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94-39014

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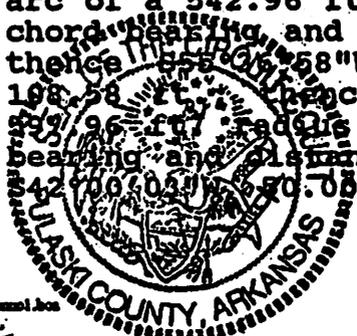
BILL OF ASSURANCE

94 MAY 24 PM 2:10  
BY *M. Wash*  
JACQUETTA ALEXANDER  
PULASKI CO CIRCUIT CLERK  
AND RECORDER

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, DELTIC FARM & TIMBER CO., INC., an Arkansas corporation (hereinafter called "Deltic"), is the owner of the following property:

Part of the S1/2 of Section 14, and part of the N1/2 of Section 23, all in T-2-N, R-14-W, Pulaski County, Arkansas, all more particularly described as: Starting at the Southeast corner of Lot 1, Block 20, Chenal Valley, an Addition to the city of Little Rock, Arkansas, said corner lying on the Northerly right-of-way line of Aberdeen Drive; thence Southeasterly along said Northerly right-of-way line, being the arc of a 528.96 ft. radius curve to the left, having a chord bearing and distance of S45°03'03"E, 29.95 ft.; thence S46°53'28"E and continuing along said Northerly right-of-way line, 154.25 ft. to a point on the Westerly right-of-way line of Chenonceau Blvd.; thence along the Westerly right-of-way line of Chenonceau Blvd. being the arc of a 25 ft. radius curve to the left having a chord bearing and distance of N86°20'32"E, 36.66 ft.; thence Northeasterly and continuing along said Westerly right-of-way line being the arc of a 999.93 ft. radius curve to the right, having a chord bearing and distance of N41°43'39"E, 10.72 ft. to the point of beginning; thence Northeasterly along the arc of a 999.93 ft. radius curve to the right, having a chord bearing and distance of N62°50'01"E, 710.37 ft.; thence N83°38'16"E, 399.45 ft. ; thence Northeasterly along the arc of a 909.93 ft. radius curve to the left, having a chord bearing and distance of N70°14'43"E, 421.38 ft.; thence S33°08'38"E, 512.17 ft.; thence S88°13'37"E, 354.59 ft.; thence S00°02'26"W, 184.83 ft.; thence S53°13'19"W, 204.76 ft.; thence Northwesterly along the arc of a 179.63 ft. radius curve to the left, having a chord bearing and distance of N44°54'33"W, 35.65 ft.; thence S37°00'52"W, 118.20 ft.; thence S82°10'17"W, 504.52 ft.; thence S69°56'59"W, 273.23 ft.; thence S26°56'13"E, 120.20 ft.; thence Southeasterly along the arc of a 542.96 ft. radius curve to the left, having a chord bearing and distance of S32°13'00"E, 101.69 ft.; thence S55°58'58"W, 280.66 ft.; thence S33°59'04"W, 198.58 ft.; thence Southeasterly along the arc of a 999.93 ft. radius curve to the right, having a chord bearing and distance of S51°26'17"E, 52.99 ft.; thence S42°00'03"W, 50.00 ft.; thence S24°56'35"W, 138.72 ft.;



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thence N56°11'19"W, 109.85 ft.; thence Southerly along the arc of a 741.20 ft. radius curve to the right, having a chord bearing and distance of S14°37'49"W, 86.84 ft.; thence N72°29'11"W, 744.08 ft.; thence N09°36'49"E, 605.86 ft.; thence N35°45'42"W, 174.59 ft. to a point on the Easterly right-of-way line of Chenonceau Blvd.; thence Northeasterly along said Easterly right-of-way line, begin the arc of a 909.93 ft. radius curve to the right, having a chord bearing and distance of N37°49'25"E, 132.97 ft.; thence N47°58'54"W, 90.00 ft. to the point of beginning, containing 43.5037 acres more or less.

