

FILED FOR RECORD
At 9:25 O'clock 9 M

DEC 11 1992

SUPPLEMENTAL DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR
BLOCK 2, PLEASANT VIEW ESTATES
CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, M & L Development, Inc., an Arkansas corporation, as owner and developer, heretofore caused the Declaration of Covenants and Restrictions for Pleasant View Estates, City of Bentonville, Benton County, Arkansas, (the "Declaration"), to be executed and filed for record on December 28, 1990, in the Office of the Circuit Court Clerk and Ex-Officio Recorder of Benton County, Arkansas, as Instrument 9045121 through 9045130, inclusive; and

WHEREAS, M & L Development, Inc. desires to make an addition to the existing property of Pleasant View Estates, City of Bentonville, Benton County, Arkansas, by adding thereto as Block 2 thereof the hereinafter described lands and to subject the same to the aforesaid Declaration as though said lands had been originally included therein;

NOW, THEREFORE, M & L Development, Inc. hereby declares that the real property hereinafter described is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions and easements of said Declaration and this Supplemental Declaration, all in the manner hereinafter set forth:

1. Addition to Existing Properties: Pursuant to and in accordance with the provisions of Article I, Section 2, of the Declaration, M & L Development, Inc., as owner and developer, does hereby declare and provide that the following described lands shall hereafter be held, transferred, sold, conveyed and occupied subject to the said Declaration and to the provisions of this Supplemental Declaration, to-wit:

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 20 North, Range 30 West, City of Bentonville, Benton County, Arkansas, described as follows:

Beginning at a point on the Northerly line of the NW $\frac{1}{4}$ of said Section 33 and South 89°48'19" East, 1032.33 feet from the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 33; thence continuing South 89°48'19" East, 262.20 feet to a point that bears North 89°48'19" West, 34.09 feet from the Northeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 33; thence South 06°43'13" East, 261.86 feet; thence South 89°29'25" West, 40.35 feet; thence South 00°30'35" East, 190.00 feet; thence North 89°29'25" East, 175.00 feet; thence South 00°30'35" East, 188.00 feet; thence North 89°29'25" East, 173.50 feet; thence South 00°30'35" East, 75.00 feet; thence North 89°29'25" East, 122.92 feet; thence South 28°19'01" West, 155.01 feet; thence South 49°12'16" West, 136.14 feet; thence South 86°05'32" West, 160.98 feet; thence South 89°49'16" West, 81.08 feet; thence South 86°14'56" West, 89.34 feet; thence South 78°57'47" West, 92.85 feet; thence along a curve to the right having a radius of 475.00 feet and a chord bearing and distance of North 05°25'16" West, 92.96 feet, for an arc distance of 93.11 feet to a point of tangency; thence North 00°11'41" East,

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51.17 feet; thence South 90°00'00" West, 50.00 feet; thence South 00°11'41" West, 51.00 feet to a point of curvature; thence along a curve to the left having a radius of 525.00 feet and a chord bearing and distance of South 04°34'05" East, 87.18 feet, for an arc distance of 87.28 feet; thence South 80°40'09" West, 108.74 feet; thence South 89°47'57" West, 155.63 feet; thence North 00°12'03" West, 741.50 feet; thence North 89°47'57" East, 193.35 feet; thence North 01°16'20" West, 240.60 feet to the point of beginning and containing 12.2375 acres, more or less.

said lands being reflected on the plat thereof as Lots 1 through 29, inclusive, Block 2, Pleasant View Estates, Bentonville, Arkansas, which said plat is filed of record in the Office of the Circuit Court Clerk and Ex-Officio Recorder of Benton County, Arkansas, in Plat Book _____, Page _____, and which plat is by reference made a part of the Declaration and this Supplemental Declaration and likewise the Declaration and this Supplemental Declaration are by reference made a part of said plat.

2. Modification to Minimum Square Footage Requirements: Pursuant to and in accordance with the provisions of Article I, Section 2, subsection (c), the lands hereinabove described as Block 2, Pleasant View Estates, are hereby further subjected to the following provision hereby added to Article IV, Section 3 of the Declaration, as a complementary addition thereto: The minimum square footage requirement for Lots One (1) through Twenty Nine (29), Block 2, Pleasant View Estates, shall be 1,450 square feet.

IN WITNESS WHEREOF, M & L Development, Inc. has caused this Supplemental Declaration to be executed by its duly authorized corporate officers this 8th day of December, 1992.

ATTEST:

M & L DEVELOPMENT, INC. Owner

Leon Walden
LEON WALDEN, Secretary

Michael L. Walden
MICHAEL L. WALDEN, President

STATE OF ARKANSAS)
)SS
COUNTY OF BENTON)

ACKNOWLEDGMENT

On this day before me, the undersigned, a Notary Public duly qualified, commissioned and acting within and for the said state and county, appeared in person the within named MICHAEL L. WALDEN and LEON WALDEN, to me well known, who stated that they were the President and Secretary of M & L DEVELOPMENT, INC., a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and Notarial Seal on this 8th day of December, 1992.

My Commission Expires:
July 5, 2000

Debbie J. DeShields
Notary Public

