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Washington County, AR
Kyle Sylvester Circuit Clerk
File 2022-00017327

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, ADAMS INVESTMENTS OF NWA, LLC, herein called "Owner" has caused certain lands owned by it to be platted into an addition known as EAGLE RIDGE SUBDIVISION to the City of TONTITOWN, ARKANSAS, In Plat Book _____ at page _____ : and

WHEREAS Owner desires to provide for the use of the property for highest of residential use and to restrict it uses as such:

SCOPE OF APPLICATION

1. These covenants shall apply their entirety to the area know and described as the EAGLE RIDGE SUBDIVISION, to the city of TONTITOWN, ARKANSAS as covenants running with the land.

LAND USE AND BUILDING TYPES

1. All lots in said subdivision shall be used exclusively for residential purposes, all dwellings to be single family.
2. No dwelling shall be permitted on any said lots unless with total heated floor area of such dwelling, exclusive of garage and porch areas, shall contain at least 3,000 square feet.
3. No dwelling shall exceed 2 stories in height above the finished grade level.
4. No structure of a temporary nature, trailer, tent, shack, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
5. No inoperative vehicles of any nature shall be permitted to remain on any lot or lots for a period in excess of any part of any three consecutive days.
6. All private drives on said lot or lots connecting said lot or lots with the public streets shall be of concrete surface construction.
7. No obnoxious or offensive activity shall be carried on upon any lot within the property, nor shall anything be done on any of said lots which may be or may become a nuisance to neighborhood: whether a nuisance exist shall be determined by affirmative vote of seventy five percent (75%) of the owners of the Eagle Ridge Subdivision.
8. No owner of any lot within said tract shall allow garbage or other debris to accumulate on property but shall dispose of same at regular intervals so as to eliminate nuisance in the neighborhood.
9. No outbuilding shall be constructed on any lots within said tract which shall exceed 2,000 square feet in area, and such outbuilding so permitted shall be constructed so as not to detract from the general appearance of the neighborhood and shall conform to the main structure.