

NOTES CONSTITUTING A PART OF THIS PLAN AND TO BE READ IN CONNECTION WITH THE PLAN 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 REAL ESTATE REFLECTED BY THIS PLAN, AND THE PLAN IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- AT 3:07 O'CLOCK P.M. ON THE 10TH DAY OF APRIL 1970, THE JOHN A. COOPER COMPANY, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK OF COURT AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 433, PAGE 365, ET SEQ. THIS PLAN 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 GARLAND COUNTY LANDS REFLECTED UPON THIS PLAN WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS, ON THE 10TH DAY OF APRIL, 1970; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAN. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAN EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- 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 CLERK OF COURT AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. THIS PLAN 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 SALINE COUNTY LANDS REFLECTED UPON THIS PLAN WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, ON THE 30TH DAY OF MARCH 1972, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAN. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAN EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAN ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAN 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.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAN ARE NOT A PART OF THE PLAN 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 PLAN PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS PLAN OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE PLAN 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 1,000 SQUARE FEET.
- SETBACK LINES AS INDICATED UPON THE PLAN SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAN AS PROTECTIVE SCREENING AREAS.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAN 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 BENEFIT OF THE GENERAL PUBLIC; AND ALL EASEMENTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- IDENTICAL COPIES OF THIS PLAN WILL BE EXECUTED AND FILED FOR RECORD IN BOTH GARLAND COUNTY AND SALINE COUNTY, ARKANSAS.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLAZED EASEMENT, PRIVILEGE AND RIGHT TO, 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, DUMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH TO BECOME NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE MAINTAINED 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO COMPLY WITH ITS PURPOSES TO LEASE ANY EASEMENT OR INCORPORATE TO THE COVENANTS WHICH HAVE HERETOFORE 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 REVEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 30 DAY OF March, 1981.

COOPER COMMUNITIES, INC.
BY *John A. Cooper, Jr.* PRESIDENT, DEVELOPER

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE, ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLIED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION BY TITLE
SALINE COUNTY PLANNING BOARD

COUNTY LINE

CCCI PROPERTY LINE

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