shown on the plat, hereinafter mentioned, as Lots 1-28 and Tracts A and E, Block 25, Lots 1-9 and Tract B, Block 26, Lots 1-9, Block 27, Lots 1-11 and Tract D, Block 28, Lots 1-7 Tract C, Block 29, Lots 1-3, Block 31, and Lot 1, Block 32, Chenal Valley an Addition to the City of Little Rock, Arkansas (the "Bayonne Place Neighborhood"); and

WHEREAS, the Bayonne Place Neighborhood is part of the community known as Chenal Valley and is subject to those certain Covenants and Restrictions filed November 22, 1989 in the office of the Circuit Clerk of Pulaski County as Instrument No. 89-61706 (the "Covenants and Restrictions"); and

WHEREAS, Deltic has caused to be incorporated Bayonne Place Property Owners Association, Inc. for the purpose of administering the maintenance of the common area and amenities in the Bayonne Place Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas and amenities of Chenal Valley; and

WHEREAS, all owners of lots within the Bayonne Place Neighborhood will be members of Bayonne Place Property Owners Association, Inc. as provided for herein and members of Chenal Valley Property Owners Association, Inc. as provided for in the Covenants and Restrictions; and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned, be subdivided into building lots, tracts and streets as shown on the plat filed herewith, and that said property be held, owned and conveyed subject to the protective covenants herein contained, in order to enhance the value of the Bayonne Place Neighborhood.

NOW THEREFORE, Deltic, for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, has caused to be made a plat, showing a survey made by Joe D. White, Registered Land Surveyor dated 5/11/94, and bearing a Certificate of

Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

Deltic hereby donates and dedicates to the public an easement of way on, over and under the streets on said plat to be used as public streets. In addition to the said streets, there are shown on said plat certain easements for drainage access and/or utilities which Deltic hereby donates and dedicates to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use and occupy such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

The areas designated on the Plat as Tracts A, B, C, D and E are hereby donated and dedicated by Deltic to the owners of lots within the Bayonne Place Neighborhood with the right to use these areas for utility, drainage, buffer, park and aesthetic purposes and the Bayonne Place Property Owners Association, Inc. shall maintain such areas and improvements at its sole cost. Additionally, Deltic hereby grants to the public utilities the right to use these areas for utility and drainage easements provided such improvements are maintained by said public utilities. No improvements shall be placed on the areas designated as Tracts A, B, C, D and E other than improvements for those designated purposes, unless first approved by the appropriate agencies of the City of Little Rock, Bayonne Place Property Owners Association, Inc. and the Architectural Control Committee established pursuant to the Covenants and Restrictions and By-Laws of Chenal Valley Property Owners Association, Inc. (the "Architectural Control Committee").

The filing of this Bill of Assurance and Plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the streets and easements subject to the limitations herein set out.

The lands embraced in the Plat shall be forever known as "Lots 1-28 and Tracts A and E, Block 25, Lots 1-9 and Tract B, Block 26, Lots 1-9, Block 27, Lots 1-11 and Tract D, Block 28, Lots 1-7 Tract C, Block 29, Lots 1-3, Block 31, and Lot 1, Block 32, Chenal Valley, an Addition to the City of Little Rock, Arkansas" and any and every deed of conveyance of any lot in the Bayonne Place Neighborhood describing the same by the number shown on said Plat shall always be deemed a sufficient description thereof.

Said lands herein platted and any interest therein shall be held, owned and conveyed subject to and in conformity with the following covenants:

