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FILED FOR RECORD
At 2:08 O'Clock M

SUPPLEMENTAL DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR
PHASE 5, PLEASANT VIEW ESTATES
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

MAR 03 2000

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, M & L Development, Inc., an Arkansas corporation, as owner and developer, heretofore caused the Declaration of Covenants and Restrictions for Pleasant View Estates, City of Bentonville, Benton County, Arkansas, (the "Declaration"), to be executed and filed for record on December 28, 1990, in the Office of the Circuit Court Clerk and Ex-Officio Recorder of Benton County, Arkansas, as Instrument 9045121 through 9045130, inclusive; and

WHEREAS, M & L Development, Inc. desires to make an addition to the existing property of Pleasant View Estates, City of Bentonville, Benton County, Arkansas, by adding thereto as Phase 5 thereof the hereinafter described lands and to subject the same to the aforesaid Declaration as though said lands had been originally included therein;

NOW, THEREFORE, M & L Development, Inc. hereby declares that the real property hereinafter described is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions and easements of said Declaration and this Supplemental Declaration, all in the manner hereinafter set forth:

1. Addition to Existing Properties: Pursuant to and in accordance with the provisions of Article I, Section 2, of the Declaration, M & L Development, Inc., as owner and developer, does hereby declare and provide that the following described lands shall hereafter be held, transferred, sold, conveyed and occupied subject to the said Declaration and to the provisions of this Supplemental Declaration, to-wit:

PART OF THE N 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, BEING A FOUND RAILROAD SPIKE; THENCE S 89°48'19" E 843.48 FEET, ALONG THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 TO A POINT AS SHOWN ON PLAT 17-220, THENCE S 00°12'03" E 1319.02 FEET, ALONG THE WEST LINE OF SAID PLAT 17-220 AND THE WEST LINE OF PLEASANT VIEW ESTATES BLOCK 3, BEING A FOUND IRON PIN ON THE SW CORNER OF SAID PLEASANT VIEW ESTATES BLOCK 3, THENCE S 0°13'46" E 228.91 FEET, THENCE N 89°27'41" E 687.84 FEET TO AN IRON PIN AT THE SW CORNER OF LOT 11 OF PLEASANT VIEW ESTATES, BLOCK 6 FOR THE POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 6, N 89°27'41" E 176.50 FEET TO AN IRON PIN AT THE SE CORNER OF LOT 12 OF SAID BLOCK 6, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 6, N 86°34'21" E 50.06 FEET TO AN IRON PIN AT THE SW CORNER OF LOT 8A OF SAID BLOCK 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 8A OF BLOCK 7, N 89°27'41" E 125.00 FEET TO AN IRON PIN AT THE SE CORNER OF SAID LOT 8A; THENCE S 00°32'19" E 574.00 FEET TO AN IRON PIN; THENCE S 89°27'41" W 303.00 FEET TO AN IRON PIN; THENCE N

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Bentonville Ar 72712

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00°32'19" W 163.28 FEET TO AN IRON PIN AT THE SE CORNER OF LOT 4, BLOCK 6, OF SAID PLEASANT VIEW ESTATES; THENCE ALONG THE EAST LINE OF SAID BLOCK 6, THENCE N 07°18'52" W 411.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

said lands being reflected on the plat thereof as Lots 13 through 19, inclusive, Block 6, and Lots 9 through 15, inclusive, Block 7, Pleasant View Estates, Bentonville, Arkansas, which said plat is filed of record in the Office of the Circuit Court Clerk and Ex-Officio Recorder of Benton County, Arkansas, in Plat Book _____, Page _____, and which plat is by reference made a part of the Declaration and this Supplemental Declaration and likewise the Declaration and this Supplemental Declaration are by reference made a part of said plat.

2. Modification to Minimum Square Footage Requirements: Pursuant to and in accordance with the provisions of Article I, Section 2, subsection (c), the lands hereinabove described as Phase 5, Pleasant View Estates, are hereby further subjected to the following provision hereby added to Article IV, Section 3 of the Declaration, as a complementary addition thereto: The minimum square footage requirement for Lots 13 through 19, inclusive, Block 6, and Lots 9 through 15, inclusive, Block 7, Pleasant View Estates, shall be 1,700 square feet.

3. Modification to Article IV, Protective Covenants: Pursuant to and in accordance with the provisions of Article I, Section 2, subsection (c) and by reason of the enactment of an amendment to the Ordinance of the City of Bentonville, Arkansas, concerning the installation of sidewalks, the lands hereinabove described as Phase 5, Pleasant View Estates, are hereby further subjected to the following new provision hereby added as Section 18 to Article IV of the Declaration, as a complimentary addition thereto:

"Section 18. Sidewalks. Every Owner of a Lot within Pleasant View Estates shall be obliged, at the time of construction of any residential structure or earlier where required, to install or cause to be installed upon such Lot a sidewalk or sidewalks as required by any then in effect Ordinances of the City of Bentonville, Arkansas, and within the time requirements set for such installation in such Ordinances."

IN WITNESS WHEREOF, M & L Development, Inc. has caused this Supplemental Declaration to be executed by its duly authorized corporate officers this 2 day of MARCH, 2000.

ATTEST:

M & L DEVELOPMENT, INC., Owner

Leon Walden

LEON WALDEN, Secretary

Michael L. Walden

MICHAEL L. WALDEN, President

STATE OF ARKANSAS)
)SS
COUNTY OF BENTON)

ACKNOWLEDGMENT

On this day before me, the undersigned, a Notary Public duly qualified, commissioned and acting within and for the said state and county, appeared in person the within named MICHAEL L. WALDEN and LEON WALDEN, to me well known, who stated that they were the President and Secretary of M & L DEVELOPMENT, INC., a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and Notarial Seal on this 2 day of March , 2000.

My Commission Expires:

 May 1, 2000

 Linda Colvin
Notary Public

