

AMENDED  
BILL OF ASSURANCE

WHITE HOUSE ADDITON 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 Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), Part of the South (S.) 250.0 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), Part of the South (S.) 150.0 feet of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all in Section 14; The East One-Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), the West One-Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), Part of the East One-Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), Part of the North (N.) 160.0 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and part of the North (N.) 160.0 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all in Section 23, Township 18 North, Range 7 West, Izard County, Arkansas, containing 409 lots and 267 acres more or less.

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 of 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 owner's 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 this 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 White House Addition to Horseshoe Bend Estates (consisting of a part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), part of the South (S.) 250.0 feet of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), part of the South (S.) 150.0 feet of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all in Section 14; The East One-Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), the West One-Half (W $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), part of the East One-Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ), part of the North (N.) 160.0 feet of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and part of the North (N.) 160.0 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) all in Section 23, Township 18 North, Range 7 West, Izard County, Arkansas, containing 409 lots and 267 acres more or less,, as shown on the attached plat), and any and every deed of conveyance for any lot in said subdivisions 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 White House 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 nature 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 1,250 square feet of floor space, including carport, with at least 1,050 square feet of this space heated and on the first floor level. On split level homes the first floor may be determined by a combination of any two of the three levels. No buildings or structures shall be permitted on the lot, unless joined and connected to and a part of the main dwelling, unless and except provisions for boats on lake frontage lots. 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.

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.

8. Easements for the installation, maintenance, repair and replacement of utility services, sewer or drainage have heretofore been donated and dedicated. Said easements being at various widths shall be respected by the property owners and trees, shrubbery, incinerators, structures or any other type of improvements on said easements may be destroyed at any time when necessary or when deemed economically required by any person, firm or corporation engaged in supplying said services without liability of any kind or nature as a result of said destruction.

9. Easements and rights-of-way may be changed at any time by agreement with the owner provided such change or changes do not adversely affect adjoining property.

10. All pets and domesticated animals shall be confined to the lot or lands owned or controlled by the owner of such pet or domesticated animal, except only when such animal is on leash or otherwise directly controlled by said owner or a member of his household or his designee.

11. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date of these covenants being recorded, after which time said covenants shall be automatically extended for successive periods of years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change such covenants in whole or in part.

12. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant.

13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

## MINERAL RIGHTS TO CERTAIN LOTS IN WHITEHOUSE ADDITION RESERVED:

There is a reservation of one-half of the mineral rights, made by a previous grantor in the chain of title, which affects the following Lots in Whitehouse Addition, to-wit: Lots 1 through 77; Lots 100 through 110; Lots 130 through 139; Lots 143 through 145; Lot 152; Lots 205 through 310; Lots 313 through 321; Lots 325 through 382; Lots 385 through 409. There is an additional one-fourth mineral reservation that affects Lots 1 through 77; Lot 133; Lots 143 through 145; and Lot 152. The Grantor conveys and warrants only those mineral rights owned by it.

IN WITNESS WHEREOF, the Grantor by its duly authorized officers have hereunto affixed their hands and seals on this 6th day of June, 1973.

## HORSESHOE DEVELOPMENT CORPORATION

By: *Robley T. Barber*

ROBLEY T. BARBER - President

ATTEST:

*Bobby O'Shields*  
BOBBY O'SHIELDS - Assistant Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 )ss.  
COUNTY OF IZARD )

BE IT REMEMBERED, That on this day before me, a Notary Public, duly commissioned, qualified and acting, within and for the County and State, appeared in person the within named Robley T. Barber and Bobby O'Shields, to me personally well known, who stated that they were the President and Assistant Secretary, respectively, of Horseshoe Development Corporation, a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument and for and in the name and behalf of said corporation, and further stated and acknowledged that they 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 6th day of June, 1973.

My Commission Expires: November 1, 1976

*Donna Guess*  
NOTARY PUBLIC

CERTIFICATE OF RECORD

STATE OF ARKANSAS }  
COUNTY OF IZARD }

I, CHARLES CHEATHAM, Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the within and foregoing instrument of writing was filed for record in my office on this 6 day of June A.D., 1973 at 3:30 o'clock P.M. and the same is now duly recorded with the acknowledgements and certificates thereon in Record Book 76 Page 423

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said court this 6 day of June, 1973

*Charles Cheatham* Clerk