

PROTECTIVE COVENANTS FOR RED OAK HILLS SUBDIVISION

DOUGLAS ROAD

ROUTE 4

ROGERS, ARKANSAS 72756

- [1] All trailer houses must have under skirting compatible with the exterior finish of the home.
- [2] No offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. It being the express understanding that Red Oak Hills Subdivision is for residential purposes only. Child care in the home would be permitted.
- [3] No animals, livestock, or poultry shall be raised, bred or kept on any lot, except that cats, dogs, or other household pets may be kept.
- [4] No truck, cars, or old machinery not in working order shall be left on any given lot unless in a suitable building for more than 30 days.
- [5] No foreign objects to be laid on top of trailer houses as it is the desire of all residents to make Red Oak Hills Subdivision a clean and attractive place to live.
- [6] Property owners must mow their lots, remove trash on a regular basis and in general keep their property in an attractive condition.
- [7] Conventional homes must have at least 1100 feet of heated space.

FILED FOR RECORD
At 9:30 O'clock A.M.

AUG 12 1991

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

7409

- [8] Since it is the desire of lot owners and the lot developer to make and keep this subdivision a clean and attractive place to live, the seller of the lots will retain the right and privilege to inspect the mobile home that buyer proposes to move on the lot previous to sale of lot. If a lot were sold and a mobile home was to be bought in the future, the seller would still have the right to void the sale if an undesirable home was proposed. If the sale was voided, the down payment and any monthly payments would be refunded to the buyer upon request. The purpose of this covenant is to assure a desirable standard of homes and maintain property values in the area.
- [9] It is the desire of the developer upon selling at least 10 lots to form an informal home owners improvement association with the sole desire of meeting every few months to welcome new neighbors to the area, plus adopting suggestions by members, ratified by a majority, for the proper care and improvement of the facilities and appearance of Red Oak Hills Subdivision.
- [10] All buyers of lots in Red Oak Hills Subdivision have been provided a copy of these covenants. It is agreed that said buyers, upon signing a lot purchase agreement, will abide by said covenants as they are written.
- [11] There will be allowed only one home on any given lot.

Franklin Miller
PO Box 8, Red Ridge AR 72751

91-35836

FILED FOR RECORD
At 335 Office P-11

AUG 15 1991

PROTECTIVE COVENANTS FOR RED OAK HILLS SUBDIVISION
DOUGLAS ROAD
ROUTE 4
ROGERS, ARKANSAS 72756

JOE HODGSON
Clerk and Registrar
BENTON COUNTY

- [1] All trailer houses must have under skirting compatible with the exterior finish of the home.
- [2] No offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. It being the express understanding that Red Oak Hills Subdivision is for residential purposes only. Child care in the home would be permitted.
- [3] No animals, livestock, or poultry shall be raised, bred or kept on any lot, except that cats, dogs, or other household pets may be kept.
- [4] No truck, cars, or old machinery not in working order shall be left on any given lot unless in a suitable building for more than 30 days.
- [5] No foreign objects to be laid on top of trailer houses as it is the desire of all residents to make Red Oak Hills Subdivision a clean and attractive place to live.
- [6] Property owners must mow their lots, remove trash on a regular basis and in general keep their property in an attractive condition.
- [7] Conventional homes must have at least 1100 feet of heated space.

7075

- [8] Since it is the desire of lot owners and the lot developer to make and keep this subdivision a clean and attractive place to live, the seller of the lots will retain the right and privilege to inspect the mobile home that buyer proposes to move on the lot previous to sale of lot. If a lot were sold and a mobile home was to be bought in the future, the seller would still have the right to void the sale if an undesirable home was proposed. If the sale was voided, the down payment and any monthly payments would be refunded to the buyer upon request. The purpose of this covenant is to assure a desirable standard of homes and maintain property values in the area.
- [9] It is the desire of the developer upon selling at least 10 lots to form an informal home owners improvement association with the sole desire of meeting every few months to welcome new neighbors to the area, plus adopting suggestions by members, ratified by a majority, for the proper care and improvement of the facilities and appearance of Red Oak Hills Subdivision.
- [10] All buyers of lots in Red Oak Hills Subdivision have been provided a copy of these covenants. It is agreed that said buyers, upon signing a lot purchase agreement, will abide by said covenants as they are written.
- [11] There will be allowed only one home on any given lot.

