

**BILL OF ASSURANCE**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, SISNEY BUILDERS, INC. HOLD TITLE TO THE FOLLOWING DESCRIBED LANDS SITUATED IN SHARP COUNTY, ARKANSAS, TO-WIT:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), COUNTRY MEADOWS BLOCK TWO (2), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK CABINET "C" AT PAGE 338C THEREOF, RECORDS OF SHARP COUNTY, ARKANSAS.

AS A PART OF THE BILL OF ASSURANCE, CERTAIN SAFEGUARDS AND RESTRICTIONS HEREINAFTER REFERRED TO AS "SUBDIVISION RESTRICTIONS" ARE HEREBY PLACED ON SAID TRACT OF LAND, SAID LANDS ALSO KNOWN AS COUNTRY MEADOWS BLOCK TWO.

**ARTICLE 1:** ALL PARCELS TO BE DEVELOPED FROM THE ABOVE-DESCRIBED TRACT OF LAND SHALL BE USED ONLY FOR SINGLE FAMILY RESIDENTIAL STRUCTURES. ONCE CONSTRUCTION OF A STRUCTURE HAS BEGUN, A ONE (1) YEAR COMPLETION DATE IS REQUIRED. ANY STRUCTURE THAT DOES NOT COMPLY, WILL BE TORN DOWN AND MOVED AWAY AT THE OWNERS EXPENSE.

**ARTICLE 2:** NO STRUCTURE SHALL BE ERECTED, MOVED, ALTERED OR PERMITTED TO REMAIN UPON THE LANDS DESCRIBED ABOVE OTHER THAN SINGLE FAMILY RESIDENTIAL STRUCTURES, AND OTHER NON-RESIDENTIAL BUILDINGS INCIDENTAL TO THE RESIDENTIAL USE OF SAID LANDS, SAID NON-RESIDENTIAL BUILDINGS SHALL BE PLACED IN THE BACK OF THE RESIDENCE AND SHALL BE CONSTRUCTED OF GOOD QUALITY MATERIAL AND WORKMANSHIP AND BE OF A DESIGN AND COLOR SO THAT IT WILL BLEND IN WITH THE RESIDENTIAL BUILDING. ALL SUCH RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS SHALL BE PLACED AT LEAST FIVE (5) FEET FROM ALL PROPERTY LINES.

**ARTICLE 3:** ANY FENCING MUST LIKEWISE BE PROPERLY MAINTAINED BY OWNER, AND IS NOT TO ENCROACH OR OVERLAP ON HEIGHT AROUND BACK YARD OF HOME AND MUST NOT EXCEED EIGHT (8) FEET IN HEIGHT AROUND BACK YARD OF HOME AND MUST NOT EXCEED THREE (3) FEET IN HEIGHT IN FRONT OF HOME, BETWEEN HOME AND STREET CORNER LOTS MUST NOT EXCEED THREE (3) FEET HEIGHT ON STREET SIDE. NO BARB WIRE FENCE WILL BE ALLOWED.

**ARTICLE 4:** NO RESIDENTIAL STRUCTURE OF LESS THAN 1,000 SQUARE FEET OF HEATED AREA AND 1200 SQUARE FEET TOTAL SHALL BE ERECTED OR PLACED ON ANY BUILDING SITE. THE SQUARE FOOTAGE SHALL BE MEASURED AT THE EXTERIOR BUILDING LINE BUT SHALL BE EXCLUSIVE OF OVERHANG, SIDEWALKS, DECKS, CARPORTS, AND DETACHED GARAGES. ALL PLANS FOR CONSTRUCTION MUST BE SUBMITTED AND APPROVED BY THE COUNTRY MEADOWS BLOCK TWO (2) ARCHITECTURAL CONTROL COMMITTEE.

Prepared by Sharp County Title, Inc.  
Under the Supervision of:  
Larry Dean Kissee  
Attorney At Law  
Ash Flat, AR 72513

**ARTICLE 5:** NO MOBILE HOME, MODULAR HOME, MANUFACTURED HOME, BASEMENT TYPE HOME, MOTOR HOME, TENT, GARAGE, BARN, OUTBUILDING OR OTHER STRUCTURE OF A TEMPORARY OR TRANSITORY NATURE SHALL BE USED UPON SAID LANDS AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. IT IS THE INTENTION OF OWNERS THAT RESIDENCES TO BE CONSTRUCTED BY ON-SITE CUSTOM BUILT HOMES.

