

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY THE COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- 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 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 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. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
- UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT OR 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKE SHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- THE PROPERTY LINE ALONG THE LAKE IS A MEASUREMENT LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED ELEVATION OF 535 M.G.L. ± 0.51, AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE 100-YEAR FLOOD PLAIN LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE 100-YEAR FLOOD LINE REPRESENTS THE LEVEL OF THE FLOOD POOL WHICH HAS A PROBABILITY OF 0.01 OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR.
- SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE LIMITED 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 AND 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSER ANY DAMAGE OR INCONVENIENCE TO THE EXCLUSION OF WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, 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 25TH DAY OF JUNE, 1986

COOPER COMMUNITIES, INC.

BY *James F. Gore*
EXECUTIVE VICE PRESIDENT

BLOCK 1			BLOCK 7			BLOCK 11		
LOT 1 0.269 AC.	LOT 9 0.456 AC.	LOT 10 0.534 AC.	LOT 1 0.300 AC.	LOT 7 0.266 AC.	LOT 7 0.301 AC.	LOT 1 0.266 AC.	LOT 2 0.234 AC.	LOT 3 0.301 AC.
LOT 2 0.271 AC.	LOT 10 0.439 AC.	LOT 11 0.283 AC.	LOT 2 0.270 AC.	LOT 8 0.256 AC.	LOT 8 0.272 AC.	LOT 5 0.304 AC.	LOT 6 0.270 AC.	LOT 7 0.272 AC.
LOT 3 0.288 AC.	LOT 12 0.283 AC.	LOT 13 0.520 AC.	LOT 3 0.304 AC.	LOT 9 0.305 AC.	LOT 10 0.272 AC.	LOT 11 0.315 AC.	LOT 12 0.272 AC.	LOT 13 0.315 AC.
LOT 4 0.251 AC.	LOT 13 0.520 AC.	LOT 14 0.311 AC.	LOT 4 0.284 AC.	LOT 6 0.406 AC.	TOTAL 2.993 AC.			
LOT 5 0.306 AC.	LOT 14 0.311 AC.	LOT 15 0.340 AC.	LOT 5 0.305 AC.	LOT 7 0.324 AC.				
LOT 6 0.251 AC.	LOT 15 0.340 AC.	LOT 16 0.368 AC.	LOT 6 0.342 AC.	LOT 8 0.342 AC.				
LOT 7 0.247 AC.	LOT 16 0.368 AC.	LOT 17 0.309 AC.	LOT 7 0.324 AC.	LOT 9 0.283 AC.	BLOCK 11			
LOT 8 0.277 AC.	LOT 17 0.309 AC.	LOT 18 0.251 AC.	LOT 8 0.342 AC.	LOT 10 0.293 AC.	LOT 1 0.266 AC.			
LOT 9 0.376 AC.	LOT 18 0.251 AC.	LOT 19 0.235 AC.	LOT 9 0.283 AC.	LOT 11 0.288 AC.	LOT 2 0.234 AC.			
LOT 10 0.304 AC.	LOT 19 0.235 AC.	LOT 20 0.265 AC.	LOT 10 0.293 AC.	LOT 12 0.284 AC.	LOT 3 0.238 AC.			
