

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, 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 3:07 O'CLOCK ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, 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 DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970, DECLARATION AFORESAID, WHICH 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 PLAT NOTES.
- 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, 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 PLAT 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 PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID. AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- 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, DRAINAGE, 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 COOPER 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 THEREFORE 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 ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10TH DAY OF APRIL, 1985

COOPER COMMUNITIES, INC.

BY W. W. Wimmer
EXECUTIVE VICE PRESIDENT

BLOCK 1		BLOCK 2		BLOCK 4		BLOCK 5	
LOT 1	0.251 AC.	LOT 1	0.284 AC.	LOT 1	0.295 AC.	LOT 1	0.263 AC.
LOT 2	0.231 AC.	LOT 2	0.237 AC.	LOT 2	0.238 AC.	LOT 2	0.260 AC.
LOT 3	0.233 AC.	LOT 3	0.234 AC.	LOT 3	0.243 AC.	LOT 3	0.262 AC.
LOT 4	0.237 AC.	LOT 4	0.249 AC.	LOT 4	0.238 AC.	LOT 4	0.235 AC.
LOT 5	0.233 AC.	LOT 5	0.242 AC.	LOT 5	0.244 AC.	LOT 5	0.235 AC.
LOT 6	0.233 AC.	LOT 6	0.235 AC.	LOT 6	0.266 AC.	LOT 6	0.246 AC.
LOT 7	0.254 AC.	LOT 7	0.238 AC.	LOT 7	0.254 AC.	LOT 7	0.229 AC.
LOT 8	0.282 AC.	LOT 8	0.231 AC.	LOT 8	0.252 AC.	LOT 8	0.241 AC.
LOT 9	0.237 AC.	LOT 9	0.245 AC.	LOT 9	0.244 AC.	LOT 9	0.284 AC.
LOT 10	0.290 AC.	LOT 10	0.243 AC.	LOT 10	0.258 AC.	LOT 10	0.248 AC.
LOT 11	0.235 AC.	LOT 11	0.236 AC.	LOT 11	0.250 AC.	LOT 11	0.335 AC.
LOT 12	0.247 AC.	LOT 12	0.265 AC.	LOT 12	0.252 AC.	LOT 12	0.249 AC.
LOT 13	0.230 AC.	LOT 13	0.230 AC.	LOT 13	0.251 AC.	LOT 13	0.244 AC.
LOT 14	0.242 AC.	LOT 14	0.229 AC.	LOT 14	0.242 AC.	LOT 14	0.242 AC.
LOT 15	0.239 AC.	LOT 15	0.243 AC.	LOT 15	0.283 AC.	LOT 15	0.261 AC.
LOT 16	0.243 AC.	LOT 16	0.237 AC.	TOTAL	3.809 AC.	LOT 16	0.262 AC.
LOT 17	0.246 AC.	LOT 17	0.249 AC.			LOT 17	0.251 AC.
LOT 18	0.248 AC.	LOT 18	0.239 AC.			LOT 18	0.298 AC.
LOT 19	0.236 AC.	LOT 19	0.247 AC.			LOT 19	0.317 AC.
LOT 20	0.237 AC.	TOTAL	4.606 AC.			TOTAL	5.158 AC.
LOT 21	0.240 AC.						
LOT 22	0.263 AC.	BLOCK 3		BLOCK 6			
LOT 23	0.261 AC.	LOT 1	0.251 AC.	LOT 1	0.257 AC.		
LOT 24	0.315 AC.	LOT 2	0.249 AC.	LOT 2	0.233 AC.		
LOT 25	0.318 AC.	LOT 3	0.240 AC.	LOT 3	0.270 AC.		
LOT 26	0.247 AC.	LOT 4	0.286 AC.	LOT 4	0.246 AC.		
LOT 27	0.260 AC.	TOTAL	1.026 AC.	LOT 5	0.287 AC.		
LOT 28	0.263 AC.			LOT 6	0.252 AC.		
LOT 29	0.258 AC.			LOT 7	0.201 AC.		
LOT 30	0.238 AC.			TOTAL	1.826 AC.		
LOT 31	0.278 AC.						
TOTAL	7.819 AC.						