

NOTES CONSTITUTING A PART OF THIS AMENDED REPLAT AND TO BE READ IN CONNECTION WITH THE AMENDED REPLAT 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 CHERRYBROOK VILLAGE DEVELOPMENT COMPANY, INC.), HEREBY OFFERS FOR SALE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 THROUGH 10, VILLACARRIEDO SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THEREON RECORDED ON THE 3RD DAY OF SEPTEMBER, 1986, IN DEED BOOK 286 AT PAGE 23. A REPLAT OF SAID LAND WAS RECORDED ON THE 8TH DAY OF MARCH, 1989, IN DEED BOOK 316 AT PAGE 521. THE DEVELOPER HEREBY AMENDS THAT REPLAT SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 1 THROUGH 10, VILLACARRIEDO SUBDIVISION, AS REFLECTED ON THE REPLAT THEREOF AND HEREBY AMENDS THAT REPLAT FOR THE PURPOSE OF REDUCING THE TOTAL ACRES IN SAID SUBDIVISION FROM 96 TO 90; REDUCING THE TOTAL ACRES OF THE LOTTED AREA; INCREASING THE TOTAL ACRES OF THE COMMON PROPERTIES; AND IN ACCORDANCE THEREWITH RELOCATING CERTAIN UTILITY AND DRAINAGE EASEMENTS RESERVED BY DEVELOPER PURSUANT TO ARTICLE IV OF THE DECLARATION.
2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, DEVELOPER, A 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. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 3RD DAY OF SEPTEMBER, 1986, IN RECORD BOOK 286 AT PAGE 20, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS AMENDED REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE AMENDED REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON.
3. THE COMMON PROPERTIES REFLECTED UPON THE AMENDED REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID AMENDED REPLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
4. THE RESERVED PROPERTIES AS REFLECTED UPON THE AMENDED REPLAT ARE NOT A PART OF THE AMENDED REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE AMENDED REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE AMENDED REPLAT OR IN THE NOTES.
6. ALL LOTS REFLECTED UPON THE AMENDED REPLAT 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, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.
7. SETBACK LINES AS INDICATED UPON THE AMENDED REPLAT SHALL CONTROL AS TO CONSTRUCTION THEREON. THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
8. UNLESS SHOWN OTHERWISE ON THE AMENDED REPLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE AMENDED REPLAT 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
10. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY BE LOCATED BELOW THE ELEVATION OF THE 100 YEAR FLOOD PLAIN 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 AND NOT SUSCEPTIBLE TO DAMAGE BY FLOODWATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION.
11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGES 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 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 DETERMINE ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS 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 8 DAY OF Dec., 1989.

COOPER COMMUNITIES, INC.

BY *John A. Cooper, Jr.*
PRESIDENT

SE 1/4 NW 1/4
SECTION 11
T-1-S, R-18-W

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 COMPLETED, 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

Talavan
Subdivision

BLOCK 1		LOT 20 0.410 AC.	BLOCK 6	
LOT 1 0.251 AC.	TOTAL	LOT 21 0.292 AC.	LOT 1 0.311 AC.	TOTAL 0.851 AC.
LOT 2 0.266 AC.		LOT 22 0.234 AC.	LOT 2 0.540 AC.	
LOT 3 0.261 AC.		LOT 23 0.261 AC.		
LOT 4 0.264 AC.		LOT 24 0.242 AC.		
LOT 5 0.313 AC.		LOT 25 0.232 AC.		
LOT 6 0.360 AC.		LOT 26 0.299 AC.		
LOT 7 0.317 AC.		TOTAL 1.718 AC.		
LOT 8 0.301 AC.				
LOT 9 0.303 AC.				
LOT 10 0.281 AC.				
BLOCK 3		BLOCK 7		
LOT 13 0.243 AC.	TOTAL	LOT 1 0.300 AC.	LOT 1 0.306 AC.	TOTAL 1.237 AC.
LOT 14 0.244 AC.		LOT 2 0.369 AC.	LOT 2 0.305 AC.	
		LOT 3 0.313 AC.	LOT 3 0.322 AC.	
	LOT 4 0.305 AC.	LOT 4 0.304 AC.		
	LOT 5 0.295 AC.			
TOTAL 1.582 AC.		BLOCK 8		
LOT 17 0.240 AC.	TOTAL	BLOCK 9		
LOT 18 0.245 AC.		LOT 1 0.294 AC.	TOTAL 2.596 AC.	
LOT 19 0.244 AC.		LOT 2 0.388 AC.		
	LOT 3 0.574 AC.			
	LOT 4 0.560 AC.			
LOT 21 0.211 AC.	TOTAL	LOT 5 0.340 AC.	TOTAL 5.141 AC.	
LOT 22 0.314 AC.		LOT 6 0.332 AC.		
TOTAL 4.668 AC.		LOT 7 0.340 AC.		
	LOT 8 0.342 AC.			
	LOT 9 0.279 AC.	LOT 10 0.445 AC.	TOTAL 1.480 AC.	
BLOCK 2		LOT 1 0.251 AC.		
LOT 1 0.246 AC.	LOT 8 0.273 AC.	LOT 2 0.529 AC.		
LOT 2 0.259 AC.	LOT 9 0.272 AC.	LOT 3 1.125 AC.		
LOT 3 0.239 AC.	LOT 10 0.229 AC.	LOT 4 1.604 AC.		
LOT 4 0.337 AC.	LOT 11 0.234 AC.	LOT 5 1.521 AC.		
LOT 5 0.277 AC.	LOT 12 0.246 AC.	LOT 6 0.325 AC.		
LOT 6 0.295 AC.	LOT 13 0.237 AC.			
LOT 7 0.249 AC.	LOT 14 0.219 AC.			
LOT 8 0.217 AC.	LOT 15 0.294 AC.			
LOT 9 0.279 AC.	TOTAL 3.999 AC.			
LOT 10 0.235 AC.	TOTAL	BLOCK 10		
LOT 11 0.240 AC.		LOT 1 0.480 AC.	TOTAL 5.411 AC.	
LOT 12 0.238 AC.		LOT 2 0.529 AC.		
LOT 13 0.240 AC.	LOT 3 1.125 AC.			
LOT 14 0.240 AC.	LOT 4 1.604 AC.			
LOT 15 0.228 AC.	TOTAL	LOT 5 1.521 AC.	TOTAL 5.411 AC.	
LOT 16 0.239 AC.		LOT 6 0.325 AC.		
LOT 17 0.306 AC.				
LOT 18 0.466 AC.	TOTAL			TOTAL 5.411 AC.
LOT 19 0.492 AC.				