

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 or storm sewers, road dains, and other

lines in case of fractional lots.

remain in full force and effect.

or nuisance to ordinary residential usage.

public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to inter-

fere with the maintenance of such lines, with right of ingress to and egress from and acros, said premises to

employees of said utilities. Said easements to also extend along any property owner's side and rear property

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if

11. No noxious or offensive activity shall be carried on, nor shall anything be done which may become an annoyance

12. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more

13. These covenants are to run with the land and shall be binding on all parties, their heirs, and assigns claiming

long as such lines do not hinder the construction of buildings on any lots in this subdivision.

jused by a builder to advertise the property during the constuction and sales period.

wires or cables carried by such poles pass over some portion of said lots not within the 10 feet wide strip as

than I foot square, one sign of not more than 5 square feet advertising the property for sale or rent, or signs

under them for a period of twenty-five years from the date these covenants are recorded; after which time said

Subsequent invalidation of any one of these covenants shall in no wise affect the other provisions which shall

If the owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it

covenants shall be automatically extended for successive periods of ten years; unless instruments signed by a

majority of the then owners have been recorded, agreeing to a change in said covenants in whole or any part.

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 recover damages or other dues for such violation.

Book H.

SHEET NO.

SCALE /"= 150"		FINAL PLAT	
APPROVED BY J.B.J.		RIVER	CLIFF VIEW
DATE	ISIONS		
		Benton	County, Ark.
		CRAFTON & TULL	

CAT. NO. 18-205

CONSULTING ENGINEERS, INC.

ROGERS, ARKANSAS