

AMENDED
BILL OF ASSURANCE

NO IMPROVEMENTS
UNTIL 1976

NORTH SHORE ADDITION TO HORSESHOE BEND ESTATES

KNOW ALL MEN BY THESE PRESENTS:

That Horseshoe Development Corporation, hereinafter called grantor, is the owner of the following described land lying in IZARD COUNTY, Arkansas, to-wit:

This plat consists of a part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 16, the Northeast Quarter (NE $\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, and part of the West 200 feet of the Southwest Quarter of the Southwest Quarter (W200 ft, SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 15 and part of the West 200 feet of the Northwest Quarter of the Northwest Quarter (W200 ft. NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 22, all in Township 18 North, Range 7 West, as shown on the attached plat.

And it being deemed desirable that the above described property be now subdivided into building plots and roads and easements with certain areas reserved as shown on the attached plat and that said property be held, owned and conveyed, as platted, subject to the protection herein contained in order to enhance the value and use of the said property.

NOW THEREFORE, Horseshoe Development Corporation, an Arkansas Corporation, for and in consideration to the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, does cause to be made a plat hereto attached showing surveys made by the said James W. Cook, surveyor, and executed by him on this date showing the bounds and dimensions of the property now being subdivided into lots and roads described by numbered lots, roads, easements and reserved areas, and the said grantor hereby donates and dedicates said roads to the public, hereafter easement of way over the streets as shown by said plat to be used for surfaced roads, or easements for property owners exclusive use or as the property owners choose. In addition to said roads, as shown on said plat, there are certain easements for drainage, utilities, etc., which grantor does hereby donate and dedicate to, for the use of or by, or for the benefit of, public utilities, the same being, without being limited by the generality of the foregoing, electric power, gas, telephone, water and sewer with the right hereby granted to the persons, firms, or corporations engaged in the supplying of such utility services to use and occupy said easements and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

The filing of the Bill of Assurance and plat for record in the office of the Circuit Clerk and Recorder of IZARD COUNTY, Arkansas, shall be a valid and complete delivery and dedication of the roads and easements subject to the limitations herein set out.

The lands embraced in said plat shall be forever known as North Shore Addition to Horseshoe Bend Estates, (consisting of a part of the Southeast Quarter (SE $\frac{1}{4}$) of Section 16, the Northeast Quarter (NE $\frac{1}{4}$), the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, and part of the West 200 feet of the Southwest Quarter of the Southwest Quarter (W200 ft SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 15, and part of the West 200 feet of the Northwest Quarter of the Northwest Quarter (W200 ft. NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 22, all in Township 18 North, Range 7 West in IZARD COUNTY, Arkansas, as shown on the attached plat), and any and every deed of conveyance for any lot in said subdivision describing the same by the number or numbers shown on said plat shall always be deemed sufficient description thereof.

RESTRICTIONS AND COVENANTS

1. Each homesite in North Shore Addition to Horseshoe Bend Estates is restricted to the construction of one single family dwelling unit per lot.
2. No residence or structure shall be erected, placed or altered on any lot until after the building plans, specifications and plat plans, specifications showing the location of said residence, have been approved in writing as in conformity with and in harmony with the external design and location and size desired by the Corporation or its successors or by a duly designated property owners association.
3. No temporary structure or temporary living quarters not in conformity with this Bill of Assurance shall be permitted for any period of time.
4. The dwelling unit must be a permanent structure and must have a material exterior composed of wood, anodized metal, masonry or cut natural or native stone, masonite or a combination of said materials or equivalent materials, which materials shall be approved as and in the manner provided for in Paragraph 2 hereof.
5. Each dwelling unit must have at least 1100 square feet of floor space, including carport, with at least 950 square feet of this space heated and on the first floor level except on lots numbered 92, 93, 115 through Lot 130, Lots 164 through 174, Lots 275 through 294 and Lots 307 through 345, on which lots each dwelling must have not less than 1500 square feet of covered floor space including garage or carport, with at least 1000 square feet of heated and cooled area on the first floor level, and shall contain at least one and one-half bathrooms. On split level homes, the first floor may be determined by a combination of any two of the three levels. All homes shall have complete indoor toilet facilities of modern plumbing connected to a septic tank sewage disposal unit, or other type of acceptable sewage disposal system, all modern electric wiring completed and installed, all of which shall be equal to or better than the code requirements published by Horseshoe Development Corporation and/or the Federal Housing Administration in its publication entitled "Minimum Property Standards", whichever be the higher requirements. Foundations must be complete, and outside pier type, not enclosed, shall not be permitted without written permission by at least two adjoining property owners and/or Horseshoe Development Corporation or its successors. In cases of approval, the plumbing and other mechanical items must still be permanently and completely enclosed. No residence shall be located on any lot nearer to the front line than 45 feet nor nearer to the rear line than 25 feet. No structure other than a boat house, which shall not exceed 4 feet in height, shall be permitted on the lot unless same shall join and be a part of the main dwelling structure.
6. No residence or building shall be located nearer to the interior lot side line than a distance of 15 feet or ten percent (10%) of the average width of the lot, whichever is greater, and in no event shall it be located nearer than 30 feet to the side line if the side line borders a public street or road. No fence enclosures shall be constructed between the street easements and the front portion of the construction dwelling above the height of three (3) feet.
7. No noxious or offensive trade or activity shall be carried on or upon any lot, nor shall any trash or other refuse be thrown, placed or dumped upon any vacant lot or shall anything ever be done which may or shall become an annoyance or nuisance to the neighborhood or area in general. No advertising signs of any kind may be placed or erected on any parcel of property without specific permission of the Horseshoe Bend Property Owners' Association or Horseshoe Development Corporation, its, or their successors or assigns.

foregoing instrument and for and in the name of said corporation, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the considerations, uses and purposes therein contained and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this the 25th day of September, 1974.

Peggy Sue Lee

NOTARY PUBLIC

My Commission Expires:
June 22, 1975

CERTIFICATE OF COPY

STATE OF ARKANSAS)
County of Izard)

I, Charles Cheatham, Clerk within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing was filed for record in my office on this 2 day of Oct, A.D., 1974 at 9:00 o'clock A M. and the same is now duly recorded with the acknowledgment and certificates thereon in Record Book 83 Page 136.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said court this 2 day of Oct, 1974.

Charles Cheatham

Clerk