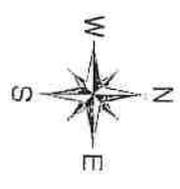


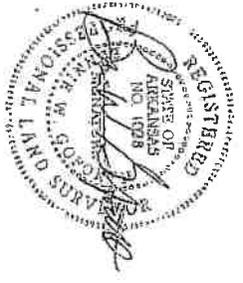
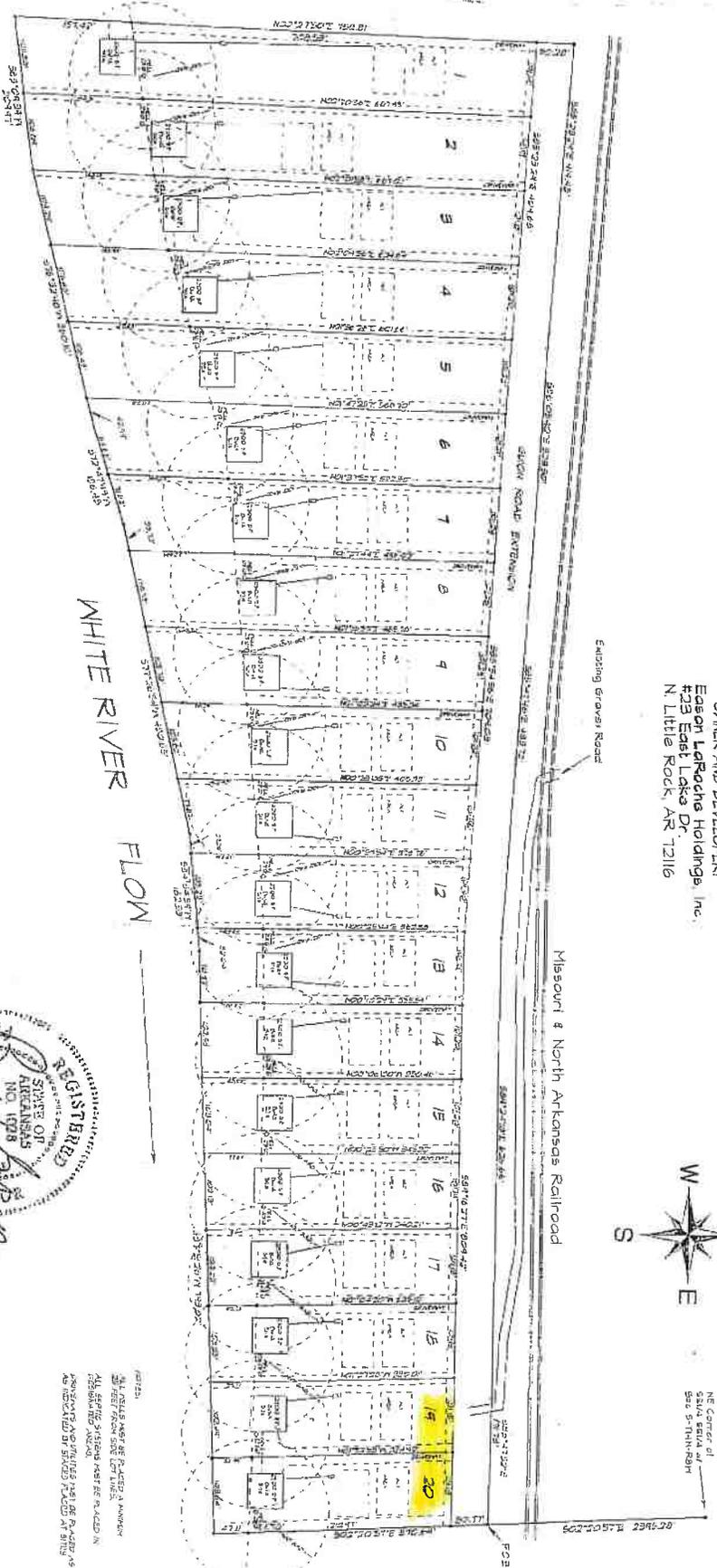
NOTICE TO BUILDERS
 ALL IMPROVEMENTS TO LOTS MUST BE PLACED
 AS SHOWN BY SITE PLAN PLAT AS SHOWN.
 CONTACT DESIGNATED REPRESENTATIVE, SANITARIAN OR SURVEYOR
 IN REFERENCE TO SITE PLAN PLAT

RIVER RIDGE ESTATES SITE PLAN PLAT

OWNER AND DEVELOPER:
 Eason LeRoche Holdings, Inc.
 #23 Esset Lake Dr
 N Little Rock, AR 72116



NE corner of
 5314 5314 at
 532 5314-1000



Survey Firm	FRASER	Survey No.	10-21-01
Project Name	WHITE RIVER	Scale	1" = 200'
Client	WHITE ROCK, AR 72092	Drawn by	T. J. HOLT
Survey Date	5/18/01	Checked by	W. G. GALEN
Surveyed By	W. G. GALEN	Approved by	W. G. GALEN
Field Notes	Field Notes	Printed by	W. G. GALEN

