

95 058052

FILED FOR RECORD
At 11:15 O'clock A.M.

AUG 30 1995

AMENDMENT
TO
PROTECTIVE COVENANTS
PINEY POINT BLOCKS 1, 2, 3
LAKELAND HILLS ESTATES

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

THE UNDERSIGNED DARROW GARNER, INC., BEING THE MAJORITY OWNER OF PINEY POINT, BLOCKS 1, 2, 3 OF LAKELAND HILLS ESTATES DOES HEREBY AMEND THE PROTECTIVE COVENANTS RECORDED ON PLAT RECORD "K" PAGE 31, BENTON COUNTY, ARKANSAS, BY DELETING PARAGRAPHS A, B, AND C UNDER SECTION I. COVENANTS AND PARAGRAPH E. UNDER II. GENERAL PROVISIONS AND REPLACING THEM IN THEIR ENTIRETY TO READ AS FOLLOWS :

I. COVENANTS

A. LAND USE AND BUILDING TYPE: NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES, SPECIFICALLY SINGLE FAMILY DWELLINGS. ALL CONSTRUCTION IS TO BE OF NEW MATERIAL.

B. DWELLING SIZE: NO DWELLING SHALL BE PERMITTED ON
LOTS 39--43 BLOCK 3 WITH LESS THAN 1600 SQ. FEET,
LOTS 31--38 BLOCK 3 WITH LESS THAN 1400 SQ. FEET,
LOTS 1--7 BLOCK 1 WITH LESS THAN 1400 SQ. FEET
AND ALL REMAINING LOTS WITH LESS THAN 1000 SQ. FEET
OF ENCLOSED LIVING AREA.

C. NO STRUCTURE SUCH AS A MOBILE HOME, TRAILER, TENT, SHACK
OR OTHER TEMPORARY STRUCTURE SHALL BE USED AS A RESIDENCE.

D. NO ANIMALS OTHER THAN HOUSEHOLD PETS SHALL BE KEPT ON
ANY LOT.

E. NUISANCES: NO NOXIOUS OR OFFENSIVE ACTIVITY 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.

Deaver Lark Klem
17388 Timberlake Trail
Rogers, AR 72756

22376

95 058053

WITNESSETH OUR HAND AND SEAL THIS 29 DAY OF August 1995.

DARROW GARNER, INC.

BY Darrow Garner PRES.

ATTEST: Mary Ruth Garner SECY.

ACKNOWLEDGEMENT

STATE OF ARKANSAS

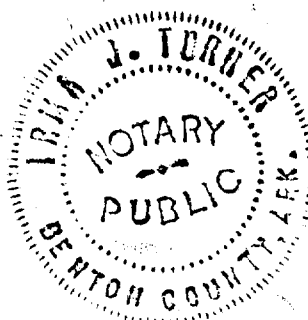
SS

COUNTY OF BENTON

SWORN AND SUBSCRIBED TO BEFORE ME A NOTARY PUBLIC IN THE AFORE-
MENTIONED STATE AND COUNTY THIS 29 DAY OF August 1995.

Irma J. Turner

NOTARY PUBLIC



MY COMMISSION EXPIRES: 4-25-96

97 033310

FILED FOR RECORD

At 3:40 O'clock P M

APR 28 1997

Second Amendment
To
Protective Covenants
Piney Point Addition
Blocks 1,2,3
Lakeland Hills Estate

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

The undersigned Beaver Lake Development, Inc., being the majority owner of Piney Point, Blocks 1,2,3 of Lakeland Hills Estates does hereby amend the Protective Covenants recorded on plat record K page 31, and Amendment to Protective Covenants recorded in book 95, page 58052 on 8/30/95 Benton County, Arkansas, by deleting paragraph B under section I. Covenants and replacing it in it's entirety to read as follows:

B. Dwelling size: No dwelling shall be permitted on

Lots 32-38, 41-43, 46-47, Block 3 with less than 1600 sq. feet,

Lots 1-11 Block 2 and lots 39,40 Block 3 with less than 1800 sq. feet,

and all remaining lots with no less than 2000 sq. feet of heated enclosed living area.

All remaining provisions shall remain in full force and effect.

WITNESSETH OUR HAND AND SEAL THIS 28th DAY OF April 1996.

BEAVER LAKE DEVELOPMENT, INC.

BY Rita Allured PRES.

ATTEST: Rita Kaduchak SECY.

ACKNOWLEDGEMENT

STATE OF ARKANSAS

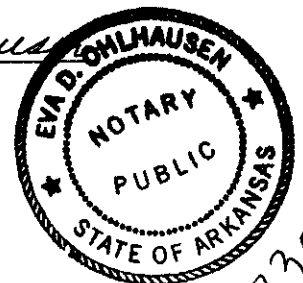
SS

COUNTY OF BENTON

SWORN AND SUBSCRIBED TO BEFORE ME A NOTARY PUBLIC IN THE AFORE-MENTIONED STATE AND COUNTY THIS 28 DAY OF April, 1996.

Eva D. Ohlhausen
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 28, 2005



Beaver Lake Development, Inc.
17388 Timberlake Trail
Rogers, AR 72756

7301