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CHARLES F NEAL PROFESSIONAL LAND SURVEYOR PLAT OF SUBOVISION

KAPL R RASMUSSEN & MAYNE M RASMUSSEN'S

LAKEVIEW ADDITION TO

LAKE BULL SHOALS ESTATES

SUBDIVISION OF MARRON COUNTY AND CONTRINSING BLOOTS 1,2,3,463 LOCATED BY NUT WE UN SECTION 37-20-47-18-18

BILL OF ASSURANCE AND DECLARATION OF RESTRICTIONS

ENG! ALL MEN BY THESE PRESENTS:

That we, Karl K. Rasmussen and Mayme M. Rasmussen, husband and wife, being the sole owners of the following described tract of land in Marion County, Arkansas, to-wit:

Part of 12 Not Section 3, Twp. 20 N. R. 18 West.

do hereby annex, plat and subdivide the said lands to be known as:

LAKEVIEW ADDITION TO LAKE BULL SHOALS ESTATES

as shown and designated on a plat of said lands entitled LAKEVIEW ADDITION TO LAKE BULL SHOALS ESTATES, and henceforth description and conveyance by such designation or part thereof shall be a proper and sufficient description thereof.

DECLARATION OF RESTRICTIONS

as part of this Bill of Assurance the Grantors do hereby impose and charge all parcels of land sold from the above tract with the following covenants, agreements, easements, restrictions and conditions:

USE OF LAND

- . To lot shall be used for any purpose except for residential purposes and no building shall be erected, placed, or permitted to remain on any lot other than a detached single-family dwelling not to exceed two and one-half stories in height and a private garage or carport.
- No dwelling will be permitted on any lot, the ground floor area of which shall be less than 1000 square feet for a one-storey dwelling, nor less than 900 square feet for a dwelling of more than one-story, exclusive of proches, and carports.
- 1. We ten, shack, basement, garage, barn, or other outbuilding erected on any lot shall at anytime be used as a residence.
- 4. So sign of any kind shall be displayed to the public view on any lot except a sign of not more than 5 square feet may be used to advertise the property for sale or to advertise the builder during construction period only.
- 5. To animals, livestock, or pultry of any kind shall be raised, bred, or kept on any lot, except donesticated household pets may be kept on the premises of their owner only, provided they are not kept, bred, or maintained for commercial purposes.
- 4. We ttailer shall be permitted on any let for any purpose, except travel trailers may be parked on back of lot when not in use.
- 7. There shall be no mobile or temporary living quarters on the promises, other than suitable and sanitary temporary lodging quarters during construction and completion of permanent quarters, but not to exceed six months.
- E. Vendor, his agents or assigns, reserve the right to make exceptions, additions or modifications to these restrictions at his sole discretion and without notice, obligation, or liability to any property or lot owners, so long as he owns a majority of the lots in LAKEVIEW ADDITION TO LAKE BULL SHOALS ESTATES, after he no longer ownes a majority of the lots, then any additional amendments to or further additional restrictions may be made from time to time by a majority vote of the owners of said lots, and each lot owner shall have one vote.

BUILDING REQUIREMENTS

- 1. No dwelling or building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side streat line. No building shall be located nearer than 10 feet to an interior lot line. No building shall be located nearer than 20 feet to the rear lot line. For the purpose of this restriction, eaves, steps, porches, and windows shall not be considered as part of the building. No fence, wall or enclosure of any kind shall be placed on any lot nearer to the front of said lot than the dwelling minimum set back line.
- 2. There shall be provided with the dwelling on each lot ample off-street parking space to provide for vehicles owned or used by the occupants of the dwelling.
- 3. No lot may contain more than one residence and said lot as platted shall not be subdivided for purposes of construction of additional residence thereon.
- 4. Upon starting construction, the exterior must be completed in six months. Completion consists of standard and generally accepted materials, such as Pine or fir movelty siding, beveled siding, asbestors shingles, brick, stone or masonry and fully painted.

NUISANCES

 No noxious or offensive activity may be carried on upon any lot, nor shall anything be done on any lot which may be, or might become, a legal nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for any waste material.

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EASEMENTS RESERVED

1. Easements and rights-of-way for access and utility purposes and function reserved in the Grantors, their heirs and assigns,	s, are hereby expressly each lot.
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TERMS

1. These covenants shall run with and bind the land and shall inure to the benefit of, and be enforcable by, any owner of the above described lands, their heirs and assigns.