In witness thereof, this instrument is hereby executed on this 14th day of August, 1991. We, the undersigned, being the owners and developers of Red Oak Hills Subdivision do hereby submit these covenants.

Kimberly Miller

Franklin Miller

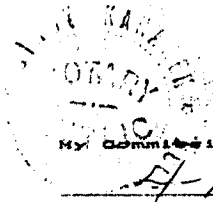
Jenni Miller

Susan Miller

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn to before me, a duly qualified Notary Public, this 14th day of August, 1991.



Cindy Kahana
Notary Public

Franklin Miller et al Box 333 Red Ridge 72751

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93 53965

FILED FOR RECORD
At 3:41 O'clock P M

AUG 17 1993

PROTECTIVE COVENANTS FOR RED OAK HILLS SUBDIVISION
BLOCK 6
BENTON COUNTY, ARKANSAS

SUE HODGES
Clerk and Recorder
BENTON COUNTY ARK.

All Trailer houses must have under skirting compatible with the exterior of the home.

No offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. It being the express understanding that Red Oak Hills Subdivision is for residential purposes only. Child care in the home would be permitted.

No animals, livestock, or poultry shall be raised, bred or kept on any lot, except that cats, dogs, or other household pets may be kept. These pets must be confined to owners premises.

No truck, cars, or old machinery not in working order shall be left on any given lot unless in a suitable building for more than 30 days.

No foreign objects to be laid on top of trailer houses as it is the desire of all residents to make Red Oak Hills Subdivision a clean and attractive place to live.

Property owners must mow their lots, remove trash on a regular basis and in general keep their property in an attractive condition.

Conventional homes must have at least 1100 square feet of heated space. This requirement applies to lots 1 through 19 inclusively. You are allowed to have single wide mobiles, double wide sectional homes, or homes built on site on the above mentioned lots.

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Since it is the desire of lot owners and the lot developer to make and keep this subdivision a clean and attractive place to live, the seller of the lots will retain the right and privilege to inspect the mobile home that the buyer proposes to move on the lot previous to sale of lot. If a lot were sold and a mobile home was to be bought in the future, the seller would still have the right to void the sale if an undesirable home was proposed. If the sale was voided, the down payment and any monthly payments would be refunded to the buyer upon request. The purpose of this covenant is to assure a desirable standard of homes and maintain property values in the area.

It is the desire of the developer upon selling at least 10 lots to form an informal home owners improvement association with the sole desire of meeting every few months to welcome new neighbors to the area, plus adopting suggestions by members, ratified by a majority, for the proper care and improvement of the facilities and appearance of Red Oak Hills Subdivision.

All buyers of lots in Red Oak Hills Subdivision have been provided a copy of these covenants. It is agreed that said buyers, upon signing a lot purchase agreement, will abide by said covenants as they are written.

There will be allowed only one home on any given lot. No lot splits are permitted in this subdivision.

93 53967

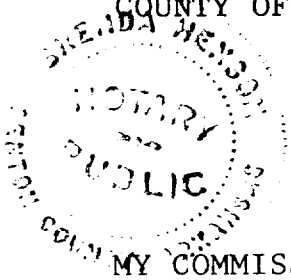
In witness thereof, this instrument is hereby executed on this 16th day of August, 1993. We, the undersigned, being the owners and developers of Red Oak Hills Subdivision do hereby submit these covenants.

Kinley E. Miller

Jessi E. Miller

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF BENTON



Subscribed and sworn to before me, a duly qualified Notary Public, this 16th day of August, 1993.

MY COMMISSION EXPIRES

4-13-99

Brenda Henson

Notary Public