

**COVENANTS AND RESTRICTIONS
ST. JOHN'S PHASE II**

The undersigned, being the owner of the following described property in the City of Conway, Faulkner County, Arkansas:

ST. JOHN'S SUBDIVISION PHASE II, as shown on a plat of record in Book of Town Plats, Volume I, Page 109 of the Records of Faulkner County, Arkansas,

desiring to protect the buyers and owner of said lands against the undesirable uses of residential property that can detract from or deter the enhancement of the neighborhood, have caused a plat of said lands, dividing the same into tracts and streets, to be filed for record in Book I, Page 109, of the Plat Records of Faulkner County, Arkansas, and do hereby cause the following restrictions to be recorded to make said lands more attractive to home buyers and sound for investors.

The filing of said Plat and of these Restrictive Covenants and a copy of said Plat for record in the Office of the Circuit Clerk and Ex-Officio Recorder of Faulkner County, Arkansas, shall be a valid and complete delivery and dedication of the streets, subject to the limitations herein set out.

The land embraced in said Plat shall forever be known as St. John's Subdivision Phase II to the City of Conway, Arkansas, and each and every deed of conveyance for any lot in said subdivision describing the same by the lot number shown on said Plat shall forever be deemed a sufficient description thereof. Said owner hereby donates and dedicates to the public forever an easement and right-of-way upon, over and across said streets as shown by said Plat, to be used as public streets.

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

1. **AREA OF APPLICATION:** These covenants shall apply to those lands designated as: Lots 68-190 of St. John's Subdivision Phase II. These covenants shall not apply to any other lands shown on said Plat.

2. **LAND USE AND BUILDING TYPE:** No lot shall be used

except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a single-family residence not to exceed two stories in height, a private garage, guest house, servant quarters and other out-buildings incidental and related to residential use of the premises; provided, however, nothing herein contained shall be construed to prevent or prohibit an owner of two or more contiguous lots or parts of lots from utilizing the same as a unit for a building site, and in any such instance, the lot lines referred to in Section 5 of the covenants and restrictions shall be exterior extremities of such unit, but in each instance, all minimum set back and area requirements hereinafter set out shall apply to such unit, and compliance therewith shall be required.

3. **ARCHITECTURAL CONTROL:** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship, size of dwelling, materials, harmony of external design with existing structures, and as to location within respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum setback line unless similarly approved. There will be no chain link fences erected. All fences and outbuildings constructed shall be approved by the Architectural Control Committee. Outbuildings must have the same quality of construction and same exterior building materials so they will correspond with the house construction. Approval shall be as provided in Section 14 hereof.

4. **DWELLING SIZE:** The ground floor area of the main structure, exclusive of one-story, open porches and garages shall not be less than 1,800 square feet for a one story dwelling, or less than 1,200 square feet for a dwelling of more than one story, provided, however, that a dwelling of more than one story shall contain the minimum aggregate of 1,800 square feet as described above. Dwelling shall be at least 70 percent brick. All dwellings must have a garage with a minimum footage to accommodate at least two (2) vehicles.

5. **BUILDING LOCATION:** Any location of building shall meet city requirements.

6. **EASEMENTS:** Easements for the installation and maintenance of utilities and drainage facilities and area fences are reserved as shown on recorded plat, over the rear seven and one half (7 1/2) feet of each lot. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which would damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in said easements, or which may obstruct or retard the flow of water through drainage channels in the easement.

7. **LOT AREA:** As shown on Plat, under no circumstances can

any lot be subdivided.

8. **NUISANCES:** No noxious or offensive activity shall be carried upon any lot nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.

9. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used upon any lot at any time as a residence, either temporarily or permanently.

10. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period.

11. **OIL AND MINING OPERATIONS:** No oil drilling, oil development operations, oil refining, quarry, or mining operations of any kind shall be permitted on the property or in any lot, nor shall oil wells, tanks tunnels, mineral excavation, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

12. **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind shall be raised, kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

13. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment used for the storage or disposal of such material shall be kept in a clean and sanitary condition. The buyer is responsible for removing all stumps and debris bought about by clearing the building site.

14. **MAIL BOXES:** Mail box pedestals shall be built of brick or materials that match the exterior material of the house. The Post Office should be contacted about location of mail box before construction.

15. **ARCHITECTURAL CONTROL COMMITTEE:** The Architectural Control Committee is composed of Hal Crafton, Stuart McConnell or Jay McConnell, whose addresses are Conway, Arkansas. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power, through a

duly recorded written instrument, to change the membership of the committee or to withdraw from the committee or restore it to any of its powers and duties. The committee's approval or disapproval, as required in these covenants, shall be in writing. In the event the committee, or its designated representative fails to approve or disapprove within 30 days plans and specifications which have been submitted to it, or in any event if no suit to enjoin the constructions has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.

16. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) 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 the lots has been recorded, agreeing to change said covenants in whole or in part.

17. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damage.

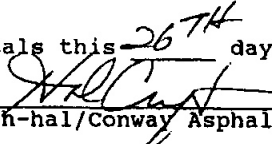
18. SEVERABILITY: Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

19. ROOF SPECIFICATIONS: All roofs must have a minimum of 7-12 degree pitch. Any variations must be approved by the Architectural Control Committee.

20. YARDS: All front and side yards must be sodded.

21. PROPERTY OWNERS ASSOCIATION: Each Property Owner will agree to join a Property Owners Association whenever 60% of the lots have been sold.

WITNESS our hands and seals this 26TH day of January 1996.



Rush-hal/Conway Asphalt Co. Partnership

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF FAULKNER)

On this 26 day of Jan., 1996, before me a Notary Public, duly Commissioned, qualified and acting, within and for the County and State appeared in person the within named and to me personally well known, who stated that he is fully authorized in his respective capacity to execute the foregoing instrument further stated and acknowledge that He had so signed, executed, and

delivered said foregoing instrument for the consideration, uses and purposed therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal this 26 day of Jan, 1996.

AS

Melinda Reynolds
Notary Public Co. Clerk

My commission expires: 12-31-96

JM HARRIS & ASSOCIATES

CERTIFICATE OF RECORD

STATE OF ARKANSAS,

SS.

County of Fayette

I, SHARON RIMMER Clerk of the Circuit Court and Ex-Officio

Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 26th day of January A.D. 1996

at 10:12 o'clock A. M., and the same is now duly recorded, with the acknowledgment and certificate thereon, in Deed Record Book, Vol. 618 Page 301.

AS

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 29th day of January, A.D. 1996

SHARON RIMMER Clerk.
By Melinda Reynolds Deputy Clerk.