If an owner, or persons in possession of any parcel of land located in the lands above described violates, or attempts to violate, any of the covenants herein, it shall be lawful for any other person, or persons owning any real property situated in the above described parcel, to prosecute any proceeding, at law or in equity, against the person or persons violating, or attempting to violate, any such covenant, either to prevent him or them, from so doing or to recover damages or other

The failure by any land owner to enforce any restrictions, conditions, covenants, or agreements herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occuring prior of subsequent thereto.

These covenants are to run with the land shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then owners of the land above described, changes the covenants in whole or in part.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and seals the day and year

KARL R. RASMUSSEN

MAYME H. RASMUSSEN

ACKNOWLEDGMENT

STATE OF ARKANSAS COUNTY OF MARION

BE IT REMEMBERED, that on this day came in person before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Karl R. Rasmussen and wife, Mayme M. Rasmussen, to me well known as the grantors in the foregoing instrument of writing and acknowledged that they had executed the same for the considerations and purposes therein mentioned

And on the same day, also voluntarily appeared before me the said Mayme M. Rasmussen wife of the said Karl R. Rasmussen to me well known, and in the absence of her said husband, declared that she had, of her own free will, executed sad instrument, and signed and sealed the relinquishment of dower and homestead in the foregoing instrument of writing for the consideration and purposes therein mentioned and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 4th day of March, 1966.

My commission expires: 9/18/1967

Travis Yarbrough Notary Public

Filed and recorded this the 4th day of March, 1966 at 3:15 P. M.

AMENDED BILL OF ASSURANCE AND DECLARATION OF RESTRICTIONS

99 DEC 28 PH 3: 26
MARY JOLAYTON
HARION CULTOR CLERK
BY 1. ALTHOROLOGY

WHEREAS, the undersigned are Lot owners of "Lakeview Addition to Bull Shoals Estate" a subdivision filed of record March 4, 1966 in plat Book 1 page 86 in the land records of Marion County, Arkansans and,

WHEREAS, said block and lots have been subject to a bill of assurance and declaration of restrictions by instrument dated March 4, 1966 and appears of record in book 150, page 3-4 of the land records of Marion County, Arkansas and,

WHEREAS, the undersigned represents a majority of the owners of the land above described and desires to amend and change the covenants in part,

WITNESSETH:

DECLARATION OF RESTRICTIONS

The undersigned, as a majority of the owners of the land described above, do by this Bill of Assurance amend the Bill of Assurance and Declaration of Restrictions so as to impose and charge all parcels of land sold or developed from the above tract as follows:

USE OF LAND

No lot shall be used for any purpose except for residential purposes and no building erected, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed 2 and ½ stories in height and a private garage or carport except that nothing shall prevent an individual that owns more than one lot from constructing his residence, a single family dwelling, on one lot and having storage buildings and garage on a separate adjacent lot owned by him or from having multiple storage buildings located thereon so as to provide adequate storage for a shop and to garage vehicles as would be normally involved in residential use.

BUILDING REQUIREMENTS

1. No dwelling or building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line. No building shall be located nearer than 20 feet to the rear lot line. For the purpose of this restriction, eaves, steps, porches, and windows shall not be considered as part of the building. No fence, wall or enclosure of any kind shall be placed on any lot nearer to the front of said lot than the dwelling minimum set back line.

Any building in violation of the set back provision contained herein as of October 18, 1999 shall be excused and grand fathered from that date forward.

REINSTATEMENT OF BILL OF ASSURANCE AND DECLARATION OF RESTRICTIONS NOT INCONSISTENT HEREWITH:

That the undersigned hereby reaffirm and ratify the Bill of Assurance recorded in Book 150, page 3-4 of the lands records of Marion County, Arkansas on March 4, 1966 not inconsistent with the amendments noted above and the same is incorporated herein as if set out herein word for word by reference thereto.

IN WITNESS, whereof we have placed our hands and seals.

