

150

PROTECTIVE COVENANTS FOR SUNSET VIEW ADDITION

in part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 19 North of Range 28 West, Benton County, Arkansas.

The undersigned, Joe B. Musteen and Anita C. Musteen, being the owners of all Sunset View Addition do hereby establish and create the following Protective Covenants which shall apply to all lots and parcels as shown on the recorded plat of the above addition:

I. COVENANTS

- A. Land Use and Building Type: No lot shall be used except for residential purposes. Dwellings shall not be less than 1800 square feet in area.
- B. Temporary Structures: No structure such as trailer, tent, shack, or other temporary structure shall be used as a residence.
- C. Nuisances: No noxious or offensive activity shall be carried on, nor shall anything be done which may become an annoyance or nuisance to ordinary residential usage.

II. GENERAL PROVISIONS

- A. Terms: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instruments signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or any part.
- B. Enforcement: Enforcement shall be by proceedings at law or in equity against all persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
- C. Severability: Invalidation of any one of these covenants shall in no wise affect the other provisions which shall remain in full force and effect.

FILED FOR RECORD
At 3:15 O'Clock P. M.

AUG 3 1966

JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

WITNESS our hands and seals this 27th day of July, 1966.

Joe B. Musteen
Joe B. Musteen

Anita C. Musteen
Anita C. Musteen

State of Arkansas
County of Benton



Subscribed and sworn to before me this 27th day of July, 1966.

Howard Roberts
Notary Public

My Commission expires: 7/12/67