1. Additions to Bayonne Place Neighborhood. Additional lands of Deltic may become subject to this Bill of Assurance and added to Bayonne Place Neighborhood in the following manner: Deltic shall have the right but not the obligation to bring within the Bayonne Place Neighborhood additional properties, regardless of whether or not said properties are presently owned by Deltic, as future phases of the Bayonne Place Neighborhood, provided that such additions are in accord with the general plan of development for the Bayonne Place Neighborhood (the "Bayonne Place General Plan") which has been prepared prior to the date of this Bill of Assurance and prior to the sale of any lot in the Bayonne Place Neighborhood and is maintained in the office of Deltic and provided such proposed additions, if made, become subject to assessments of the Bayonne Place Property Owners Association, Inc. for their share of expenses. UNDER NO CIRCUMSTANCES shall this Bill of Assurance or any supplement or the Bayonne Place General Plan bind Deltic to make the proposed additions or to adhere to the Bayonne Place General Plan or any subsequent development plan shown on the Bayonne Place General Plan. Nor shall Deltic be precluded from conveying lands in the Bayonne Place General Plan not subject to this Bill of Assurance or any supplement free and clear of this Bill of Assurance or any supplement thereto. Any additional phases added to the Bayonne Place Neighborhood shall be made by filing of record a supplemental Bill of Assurance with respect to the additional property and shall extend the covenants and restrictions of this Bill of Assurance to said additional property and the owners, including Deltic, of lots in those additions shall immediately be entitled to all rights and privileges provided in this Bill of Assurance. The Supplemental Bill of Assurance may contain such complimentary additions and modifications of the provisions of this Bill of Assurance necessary to reflect the different character, if any, of the added properties as are not inconsistent with the plan of this Bill of Assurance. In no event, however, shall such supplement, revoke, modify or add to the covenants established by this Bill of Assurance as to the property herein described. No entity, other than Deltic, shall have the right to subject additional lands to the Bayonne Place Neighborhood unless Deltic shall indicate in writing that such additional lands may be included.

2. Architectural Control. No improvement shall be constructed or maintained upon any lot and no alteration or repainting to the exterior of a structure shall be made and no landscaping performed unless approved by the Architectural Control Committee as provided for in the Covenants and Restrictions.

3. Use of Land. The land herein platted shall be held, owned and used only as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any building site other than a single detached single-family residence.

4. Common Amenities. The areas designated on the Plat as Tracts A, B, C, D and E and all improvements thereon, including but not limited to, all walls, lighting, irrigation and landscaped areas shall be maintained by the Bayonne Place Property Owners Association, Inc. except for public utility improvements which are maintained by such public utilities.

5. Delegation of Authority. Deltic has caused the formation of the Bayonne Place Property Owners Association, Inc., a nonprofit corporation. Deltic shall have the right, but not the obligation, by a written instrument recorded in the Office of the Recorder for Pulaski County, Arkansas, to delegate, convey and transfer to such corporation all authority, rights, privileges and duties reserved by Deltic in this Bill of Assurance.

6. Creation of Obligation for Assessments. By acceptance of a deed or other conveyance of property covered by this Bill of Assurance, each owner of a lot within Bayonne Place Neighborhood shall be deemed to covenant and agree to pay any assessments, charges and/or special assessments which may hereinafter be levied by the Bayonne Place Property Owners Association, Inc. for the purpose of promoting the recreation, health, safety and welfare of the owners within the Bayonne Place Neighborhood, in particular for the acquisition, servicing, improvement and maintenance of common properties within the Bayonne Place Neighborhood and facilities which may be hereafter dedicated for use by Deltic or otherwise acquired by the Bayonne Place Property Owners Association, Inc., which amount together with interest, costs of collection and a reasonable attorney's fee, shall be a continuing lien upon the lot.

7. Height and Type of Residence. The residences in Bayonne Place shall be of similar size and architectural style so as to create a neighborhood of architectural continuity. All construction shall be approved by the Architectural Control Committee, in its sole and absolute discretion, as further provided for in paragraph 2 of this Bill of Assurance. No residence shall be erected, altered, placed or permitted to remain on any lot in the Bayonne Place Neighborhood other than one detached single-family residence not to exceed two stories in height.

8. Setback Requirements. No residence shall be located on any lot nearer to the front lot line or the side street line than the minimum building setback lines shown on the Plat; provided, such setback requirements may be modified if such modification is approved by the Architectural Control Committee, the Little Rock Planning Commission or the Little Rock Board of Adjustment, and

such other regulatory agency as may succeed to their functions. No building shall be located nearer to an interior lot side line than a distance of 10% of the average width of the lot, with a maximum distance of 8 feet and a minimum of 5 feet. No principal dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and porches not under roof shall not be considered as a part of the building.