														10/27/99	DATE
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	Č.		NOTARY FUBLI	-ticz Shoot with humbole	WITNESS my hand and seal as such this 27 day of OCTOBER,		tion and purpos	LAND LEATHER CO.	his day			ACKNOWLEDGMENT	0 0	Carolyn Hasting SEC.	SIGNATURE
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Notary Public, State of Arkansas & Marion County My Commission Expires 06/01/04 & My Commission Exp	WITNESS my hand and seal a $/997$. My Commission Expires: $68/01/64$ $(8EAL)$	BE IT REMEMBERED, that undersigned, a Notary Public wi duly commissioned and acting, Que the party in the foregoing instead executed the same for the commentioned and set forth.	STATE OF HAMANISAS COUNTY OF MARION	OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME Oral E. Seilken 404-MC-8040 Peel AR 72668-8659
	witness my hand and seal as such this <u>lsr</u> day of <u>November</u> . mmission Expires: Joh NoTARY PUBLIC (SEAL)	BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, $\alpha R \rho L \sum S E I I K E \Lambda I I I K E \Lambda I I I I I I I I I I I I I I I I I I$	ACKNOWLEDGMENT	SIGNATURE Cheel & Sellifeen
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ACKNOWLEDGMENT STATE OF Alexand COUNTY OF Market BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein mentioned and set forth. MITNESS my hand and seal as such this 154 day of 160 My Commission Expires: NOTARY PUBLIC (SEAL)	LOT AND BLOCK ***********************************

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My Commission Expires: My Commission Expires: My Commission Expires: Moral	executed the same for the consideration and purposes therein mentioned and set forth. WITNESS my hand and seal as such this 21 day of 0.41.	BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the punty aforesaid, duly commissioned and acting, the party in the forecoing in the party in the forecoing in the	STATE OF COUNTY OF PAINCES OF THE STATE OF PAINCES OF THE STATE OF THE	FIGS E SHANK	W ADDITION ESTATES
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Janet K. Bolton My Comm. Ex. June 17, 2004	UBLIC	Nov.	she had	ore the oresaid,				SIGNATURE LOT AND BLOCK M's Lot 16 Buk 3

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z z z z z z z z z z z z z z z z z z z	Cooker Editions	ial as such this See day of Nov.	COUNTY OF LEE BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, the party in the foregoing instrument, and stated that he/she had mentioned and set forth. COUNTY OF LEAST-COUNTY - C ALCOUNTY - C	CKNOWLEDGMENT	10 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	SIGNATURE
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					11-2-99	DATE
MY COMMISSION EXPRES 9/9/2000	WITNESS my hand and seal as such this R day of Nov.	BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, A . A. A . A. A . A. A . A.	STATE OF LLL NEWS Mr. A. H. Lyciacu.		A. R. LUPESCU A. R. LUPESCU	OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME
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CONTRACTOR STATEMENT THROW

WY COMMENT undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein mentioned and set forth. COUNTY OF (CC) STATE OF _ 149h WITNESS my hand and seal as such this 4th day of Nothwhor, BE IT REMEMBERED, 11-3-99 11301 DATE I II. MIS LAKE BULL SHOALS ESTATES
PLEASE PRINT NAME OWNER OF LAKEVIEW ADDITION MARGHEET E. DARTON Sosperi R. BARTON that on ACKNOWLEDGMENT (2) My Commit SEALE OF LLINOS

HOLLAN MULLIC STATE OF LLINOS

LAN COMMISSION EUROPE 11/02/01 undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Character Care County the party in the foregoing instrument, and stated that he/She had executed the same for the consideration and purposes therein mentioned and set forth. COUNTY OF COOK STATE OF SIGNATURE Constitution of the state of th IT REMEMBERED, Lilliarias that on this day came before the ACKNOWLEDGMENT LOT AND BLOCK 7 2 14-2 NOTARY PUBLIC I

