NE COR., SEC. 14 BEAVER SHORES, INC. T-19-N, R-29-W PROPERTY RESTRICTIONS UNIT NO. 6 1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant. 2. No old, used existing building or structure of any kind and no part of an old, N5°28'E-117.7' used existing building or structure shall be moved onto, placed on, or permitted to N72°50'E-47.4' remain on any lot. All construction is to be of new material. 3. No fence shall be permitted to extend nearer to the street than the minimum set back line hereinafter provided. 4. No residential structure shall be located nearer to the front lot line than 10 feet, or nearer to the side street line than 10 feet, or nearer to side lot line or 1106 rear lot line than 5 feet. 5. No animals or birds, other than household pets, shall be kept on any lot. 6. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as commercial on the plat map. 7. No mobile homes shall be permitted in Beaver Shores, Inc. except in Unit designated. Each mobile home must be approved by Beaver Shores, Inc. and must be put on a permanent foundation within 30 days after installation (minimum 500 square feet) excluding porches. 8. No outside toilet or privy shall be erected or maintained in Beaver Shores, Inc. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Benton County and Rogers City code of the State of Arkansas. J. Lasements are reserved arong and within J rect or the rear line, rrone and and side line of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-(SEE RESTRICTION NO. 13 S18°15'E-121.3' public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision. 10. These conditions and restrictions shall be binding upon all owners of lots in Beaver Shores, Inc., their heirs, and assigns. If the owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation. 11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five -S35°45'E-136.5' square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales periods. 12. All outside construction of buildings must be completed within 180 days and 2 coats of paint applied, Redwood and rough cedar excluded. 13. All lake from lots in Unit 6 will have floor space of 1,000 square feet minimum, back lots will have floor space of 650 square feet minimum, exclusive of porches, stoops, open or closed carports, patios, or garages, with the exception of Lots 1114 thru 1187 which will have a floor space of 1,000 square feet minimum, exclusive of porches, stoops, open or closed carports, patios, or garages. OWNER'S CERTIFICATION & DEDICATION We, the undersigned, do hereby certify we are the sole owners' of the hereon platted property and do hereby dedicate all streets for the use of the general public and for installation of utilities. Pres. Della McCoysec. N31°24' W-29.5'-N56°16'E-131.2' State of Arkansas County of Benton Subscribed and sworn before me this Notary Public My commission expires ACCEPTANCE NOTE: IRON PINS WERE SET AT ALL LOT CORNERS AND ANGLE POINTS. LAND SURVEYOR'S CERTIFICATION I hereby certify that on the 16th day of March scribed and platted survey was completed under my supervision and the giron pins were set, as shown, to the best of my knowledge and belief. Bob H. Crafton LEGAL DESCRIPTION DATE MARCH, 1970 A part of the E of Section 14, and a part of the Wz of Section 13, Township 19 North, Range 29 West, all in Benton County, FINAL PLAT Arkansas; more particularly described as follows: SCALE I"=150" Beginning at a point S 30 09' W 2585.2 feet from the Northeast Corner of said Section 14; run therce S 500 25' E 152.1 feet; thence S 54° 22' E 201.5 feet; thence S 25° 29' E 172.3 feet; thence S 20° 35' W 173.4 feet; thence S 18° 15' E 121.3 feet; DRAWN BY KING thence S 35° 51' E 224.8 feet; thence S 6° 41' E 193.0 feet; thence S 35° 45' E 136.5 feet; thence S 51.1 feet; SHORES CHECKED BY BEAVER thence \$\frac{1}{760} 18' \frac{1}{180} 297.0 feet; thence N 210 30' E 128.2 feet to the U.S. Government take line; thence S 250 08' E 207.4 feet along said take line; thence S 43° 00' E 265.0 feet along said take line; thence S 87° 42' W 173.4 feet; thence S 16° 25' W DATE REVISIONS 179.3 feet; thence S 31° 24' E 48.3 feet; thence \$ 85° 41' # 90.8 feet; thence S 83° 36' E 345.3 leet to the U.S. Government take line; thence S 43° 00' E 363.6 feet along said take line; thence S 60° 20' W 177.2 feet along said take line; thence N 84° 16' W 100.3 feet; thence N 76° 55' W 389.1 feet; thence S 53° 35' E 143.8 feet; thence S 0° 07' W 219.7 feet to the UNIT NO. 6 U.S. Government take line; thence S 60° 20' W 238.2 feet along said take line; thence N 40° 29' W 321.2 feet; thence S 80° 46' W 180.8 feet; thence N 33° 44' W 190.0 feet; thence N 31° 46' E 180.8 feet; thence N 56' H6' E 131.2 feet; thence N 31° 24' W 29.5 feet; thence N 42° 01' W 83.3 feet; thence N 51° 48' W 372.0 feet; thence N 35° 45" W 272.5 feet; thence CRAFTON & TULL N 6° 41' W 192.7 feet; thence N 35° 51' W 189.1 feet; thence N 18° 15' W 200.6 feet; thence N 40° 23' W 130.2 feet; thence S 72° 50' W 61.0 feet; thence N 82° 40' W 180.8 feet; thence N 17° 10' W 190.0 feet; thence N 48° 19' E 180.8 feet; thence CONSULTING ENGINEERS INC. N 72° 50' E 47.4 feet; thence N 5° 28' E 117.7 feet; thence N 12° 20' E 113.1 feet; thence S 60° 00" E 150.0 feet; thence, ROGERS, ARKANSAS SHEET NO. N 30° 00' E 66.9 feet; thence S 64° 29' E 40.1 feet to the point of beginning, containing 33.6 acres, more or less. Including

described

common fragery H-202

CATALOG NO.