**ARTICLE 6:** NO NOXIOUS OR OFFENSIVE TRADE OF ACTIVITY SHALL BE CARRIED ON OR UPON ANY LOT, NOR SHALL ANY TRASH OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT PARCEL OR SHALL ANYTHING EVER BE DONE WHICH MAY OR SHALL BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD OR AREA IN GENERAL. TRASH, GARBAGE OR OTHER WASTES SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS, INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH REFUSE. ANY DISABLE CAR, REFRIGERATOR, STOVE OR ANY OTHER VEHICLE OR JUNK SHALL NOT BE PERMITTED ON THESE LOTS AND IN THE EVENT ANY JUNK IS FOUND BY THE UNDERSIGNED, UPON NOTICE TO THE OWNER OF NINETY (90) DAYS THE SAME SHALL BE REMOVED AT THE EXPENSE OF THE TRACT OWNER. NO ADVERTISING SIGNS OF ANY KIND MAY BE PLACED OR ERECTED ON ANY PARCEL OF PROPERTY, EXCEPT A STANDARD "HOME FOR SALE" SIGN.

**ARTICLE 7:** NEITHER THE ABOVE-DESCRIBED LANDS NOR ANY PART THEREOF MAY BE USED FOR NON-AGRICULTURAL COMMERCIAL, MANUFACTURING OR PROFESSIONAL (EXCEPT IN RESIDENCE TYPE BUSINESSES) PURPOSES. NO PARCELS OF LAND SHALL BE SUBDIVIDED.

**ARTICLE 8:** ALL RESIDENCES MUST BE KEPT IN AN ATTRACTIVE FASHION. LAWNS MUST BE PROPERLY MAINTAINED AND KEPT.

**ARTICLE 9.** SAID LANDS SHALL BE LIMITED TO HOUSEHOLD PETS. THE BREEDING OR RAISING OF INSECTS, REPTILES, ANIMALS OR FOWLS IS PROHIBITED.

**ARTICLE 10:** THE PROVISIONS OF THIS BILL OF ASSURANCE SHALL BE ENFORCEABLE BY OWNERS OR ANY AGENT THEREOF, OR BY THE OWNER OF ANY PARCEL WITHIN THE ABOVE-DESCRIBED LANDS. ENFORCEMENT SHALL BE PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON, PARTNERSHIP OR CORPORATION VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT OR RESTRICTION. FAILURE TO ENFORCE ANY PROVISION HEREOF IN ONE INSTANCE SHALL NOT CONSTITUTE A WAIVER OR ESTOPPEL OF THE RIGHT TO DO SO IN A LATER INSTANCE.

**ARTICLE 11:** SHOULD ANY PROVISION OF THIS BILL OF ASSURANCE BE HELD INVALID OR UNENFORCEABLE, THE REMAINING PROVISIONS SHALL REMAIN VALID AND IN FULL FORCE. THESE COVENANTS AND RESTRICTIONS SHALL RUN WITH THE LAND FOR A PERIOD OF TEN YEARS AND SHALL BE BINDING ON ALL PARTIES AND

ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TEN (10) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF SAID PARCELS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

**ARTICLE 12:** ANY NOTICE OF VIOLATION OF THESE COVENANTS AND RESTRICTIONS SHALL BE DEEMED TO HAVE BEEN PROPERTY SENT WHEN MAILED CERTIFIED AND POSTPAID TO THE LAST KNOWN ADDRESS OF THE PERSON TO WHOM IT IS ADDRESSED.

**ARTICLE 13:** THE COUNTRY MEADOWS BLOCK TWO ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF TRUMAN SISNEY, JERLENE SISNEY, SCOTT BREWER AND AMANDA BREWER.

IN WITNESS WHEREOF, SISNEY BUILDERS, INC. BY ITS PRESIDENT, TRUMAN SISNEY AND IT'S SECRETARY, JERLENE SIDNEY HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY IT'S OWNERS ON THIS 15<sup>th</sup> DAY OF August, 2003.

Truman Sisney  
TRUMAN SISNEY-PRESIDENT

Jerlene Sidney  
JERLENE SIDNEY-SECRETARY

STATE OF ARKANSAS

ACKNOWLEDGMENT

COUNTY OF SHARP

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, TRUMAN SISNEY, PRESIDENT AND JERLENE SISNEY, SECRETARY OF SISNEY BUILDERS, INC., to me well known as the Grantor in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 15<sup>th</sup> day of August, 2003.

My Commission Expires: 8-20-06

Nancy Harper  
Notary Public

CERTIFICATE OF RECORD

Doc# 200305383  
Book: 2003  
Pg: 16408 - 16410  
Filed & Recorded  
08/18/2003  
09:47:50 AM  
Official Records of  
TOMMY ESTES  
CIRCUIT COURT & COUNTY CLERK  
SHARP COUNTY COURTHOUSE

\* By Alivia Black, DC

