

NOTES CONSTITUTING A PART OF THIS PLAT AND REPLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND REPLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A COOPER COMPANY BY REASON OF MERGER) HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL PROPERTY REFLECTED BY THIS PLAT AND REPLAT AND THIS PLAT AND REPLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A PLAT DESIGNATING THE GARLAND COUNTY PORTION OF THE LANDS REFLECTED HEREON AS ANCHO SUBDIVISION, RESERVED PROPERTY, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON FEBRUARY 23, 1973 IN DEED BOOK 4 AT PAGE 146 AND HEREBY REPLATS THAT PORTION OF THE LANDS REFLECTED HEREON AS GARLAND COUNTY LANDS AS ANCHO SUBDIVISION FOR THE PURPOSE OF RELOCATING ROADWAYS TO BE CONSTRUCTED THEREON.

2. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE JOHN A COOPER COMPANY JOINED BY THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 653 AT PAGE 369, ET SEQ., AND ON THE 23RD DAY OF FEBRUARY, 1973, COOPER COMMUNITIES, INC., SUCCESSOR TO JOHN A COOPER COMPANY BY REASON OF MERGER FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WHICH IS THERE RECORDED IN DEED RECORD BOOK 717 AT PAGE 745, ET SEQ., WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT AND REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970 AND THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 23RD DAY OF FEBRUARY, 1973 AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT AND REPLAT AND LIKEWISE THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT AND REPLAT, AND THE PROVISIONS OF THE DECLARATION AND SUPPLEMENTAL DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT AND REPLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

- 3. A PLAT AND REPLAT IDENTICAL TO THIS PLAT AND REPLAT WILL BE EXECUTED AND FILED FOR RECORD IN SALINE COUNTY,
- 4. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. THIS PLAT AND REPLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT AND REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE 30TH DAY OF MARCH, 1972; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT AND REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT AND REPLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT AND REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AND REPLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 6. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT AND REPLAT ARE NOT A PART OF THE PLAT AND REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED
- 7. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT AND REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS PLAT AND REPLAT OR
- 8. ALL LOTS REFLECTED UPON THE PLAT AND REPLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH
- SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET. 9. SETBACK LÎNES AS INDICATED UPON THE PLAT AND REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID. 10. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16
- OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AND REPLAT AS PROTECTIVE SCREENING AREAS. 11. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT AND REPLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHT,

TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT

IN ARTICLE VIII OF THE DECLARATION AFORESAID. 12. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF

DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC

OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES,

EASEMENTS AND RIGHTS RESERVED HEREIN. DATED THIS 16th DAY OF October, 1980.



THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" x 17" IS 1" = 300"

BY DATE BY DATE DATE REVISION DESCRIPTION CHECKED APPROVED RECORD REPLAT GARLAND COUNTY LANDS SCALE: /"=100" RECORD PLAT SALINE COUNTY LANDS ARKANA DRAWN: 4 DATE: 10/80 REGISTEREN CHECKED: My DATE: 19/80 PROFESSIONAL APPROVED: Jug DATE: 10/19/8 BLOCKS 1 AND 2 No 1222 FILE NO: 4-1/6-50 HOT SPRINGS VILLAGE, ARKANSAS DWG. NO: 4-116-(12)-1704 JOB FILED SHEET Cooper Consultants, Inc. RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712