

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

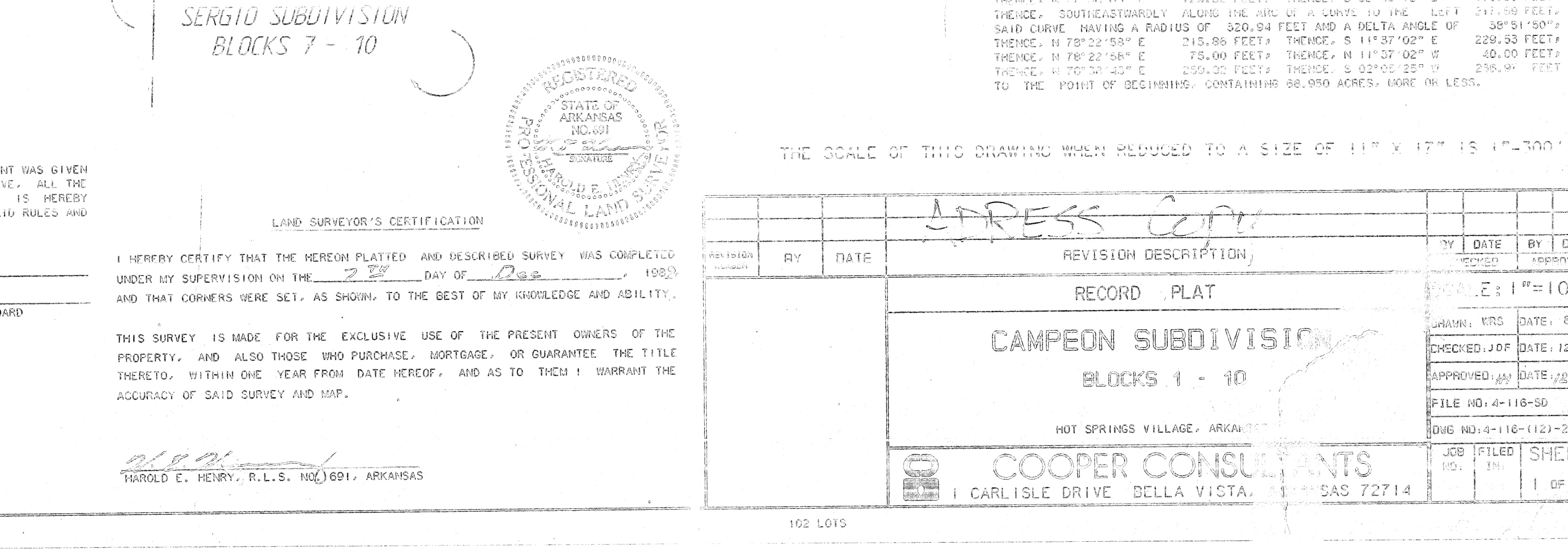
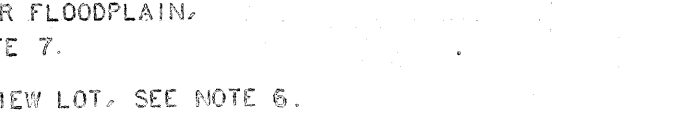
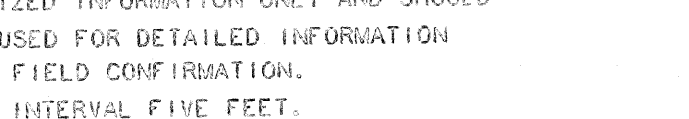
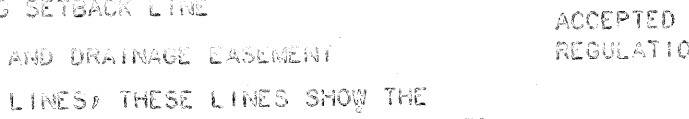
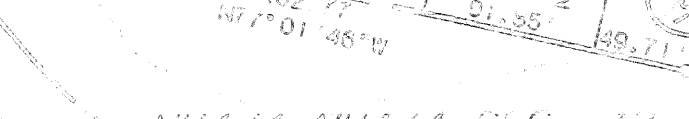
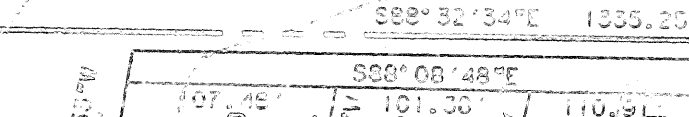
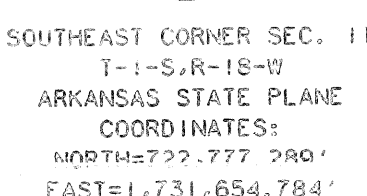
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION) AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHENOOKA VILLAGE 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:

1. AT 2:30 O'CLOCK P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, AND THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 155, AT PAGE 118, 2ND SEG. THIS PLAT IS FILED CONJUNCTIONLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED ON THIS PLAT WITHIN THE SCOPE OF THE DECLARATION AFORESAID FILED FOR RECORD ON MARCH 30TH, 1972 AND THIS DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL COMPLY AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. 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 OTHER LOTS REFLECTED UPON SAID PLAT.

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED JOHN 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:

- ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, REGULATIONS AND ORDINANCES OF THE JURISDICTIONS AS CHAINED TO THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.
7. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE (1) FOOT ABOVE THE ELEVATION OF THE HIGHEST ADJACENT LOT AS REFLECTED HEREON, AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.
8. THE RESERVED PROPERTIES AS DESCRIBED UPON THE PLAT ARE NOW A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFOR.
9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF ALL LOTS DEDICATED AS COMMON PROPERTIES FOR THE USE OF THE DECLARATION AFORESAID, MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL RIGHTS, TITLE, INTERESTS, AND CLAIMS THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
10. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HERBY RESERVES A PERPETUAL EASE, AND ACCESS AND RIGHT OF WAY, 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 ADVISABLE IN THE EXERCISE OF SUCH RIGHTS, INCLUDING EROSION CONTROL, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CURBS, RAMPES AND ANY AND ALL OTHER TYPES OF ACCESS, OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR CONVENIENT FOR SUCH PURPOSES, AND FURTHER RESERVES THE RIGHT AND POWER OF SUCH 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, FROM TIME TO TIME. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONCOMITANT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE IMPROVEMENTS WHICH MAY THEREAFTER BEEN LOCATED UPON THE PLAT. 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 FURTHER RESERVES THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

BY John A. Cullen
PRESIDENT



A PARCEL OF LAND LYING IN THE SE1/4 OF THE SE1/4 (1/16) IN THE NE1/4 OF THE NE1/4 (4.886 ACRES ±) OF SECTION 10, T10N, R10E, S06 (10.000 ACRES ±) IN THE NE1/4 OF THE NW1/4 (1/16) IN THE SE1/4 OF THE SE1/4 (1/16) OF SECTION 10, T10N, R10E, S06 (10.000 ACRES ±) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 10 EAST, MERIDIAN, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

RECAPTURE MARK DEFECTED TO A SITE OF 1

[illegible]

102 LOTS