Recorded in Record: Book 150, pages 3-4
Dated: ----------
Filed: March 4, 1966

BILL OF ASSURANCE AND DECLARATION OF RESTRICTIONS

Know all men by these presents:

That we, Karl R. 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 N½ NW¼, 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 ESTATE, 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 covenants:

USE OF LAND

1. No 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.
2. 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 porches and carports.
3. No ten_, shack, basement, garage, barn or other outbuilding erected on any lot shall at anytime be used as a residence.
4. No 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. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except domesticated household pets may be kept on the premises of their owner only, provided they are not kept bred, or maintained for commercial purposes.
6. No trailer shall be permitted on any lot 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 premises other than suitable and sanitary temporary lodging quarters during construction and completion of permanent quarters but not to exceed six months.
8. 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 owns 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 the 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 street line. No building shall be located nearer than 10 feet to an interior lot line. For the purpose of this restrictions, 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 the 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 the purposes of construction of additional residence thereon.
4. Upon starting constructions, the exterior must be completed in six months. Completion consists of standard and generally accepted materials such as pine or fir novelty siding, beveled siding, asbestoes shingles brick, stone or masonry and fully painted.

NUISANCES

1. 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.

EASEMENTS RESERVED

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

TERMS

1. These covenants shall run with and bind the land and shall inure to the benefit of and be enforceable 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 proceedings, 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 dues for such violation.
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 or subsequent thereto.
These covenants are to run with the lands 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

ovenants shall be automatically extended for successive periods of ten 10) years unless an instrument in writing, signed by a majorty of the hen owners of the land above described, changes these covenants in hole or in part.

N WITNESS WHEREOF, the Parties hereto have hereunto set their hands and eals the day and year herein first written.

KARL R. RASMUSSEN

MAYME M. RASMUSSEN

cknowledgment: By Karl R. Rasmussen and Mayme M. Rasmussen before ravis Yarbrough, Notary Public, Marion County, Arkansas, on March 4, 966.