LOT 11 0.368 AC.	LOT 20 0.265 AC.	LOT 21 0.245 AC.	LOT 11 0.381 AC.	LOT 13 0.307 AC.	LOT 4 0.248 AC.			
LOT 12 0.409 AC.	LOT 21 0.245 AC.	LOT 22 0.241 AC.	TOTAL 3.547 AC.	LOT 14 0.288 AC.	LOT 5 0.264 AC.			
	LOT 22 0.241 AC.	LOT 23 0.277 AC.		LOT 15 0.346 AC.	LOT 6 0.255 AC.			
TOTAL 3.617 AC.	LOT 23 0.277 AC.	LOT 24 0.248 AC.	BLOCK 8	LOT 1 0.291 AC.	LOT 7 0.240 AC.			
	LOT 24 0.248 AC.	LOT 25 0.242 AC.	LOT 1 0.324 AC.	LOT 2 0.251 AC.	LOT 8 0.252 AC.			
	LOT 25 0.242 AC.	TOTAL 7.764 AC.	LOT 3 0.271 AC.	LOT 3 0.271 AC.	LOT 9 0.301 AC.			
LOT 2 0.564 AC.			LOT 4 0.378 AC.	LOT 5 0.500 AC.	LOT 10 0.293 AC.			
LOT 2 0.281 AC.			LOT 5 0.500 AC.	LOT 6 0.406 AC.	LOT 11 0.288 AC.			
LOT 3 0.298 AC.	BLOCK 5			LOT 7 0.275 AC.	LOT 12 0.284 AC.			
LOT 4 0.251 AC.	LOT 2 0.384 AC.	LOT 2 0.384 AC.	LOT 8 0.275 AC.	LOT 8 0.340 AC.	LOT 13 0.307 AC.			
LOT 5 0.320 AC.	LOT 2 0.367 AC.	LOT 3 0.389 AC.	LOT 9 0.283 AC.	TOTAL 6.244 AC.	LOT 14 0.288 AC.			
LOT 6 0.274 AC.	LOT 3 0.389 AC.	LOT 4 0.278 AC.	LOT 10 0.293 AC.		LOT 15 0.346 AC.			
LOT 7 0.241 AC.	LOT 4 0.278 AC.	LOT 5 0.582 AC.	LOT 11 0.288 AC.		LOT 16 0.246 AC.			
TOTAL 1.834 AC.	LOT 5 0.582 AC.	LOT 6 0.564 AC.	LOT 12 0.284 AC.	BLOCK 9	LOT 17 0.301 AC.			
	LOT 6 0.564 AC.	LOT 7 0.381 AC.	LOT 13 0.307 AC.	LOT 1 0.533 AC.	TOTAL 4.651 AC.			
BLOCK 3	LOT 7 0.381 AC.	LOT 8 0.372 AC.	LOT 14 0.291 AC.	LOT 2 0.514 AC.				
LOT 1 0.249 AC.	LOT 8 0.372 AC.	LOT 9 0.575 AC.	LOT 3 0.303 AC.	LOT 3 0.303 AC.				
LOT 2 0.252 AC.	LOT 9 0.575 AC.	LOT 10 0.349 AC.	LOT 4 0.291 AC.	LOT 4 0.291 AC.				
LOT 3 0.322 AC.	LOT 10 0.349 AC.	LOT 11 0.324 AC.	LOT 5 0.269 AC.	LOT 5 0.269 AC.				
LOT 4 0.253 AC.	LOT 11 0.324 AC.	TOTAL 4.365 AC.	LOT 6 0.258 AC.	LOT 6 0.258 AC.				
LOT 5 0.247 AC.	TOTAL 4.365 AC.		LOT 7 0.242 AC.	LOT 7 0.242 AC.				
LOT 6 0.243 AC.			LOT 8 0.253 AC.	LOT 8 0.253 AC.				
LOT 7 0.256 AC.			LOT 9 0.258 AC.	LOT 9 0.258 AC.				
TOTAL 1.807 AC.			LOT 10 0.324 AC.	LOT 10 0.324 AC.				
			TOTAL 2.812 AC.					
BLOCK 4	LOT 1 0.317 AC.	LOT 2 0.284 AC.	BLOCK 10					
LOT 1 0.309 AC.	LOT 2 0.284 AC.	LOT 3 0.249 AC.	LOT 1 0.306 AC.					
LOT 2 0.287 AC.	LOT 3 0.249 AC.	LOT 4 0.303 AC.	LOT 2 0.218 AC.					
LOT 3 0.275 AC.	LOT 4 0.303 AC.	LOT 5 0.263 AC.	LOT 3 0.302 AC.					
LOT 4 0.303 AC.	LOT 5 0.263 AC.	LOT 6 0.254 AC.	LOT 4 0.243 AC.					
LOT 5 0.289 AC.	LOT 6 0.254 AC.	LOT 7 0.249 AC.	LOT 5 0.332 AC.					
LOT 6 0.269 AC.	LOT 7 0.249 AC.	TOTAL 2.076 AC.						
LOT 7 0.349 AC.	TOTAL 2.076 AC.							
LOT 8 0.295 AC.								