White River Surveying
 W. G. GALEN
 P.L.S. 0028

199 CR 282 15th Years, AN 10053 870-481-9912

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2. Restrictions on Use. River Ridge Estates is intended to be a primary or secondary residential area catering to property owners desiring a reasonably quiet and aesthetically environment. The property offers a natural rural setting, and every effort should be made by each property owner to protect this environment. Therefore, tractors, trucks, tractor trailers, construction equipment and other items of this nature will not be regularly kept on the properties. This provision is not intended to apply to boats, all-terrain vehicles and other equipment normally used and employed by sportsmen, or to improvements, equipment or other activities of Declarants or their assignees involved in continued development of the properties. The property shall be used for residential, recreational and related purposes for the quiet enjoyment of the property owners, family members, tenants or contract purchasers who reside on the property. Declarants, or the Property Owners Association, shall have the authority to enforce standards and restrictions governing the use of the property contained herein. No sign or billboard of any kind shall be displayed to the public view on any lot except for: (1) directional or information signs established by the Declarants or their assignees; and (2) signs not in excess of ten (10) square feet per side erected by an owner upon their owner's site to advertise the sale or lease of that property. Declarants shall have the right to remove any such unapproved signage, and in doing so shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal. Declarants reserve the right to maintain reasonable signage to identify and advertise River Ridge Estates and unsold lots available for sale to prospective buyers. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any portion of the property, except that a reasonable number of dogs, cats, riding horses, and/or other usual and common household pets or domesticated animals may be permitted. No pets are permitted to roam free. No "pets" shall be kept that, in the sole discretion of the Declarants, make objectionable noise, or endanger the health or constitute a nuisance or inconvenience to the owners of the other lots. No pets shall be kept, bred or maintained for any commercial purpose. No dogs or other animals posing a potential hazard to the safety or welfare of other pets and people using the property will be allowed (such as pit bull dogs, rottweilers or other breeds with the potential for harm to others.) No portion of the property shall be used, in whole or in part, for the storage of a property or thing that will cause it to appear to be in an unclean or un tidy condition, or that may cause any noise or emission or obnoxious odors that might disturb the peace, quiet, safety, comfort or serenity of the occupants of the surrounding property. No lot shall be subdivided or its boundary lines changed except with the prior written approval of Declarants or their assignees. The Declarants reserve the right to re-plot any lot owned by them. Any such division, boundary line change, or replatting shall not be in violation of applicable zoning regulations. Each property owner shall be required to maintain any drainage and septic systems in compliance with applicable regulations, and so as to not be a health hazard, or erosion source to the property owner's lot or any adjacent lots. Other than propane tanks, gasoline cans and other flammable receptacle necessary for the day-to-day operation of the buildings and equipment, there will be no fuel storage tanks allowed on any lot. Each lot owner will be required to

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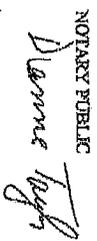
make available and to protect any necessary utility and road easements. Declarants will initially provide a reasonable all-weather road or roads on the property. Declarants, at their option, may provide a general hoist launch area for property owners. However, Declarants do not assume the responsibility to provide perpetual maintenance of such roads or other improvements such as power lines and water lines. It is anticipated that the property owners will, after a reasonable number of lots have been sold, desire to establish a Property Owners Association, to operate under rules, regulations and bylaws to be adopted by Declarants and all other owners of property in River Ridge Estates. At the point at which all lots are sold, it is the intent of Declarants to relinquish management and supervision of the provisions under this Bill of Assurance and Covenants Agreement, to be placed under the control of the aforementioned Property Owners Association.

3. **General Provisions.** Declarants or their assigns shall have the right to enforce, by any proper legal proceedings, all restrictions, conditions, covenants, reservations, liens, and charges now and hereafter imposed by the provisions of this Declaration. Failure of Declarants or their assigns to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, which shall remain in full force and effect. The covenants, conditions and restrictions of these Declaration of Covenants, Conditions and Restrictions of River Ridge Estates shall run with and bind the land, and shall be amended only by Declarants or their assigns. The use of the masculine or feminine gender in this Declaration shall be deemed to include either the masculine or feminine gender in the application of the provisions contained herein.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 10th day of June, 2004.


 Fred G. Eason, President, Eason Landco
 Holdings, Inc.

SUBSCRIBED AND SWORN to before me, a Notary Public, as to Fred G. Eason, on this 10th day of June 2004.

My Commission Expires: 4-1-06
 NOTARY PUBLIC


IZARD COUNTY HEALTH UNIT

Po Box 827
1015 Haley Street
MELBOURNE, AR 72556
Phone: 870-368-7790
Fax: 870-368-7060

October 21, 2004

Fred Eason
P. O. Box 17607
Little Rock, AR 72222

RE: River Ridge Estates

Dear Mr. Eason:

The plans for the above referenced proposed subdivision have been reviewed with the following comments:

Based upon the review and onsite evaluation of all soil pits for lots 1 thru 20 by this office on October 12, 2004, and also the review of the data submitted by the designated representative of the soil pits, this project is granted preliminary approval by this office for residential development utilizing individual sewage disposal systems and private wells if the following provisions are met.

1. Each lot must stand on its own merits regarding percolation rates, soil bores, and required setbacks as set forth by the Health Department Regulations.
2. A permit for construction must be obtained from the Department of Health before installation of the sewage disposal system.
3. Sewage disposal sites shall not have the soil removed or disturbed. Parts of the house, driveway, and other buildings shall not be located in these sites.
4. There shall be no deviation from the original plans and specifications unless revised plans have been submitted for review and written consent given. The developer shall not further subdivide lots without permission from the Arkansas Department of Health.
5. These provisions must be on the plans when the plans are submitted for review.

PS

Jeff Koch
Environmental Health Specialist, Izard County

Cc Robert Arthur, District Engineer
file

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