9. Minimum Square Feet Area. No residence shall be constructed or permitted to remain on any building site in the Bayonne Place Neighborhood unless the finished heated living area, exclusive of porches, patios, garages, breezeways, exterior stairways, porte cocheres, storage areas and outbuildings, shall equal to exceed that shown in the following schedule:

<u>Lot Number</u>	<u>One Story Minimum Sq. Ft.</u>	<u>Multi-Story Minimum Sq.Ft</u>
All Lots	2,200	2,600

Finished heated living area shall be measured in a horizontal plane to the face of the outside wall on each level.

10. Frontage of Residence on Streets. Any residence erected on any lot in the Bayonne Place Neighborhood shall front or present a good frontage on the streets designated in the Plat, and for this purpose as applied to all inside lots, it shall mean that the residence shall front on the street designated, and on any corner lot it shall mean that the residence shall front or present a good frontage on both of the streets designated in the Plat.

11. Commercial Structures. No building or structure of any type may ever be placed, erected or used for business, professional, trade or commercial purposes on any portion of any lot. This prohibition shall not apply to any business or structure that may be placed on any lot or portion of a lot that is used exclusively by a public utility company in connection with the furnishing of public utility services to the Bayonne Place Neighborhood.

12. Outbuildings Prohibited. No outbuildings or other detached structure appurtenant to the residence may be erected on any of the lots hereby restricted without the consent in writing of the Architectural Control Committee.

13. Noxious Activity. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any garbage, trash, rubbish, tree limbs, pine straw, leaves or cuttings, ashes or other refuse be thrown, placed or dumped upon any vacant lot, street, road or common areas, nor on any site unless placed in a container suitable for garbage pickup; nor shall anything ever be

done which may be or become an annoyance or nuisance to the neighborhood.

14. Oil and Mineral Operations. No oil drilling, oil development operating, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any building site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any building site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any building site.

15. Cesspool. No leaching cesspool shall ever be constructed or used on any lot.

16. Existing Structure. No existing, erected building or structure of any sort may be moved onto or placed on any of the above-described lots.

17. Temporary Structure. No trailer, basement, tent, shack, garage, barn or other outbuilding other than a guest house and servants quarters erected on a building site covered by these covenants shall at any time be used for human habitation, temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

18. Easements for Public Utilities and Drainage. Easements for the installation, maintenance, repair and replacement of utility services, sewer and drainage have heretofore been donated and dedicated, said easements being of various widths, reference being hereby made to the Plat filed herewith for a more specific description of width and location thereof. No trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such utility or drainage easement. In the event any trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such easement, no person, firm or corporation engaged in supplying public utility services shall be liable for the destruction of same in the installation, maintenance, repair or replacement of any utility service located within the area of such easement.

19. Fences. No fences, enclosure or part of any building of any type or nature whatsoever shall ever be constructed, erected, placed or maintained closer to the front lot line than the building setback line applicable and in effect as to each lot, provided, however, that chain link or similar fences are in all events strictly prohibited and shall not be used under any circumstances; provided, further, that it is not the intentions of this paragraph to exclude the use of evergreens or other shrubbery to landscape the front yard. Fencing of any type must be approved by the Architectural Control Committee as provided in paragraph 2 hereof.

20. Sight Line Restrictions. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points fifty (50) feet from the intersection of the street lines, or in the case of a rounded property corner, within the triangle formed by tangents to the curve at its beginning and end, and a line connecting them at points fifty (50) feet from their intersection. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a height of eight feet to prevent obstruction of such sight lines. The same sight line limitations shall apply on any lot within ten feet of the intersection of the street property line with the edge of a driveway or alley pavement.

21. Property Lines and Boundaries. Iron pins have been set on all lot corners and points of curve and all lot dimensions shown on curves are chord distances, and all curve data as shown on the Plat filed herewith is centerline curve data. In the event of minor discrepancies between the dimensions or distances as shown on the Plat and actual dimensions and distances as disclosed by the established pins, the pins as set shall control.

22. Driveway Obstructions. No obstruction shall be placed in the street gutter. Curbs shall be saw cut at driveways with a diamond blade, and driveway grades lowered to meet the gutterline not more than two inches above the gutter grade.

