLEDGEMENT

Benton County, AR
I certify this instrument was filed on
09/13/2007 12:11:17PM
and recorded in DEED Book
2007 at pages 0037659 - 0037662
Brenda DeShields-Circuit Clerk

STATE OF Arkansas)

) ss.

COUNTY OF Benton)

BE IT REMEMBERED, on this 6th day of September, 2007, before me, a Notary Public, personally appeared, John Ditto, a single person known to me or satisfactorily proven to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he has executed the same for the consideration and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal

My Commission Expires:


Notary Public

