REVISED BILL OF ASSURANCE AND PROTECTIVE COVENANTS

2023-01932
I CERTIFY THIS INSTRUMENT
WAS FILED FOR RECORD ON:
07/17/2023 10:02:04 AM
MARION COUNTY, ARKANSAS
DAWN MOFFET, CIRCUIT CLERK
CATHY
PAGES: 2

KNOW ALL BY THESE PRESENTS:

THAT we, **Daniel L. Lowe and Crystal A. Lowe, husband and wife,** are all of the owners of record of the below-described property in Marion County, Arkansas, to wit:

A part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 17 North, Range 16 West, Marion County, Arkansas, described as follows: From the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 17 North, Range 16 West, Marion County, Arkansas, go along the East line South 02°04'50" East 604.91 feet to a ½" rebar in the centerline of a ravine and the POINT OF BEGINNING of the tract being described; then continue along the said East line South 02°04'50" West 759.53 feet to a ½" rebar at the Southeast corner of the said Southeast Quarter of the Northeast Quarter; then leaving the said East line go along the South line North 85°41'52" West 867.33 feet to a ½" rebar on the East right of way line of Arkansas Highway No. 14; then leaving the said South line go along the said right of way line North 56°40'08" West 13.66 feet to a concrete right of way marker and the beginning of a curve concave to the Northeast, having a radius of 363.31 feet and a central angle of 68°10'35", subtended by a chord of North 22°34'51" West 407.25 feet; then go along the arc of said curve 432.31 feet to a concrete right of way marker; then go North 11°30'27" East 109.95 feet to the point of intersection of the said right of way line and the centerline of a ravine, said point being South 57°49'58" West 3.31 feet from a ½" rebar; then leaving the said right of way line go along the said centerline of ravine with the following: North 57°49'58" East 302.55 feet to a ½" rebar; North 75°35'23" East 330.00 feet to a ½" rebar; South 53°24'37" East 150.00 feet to a ½" rebar; South 80°24'37" East 200.00 feet to a ½" rebar; North 69°30'06" East 114.71 feet to a ½" rebar; North 41°43'19" East 56.34 feet to the POINT OF BEGINNING, containing 15.70 Acres, more or less. Subject to right of way for Arkansas Highway No. 14 and M.C. 6047.

NOW THEREFORE, the above fee simple owners of the said property hereby impose the following restrictions and covenants:

1. No mobile homes.
2. Structures shall be of conventional construction and all structures shall be maintained in a reasonable manner.
3. There shall be a 20' setback for any building from any and all roads. A setback of 10' from boundaries to other tracts.
4. RV's and any camp trailers may not be occupied as a permanent residence.
5. Exterior of any structure or building erected, upon any tract, shall be completed within 6 months of its beginning.
6. No sewage disposal system, sanitary system, cesspool, or septic tank shall be constructed, altered, or allowed to remain or be used on any tract unless fully approved as to the design, capacity, location, and construction by all public health agencies of the State of Arkansas, County of Marion.

7. No tract shall be used in such a manner as to create an activity which shall be considered noxious or offensive including but not limited to allowance of trash or junk vehicles or vehicles without current license. All incinerators or other equipment for the storage of disposal of such materials shall be kept in a clean and sanitary condition.
8. No animal shall be kept on the property in a way as to be offensive. No vicious or wild animals shall be kept.

WITNESS our hands this 14 day of July, 2023.

PO Box 725
Yellville, AR
72687

Daniel L. Lowe

Crystal A. Lowe

ACKNOWLEDGMENT

STATE OF Arkansas)
)ss
COUNTY OF Marion)

On this day, before me, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), appeared in person the within named **Daniel L. Lowe and Crystal A. Lowe,** to me personally well known (or satisfactorily proven to be such persons), who stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 14th day of July, 2023.

Notary Public

06-04-2031
My commission expires:

Document Prepared By:
John Milum
Attorney at Law
P.O. Box 501
Yellville, AR 72687
(870) 449-7070

TERESA ARMFIELD
NOTARY PUBLIC- STATE OF ARKANSAS
MARION COUNTY
MY COMMISSION EXPIRES 06-04-2031
COMMISSION NO. 12714760