

Phase I
Woodson

BID

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENT:

FILED

WHEREAS, Madison Financial Corporation, the Plaintiff &
called Owner, has caused certain lands owned by it to be
platted into an addition known as Maple Creek Farms, Phase
1, an Addition to Saline County, Arkansas, and the plat
thereof appears of record in the office of the Recorder of
Saline County, Arkansas, in Book 257 at Page 367;
and,

SALINE COUNTY DEED RECORD BOOK
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WHEREAS, the owner desires to provide for the use of
property for the highest of residential uses and to restrict
its uses as such;

NOW, THEREFORE, the Owner hereby adopts the
covenants stated herein and agrees that the stated covenants
shall apply to all of the property now platted as Maple
Creek Farms, ~~Phase I~~ an Addition of Saline County,
Arkansas, as shown in plat recorded in Saline County Deed
Record Book 257 at Page 367, as covenants running
with the land:

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1. These covenants shall apply in their entirety to the
area known and described as Maple Creek Farms, Phase 1, an
Addition of Saline County, Arkansas, as shown on the
recorded plat thereof in Saline County Deed Record Book
257 at page 367.

2. Regarding ~~Phase I~~ inclusive, no building shall
be erected, altered, placed or permitted to remain upon any
of said lots, other than one or two detached single family
dwellings and each such dwelling may have a private garage
or carport. All dwellings shall have sanitary and culinary
facilities. Provided, however, in addition to the
residential dwelling or dwellings, there may also be placed
thereon either one barn type structure or one outbuilding
per dwelling that conforms and blends with the architectural
design and landscaping of the residential dwelling or
dwellings.

3. No trailer, mobile home, tent or shack shall be
erected or placed on any lot in this addition, temporarily
or permanently. Tents used for recreational purposes of a
short duration shall not be considered an excluded by this

provision.

4. No operable or junk cars shall be placed, kept or maintained on subject property. No trash or other refuse may be thrown or dumped on any of the lots on subject property.

5. No signs, billboards, posters or advertising devices shall be permitted upon any of the lots in this addition except that the owner of each lot may place house numbers and the owners' name upon his or her mailbox or dwelling, however, each letter thereof shall be no more than six inches in height and six inches in width and owners may place a sign not more than four square feet in size advertising the property for sale should it be offered for sale by the owners.

6. Any well drilled or dug or any septic tank system placed on subject property shall meet the requirements of the Health Departments of Saline County, Arkansas and the State of Arkansas and Department of Pollution Control and Ecology.

7. No noxious or offensive activity and no commercial activities of any kind shall be carried on upon any lot in this addition nor shall anything thereon be done which shall be or become any annoyance or nuisance to the neighborhood.

8. No hogs or swine may be kept on any property in the addition.

9. No dwelling shall be left unfinished for a period in excess of two years. The intent of this restriction is to provide that all dwellings shall be completed within two years from the date construction commences.

10. No recorded easements shall be used by any company or person, other than the owner of the affected lot or lots, for any purpose other than those designated on the plat of the addition.

11. The covenants agreements and restrictions herein set forth shall run with the title to the lots in this addition and bind the present owners, their heirs, their

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successors and assigns, future owners and their heirs, their successors and assigns, and all parties claiming by, through or under them shall be taken to hold, agree and covenant with the owners of other lots in the addition, their heirs, successors and assigns and with owners as to the covenants and agreements herein set forth and contained. None shall be personally binding on any person, persons or corporations except with respect to breaches committed during its, his or their holding of title to lots in the addition. Any owner or owners of lots in this addition shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants, agreements or restrictions contained herein together with any other rights to which they might otherwise be entitled under the laws of the State of Arkansas. The invalidation of any of these covenants, restrictions or agreements herein contained by order of a court of competent jurisdiction shall in no way affect any of the other provisions hereof which remain in full force and effect.

12. The restriction, covenants and stipulations shall run with the land for a period of twenty-five (25) years from the date these covenants are recorded and these covenants shall thereof automatically extend in effect for successive periods of ten (10) years each unless prior to the end of the original term or any extended term of application hereof a majority of the then owners of lots in the addition agree to the amendment or removal of these covenants in whole or in part. These restrictions and covenants may be amended at any time by the owner of owners of a majority of the lots in this addition. The majority of lots is calculated as being over fifty percent (50%) of the total number of lots in the addition.

IN WITNESS WHEREOF, the Corporation has set its seal this 16 day of September, 1983.

MADISON FINANCIAL CORPORATION

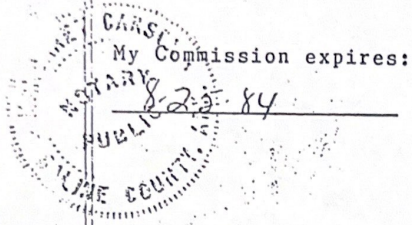
James A. McDaniel

ACKNOWLEDGMENT

On this day, before me personally appeared James B. McDougal, to me personally well known, who acknowledged that he was the President of Madison Financial Corporation, and that he, as such officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal this 16 day of September, 1983.

Margaret Carson
Notary Public



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Filed for record on this the 15th day of December, 1983 at 4:27 P.M. and same is duly recorded in Deed Book 257 Page 370.

Jimmy Seals - SALINE COUNTY CIRCUIT
CLERK & RECORDER

BY: Kaymer Shue, D.C.

