

NOTES CONSTITUTING A PART OF THIS PLAN AND TO BE READ IN CONNECTION WITH THE PLAN 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 FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 2:30 P. M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY 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, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 125, PAGE 118, ET SEQ. THIS PLAN IS FILED CONJUNCTIVELY WITH THE FIRST SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAN WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAN. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE 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 AND 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 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 PLAN AS PROTECTIVE SCREENING AREAS.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION 0.01 FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 338.8 M.G.L. \pm 0.51, AS DETERMINED FROM BENCH MARK 1105, U.S.C. & G.S., 1955.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAN AND THE LAKEHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAN.
- 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.
- 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 EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREO ARE AS SET OUT IN ARTICLE VII 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, 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 NECESSARY OR 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 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 RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 11TH DAY OF NOVEMBER, 1985

COOPER COMMUNITIES, INC.

BY W. L. Newman
EXECUTIVE VICE PRESIDENT

BLOCK 1		BLOCK 2		BLOCK 5	
LOT 1	0.287 AC.	LOT 1	0.310 AC.	LOT 1	0.301 AC.
LOT 2	0.276 AC.	LOT 2	0.306 AC.	LOT 2	0.269 AC.
LOT 3	0.276 AC.	LOT 3	0.276 AC.	LOT 3	0.270 AC.
LOT 4	0.273 AC.	LOT 4	0.410 AC.	LOT 4	0.279 AC.
LOT 5	0.273 AC.	LOT 5	0.248 AC.	LOT 5	0.253 AC.
LOT 6	0.248 AC.	LOT 6	0.248 AC.	LOT 6	0.250 AC.
LOT 7	0.244 AC.	LOT 7	0.272 AC.	LOT 7	0.248 AC.
LOT 8	0.328 AC.	LOT 8	0.279 AC.	LOT 8	0.369 AC.
LOT 9	0.273 AC.	LOT 9	0.309 AC.	LOT 9	0.361 AC.
LOT 10	0.287 AC.	LOT 10	0.276 AC.	LOT 10	0.277 AC.
LOT 11	0.351 AC.	LOT 11	0.262 AC.	LOT 11	0.232 AC.
LOT 12	0.512 AC.	LOT 12	0.268 AC.	LOT 12	0.234 AC.
LOT 13	0.459 AC.	LOT 13	0.262 AC.	LOT 13	0.281 AC.
LOT 14	0.332 AC.	LOT 14	0.273 AC.	LOT 14	0.317 AC.
LOT 15	0.293 AC.	LOT 15	0.288 AC.	LOT 15	0.262 AC.
LOT 16	0.263 AC.	LOT 16	0.273 AC.	LOT 16	0.248 AC.
LOT 17	0.323 AC.	LOT 17	0.304 AC.	LOT 17	0.277 AC.
LOT 18	0.370 AC.	LOT 18	0.262 AC.	LOT 18	0.253 AC.
LOT 19	0.383 AC.	LOT 19	0.236 AC.	LOT 19	0.253 AC.
LOT 20	0.493 AC.	LOT 20	0.321 AC.	LOT 20	0.253 AC.
LOT 21	0.432 AC.	LOT 21	0.306 AC.	LOT 21	0.266 AC.
LOT 22	0.544 AC.	LOT 22	0.272 AC.	LOT 22	0.277 AC.
LOT 23	0.546 AC.	LOT 23	0.302 AC.	LOT 23	0.318 AC.
LOT 24	0.544 AC.	LOT 24	0.304 AC.	LOT 24	0.277 AC.
LOT 25	0.592 AC.	LOT 25	0.273 AC.	LOT 25	0.270 AC.
LOT 26	0.921 AC.	LOT 26	0.268 AC.	LOT 26	0.294 AC.
LOT 27	1.105 AC.	LOT 27	0.268 AC.	LOT 27	0.317 AC.
LOT 28	0.489 AC.	LOT 28	0.240 AC.	TOTAL	7.584 AC.
LOT 29	0.570 AC.	LOT 29	0.280 AC.		
LOT 30	0.765 AC.	TOTAL	8.511 AC.		
LOT 31	0.335 AC.			LOT 2	0.278 AC.
LOT 32	0.316 AC.	BLOCK 3		LOT 3	0.266 AC.
LOT 33	0.396 AC.	LOT 1	0.377 AC.	LOT 3	0.244 AC.
LOT 34	0.255 AC.	LOT 2	0.351 AC.	LOT 4	0.255 AC.
LOT 35	0.235 AC.	LOT 3	0.360 AC.	LOT 5	0.266 AC.
LOT 36	0.246 AC.	LOT 4	0.359 AC.	LOT 6	0.236 AC.
LOT 37	0.274 AC.	TOTAL 1,133 AC.		LOT 7	0.292 AC.
LOT 38	0.313 AC.			LOT 8	0.278 AC.
LOT 39	0.254 AC.	BLOCK 4		LOT 9	0.243 AC.
LOT 40	0.327 AC.	LOT 1	0.327 AC.	LOT 10	0.224 AC.
LOT 41	0.270 AC.	LOT 2	0.351 AC.	LOT 11	0.231 AC.
LOT 42	0.255 AC.	LOT 3	0.245 AC.	LOT 12	0.245 AC.
LOT 43	0.457 AC.	LOT 4	0.249 AC.	LOT 13	0.239 AC.
LOT 44	0.305 AC.	LOT 5	0.248 AC.	LOT 14	0.283 AC.
LOT 45	0.330 AC.	LOT 6	0.264 AC.	LOT 15	0.264 AC.
LOT 46	0.461 AC.	LOT 7	0.316 AC.	LOT 16	0.296 AC.
LOT 47	0.244 AC.	LOT 8	0.334 AC.	LOT 17	0.228 AC.
LOT 48	0.319 AC.	LOT 9	0.441 AC.	LOT 18	0.311 AC.
LOT 49	0.343 AC.	LOT 10	0.371 AC.	LOT 19	0.336 AC.
LOT 50	0.293 AC.	LOT 11	0.351 AC.	LOT 20	0.347 AC.
LOT 51	0.276 AC.	LOT 12	0.544 AC.	LOT 21	0.313 AC.
LOT 52	0.276 AC.	LOT 13	0.306 AC.	LOT 22	0.264 AC.
LOT 53	0.280 AC.	LOT 14	0.306 AC.	LOT 23	0.286 AC.
LOT 54	0.318 AC.	LOT 15	0.272 AC.	LOT 24	0.285 AC.
TOTAL	20.292 AC.	LOT 16	0.254 AC.	LOT 25	0.303 AC.
		LOT 17	0.333 AC.	LOT 26	0.278 AC.
		LOT 18	0.271 AC.	LOT 27	0.340 AC.
		LOT 19	0.306 AC.	LOT 28	0.319 AC.
		LOT 20	0.309 AC.	LOT 29	0.294 AC.
TOTAL AREA	54.617 AC.	TOTAL	6.176 AC.	LOT 30	0.278 AC.
TOTTED AREA	21.366 AC.			LOT 31	0.292 AC.
TREET AREA	10.966 AC.			LOT 32	0.281 AC.
COMMON PROPERTIES	86.96 AC.			LOT 33	0.256 AC.
TOTAL	86.96 AC.			LOT 34	0.268 AC.
				LOT 35	0.277 AC.
LENGTH OF RECORDED STREETS				LOT 36	0.281 AC.
0'00" RIGHT-OF-WAY 300' L'NEAL FEET				LOT 37	0.289 AC.
40'00" RIGHT-OF-WAY 350' L'NEAL FEET				LOT 38	0.402 AC.