													11/5/99	DATE
			OFFICIAL SEAL	7-29-2002	My Commission Expires.	$/99$ WITNESS my hand and seal as such this 5^{7}	mentioned and set forth.	the party in the foregoing instruence executed the same for	BE IT REMEMBERED, that on undersigned, a Notary Public within	COUNTY OF Lupage	ACKNOWI		VIVIAN VILLEGAS	OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME
	MY COMMISSION EXPIRES 7-29-2002	OFFICIAL SEAL SCHOOL SEAL	~	NOTARY PUBLIC	The state of the s	day of	sideration and purposes therein	the party in the foregoing instrument, and stated that he/she he/she	on this day came before the		ACKNOWLEDGMENT		Olive Mila	SIGNATURE
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3 undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Jarres H 17342147H the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein My Commission Expires was the COUNTY OF Grundy ان WITNESS my hand and seal as such this the day of Low. ROTATY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 03/08/00 IT REMEMBERED, DATE 10 CK OFFICIAL SEAL PLEASE PRINT NAME OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES laines Al woda In Marietti James D/ Kindam, Mazzetti that on this day ACKNOWLEDGMENT NOTARY PUBLIC __ COUNTY OF Conucly - STATE OF IN My Commonting At SEE 3 500 產 mentioned and set forth. the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, 1,114 Marzett, SIGNATURE MOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 03/08/00 WITNESS my hand and seal as such this 4th day of Lov. DIANE CLENNON ESL+2,3 Sakowow ATO Kako BS LOT AND BLOCK Laxwesu FOO Late 55 55 K3 1 B1K, NOTARY PUBLIC 61/6

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STATE OF (LKALXI) COUNTY OF ())ALLO BE IT REMEMBERED, undersigned, a Notary Publiduly commissioned and actir the party in the foregoing executed the same for the mentioned and set forth, and witness my handward my handwa	11-2-29	DATE
ACKNO	Robert W. Caffee	OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME
	Regular M. Coffee	SIGNATURE
ACKNOWLEDGMENT STATE OF AMALY COUNTY OF AMALY BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein mentioned and set for the consideration and purposes therein mentioned and set for the consideration and purposes therein mentioned and set for the consideration and purposes therein mentioned and set for the consideration and purposes therein mentioned and set for the consideration and purposes therein mentioned and set for the County aforesaid, the consideration and purposes therein mentioned and set for the County aforesaid, the consideration and purposes therein mentioned and set for the county aforesaid, the consideration and purposes therein mentioned and set for the county aforesaid, the consideration and purposes therein mentioned and set for the county aforesaid. WITNESS my had a such this	1 5	LOT AND BLOCK

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BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Steria Ferausin the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein mentioned and set forth. WITNESS my hand and Rabar as such this 37-day of Chab. My Commission Expires Fuel County And County Public (SEAL) NOTARY PUBLIC (SEAL)	COUNTY OF MINICIPAL	STATE OF ACKNOWLEDGMENT	16-27-99 CHIARLES FERGUSON IN	DATE OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME
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															1.0-29	DATE
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Q Q	My Commission Expires: May of	came before the	DATE OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME 11/08/99 David R. Crosby Lot 20 Block 2 Lot 20 Block 2 ACKNOWLEDGEEN ACK
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	(SEAL) L (JEAN)	My Commission Expires:	1495. WITNESS my hand and seal a	mentioned and set forth.	duly commissioned and acting, the party in the foregoing inst	BE IT REMEMBERED, that	COUNTY OF MINT	STATE OF LOUR	ACKACA CARACA CA	2 Sec A.	OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT WAYS
	Ostroha Kara	Salvan Minley	WITNESS my hand and seal as such this Late day of founder	onsideration and purposes therein	duly commissioned and acting, the party in the foregoing instrument	on this day come	Office Survey	CONTRACT LE COMENT			SIGNATURE
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DATE nov. 15/99 BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, before C. Wenzel , the party in the foregoing instrument, and stated that he/she had executed the same for the consideration and purposes therein mentioned and set forth. My Commission Expires: 1999. WITNESS my hand and seal as such this 15th day of November, COUNTY OF UDDALLED STATE OF ALKANIA OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME Bernice C. Wenzel ACKNOWLEDGMENT MUTARY PUBLIC Bernie Chenza SIGNATURE LT27 BL54 LOT AND BLOCK geveries, mores, AR Japan, ED LBSE

								1			9.400.59	DATE
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11-9-99 DATE My Commission Expires: BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, the party in the foregoing instrument, and stated that he/she had mentioned and set forth. CCC WITNESS my hand and seal as such this The day of Min -COUNTY OF STATE OF OWNER OF LAKEVIEW ADDITION LAKE BULL SHOALS ESTATES PLEASE PRINT NAME and a Chang ACKNOWLEDGMENT SIGNATURE LOT AND BLOCK