23. Ground Frontage. No lot shall be subdivided.

24. Right to Enforce. The restrictions herein set forth shall run with the land and shall bind the present owner, its successors and assigns. All parties claiming by, through or under the present owner shall be taken to covenant with the owner of the lots hereby restricted, and its successors and assigns, to conform to and observe these restrictions. No restriction herein shall be personally binding upon any corporation, person or persons, except with respect to breaches committed during its, his or their term of holding title to said land. Deltic, its successors and assigns, and also the owner or owners of any of the lots hereby restricted 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 the restrictions above set forth, in addition to ordinary legal action for damages and failure by any owner or owners of any lot or lots in this addition to observe any of the restrictions herein. Any delay in bringing such action shall, in no event, be deemed to be a waiver of the right to do so thereafter.

25. Modification of Restrictions. Any and all of the covenants, provisions or restrictions set forth in this Bill of Assurance may be amended, modified, extended, changed or canceled, in whole or in part, by a written instrument signed and acknowledged by the owner or owners of more than seventy-five percent (75%) in area of the total land contained within the Bayonne Place Neighborhood. Each covenant in this instrument, unless expressly provided otherwise, shall remain in full force and effect until January 1, 2030 after which time each covenant in this instrument shall be automatically extended for successive periods of ten (10) years unless an instrument terminating the covenants signed by the then owners of seventy-five percent (75%) of the lots in the Bayonne Place Neighborhood has been recorded prior to the commencement of any ten-year period.

26. Attorney Fee. In any legal or equitable proceeding for the enforcement or to restrain the violation of this instrument or any provisions thereof, by reference or otherwise, the prevailing party or parties shall be entitled to attorney fees in such amount as the court finds reasonable. All remedies provided for herein, or at law or equity, shall be cumulative and not exclusive.

27. Oil, Gas and Other Minerals. Deltic Timber Purchasers, Inc., for and in consideration of Ten and No/100 Dollars (\$10.00), executes this Bill of Assurance solely upon the belief that it may own a portion of the oil, gas and minerals except the coal, sand, clay and gravel in and under the above-described land and hereby subordinates its interest in the oil, gas and other minerals except coal, sand, clay and gravel to the Bill of Assurance and pursuant to paragraph fourteen (14) thereof will not engage the use of the surface in any oil drilling, oil development operating, oil refining, quarrying or mining operations.

28. Extension. All covenants for which extension is not otherwise provided in this instrument, shall automatically be extended for successive periods of ten (10) years each unless modified, terminated or canceled as provided herein.

29. Severability. Invalidation of any restriction set forth herein or any part thereof by any order, judgment or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, but they shall remain in full force and effect.

EXECUTED this 16th day of May, 1994.

DELTIC FARM & TIMBER CO., INC.

By: Ron Pearce  
Ron Pearce  
President

Attest:

James E. Baine  
James E. Baine  
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron Pearce and James E. Baine being the President and Secretary, respectively, of DELTIC FARM & TIMBER CO., INC. and who had been designated by said DELTIC FARM & TIMBER CO., INC. to execute the above instrument, to me personally well known, who stated they were the President and Secretary of said DELTIC FARM & TIMBER CO., INC. and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC FARM & TIMBER CO., INC. and further 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 seal this 16th day of May, 1994.

Norma C. Stogard  
Notary Public

My Commission Expires:

June 1, 2002

DELTIC TIMBER PURCHASERS, INC.

By: Ron Pearce

Ron Pearce  
President

LITTLE ROCK PLANNING  
COMMISSION APPROVED

Holly C. L. 5/24/94

**FINAL PLAT**

As Signed

Attest:

James E. Baine  
James E. Baine  
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron Pearce and James E. Baine being the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and who had been designated by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument, to me personally well known, who stated they were President and Secretary of said DELTIC TIMBER PURCHASERS, INC. and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC. and further 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 seal this 16th day of May, 1994.

Norma C. Hooper  
NOTARY PUBLIC

My commission expires:

June 1, 2002