

Brenda DeShields-Circuit Clerk
Benton County, AR
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Total Fees: \$65.00

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Recorded in the Above
DEED Book & Page
09/02/2011

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MEADOWLANDS SUBDIVISION
LOWELL, BENTON COUNTY, ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Arvest Bank (herein referred to as the "Declarant") as owner of all that certain property located in Lowell, Benton County, Arkansas, known as Meadowlands Subdivision (hereafter the "Development" or "Property") as appearing on that certain Plat recorded in the office of the Benton County Circuit Clerk and Ex-Officio Recorder on April 29, 2008, in Plat Record 2008 at Pages 251, 252 and 253, desires to establish Covenants, Conditions and Restrictions (herein referred to as the "Covenants") governing the use of the property for the highest of residential uses and to restrict its uses as such; and,

WHEREAS, Declarant desires to provide for the preservation and enhancement of value when and as the property is improved and desires to subject the Development to the Covenants as hereinafter set forth, each and all of which are hereby declared to be for the benefit of entire Development and each and every owner of any and all parts thereof; and,

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and amenities in the Development to create an association or entity to which can be delegated and assigned the power and authority of holding title to and maintaining and administering the Common Properties (as hereafter defined) and administering and enforcing the Covenants governing same and collecting and disbursing all assessments and charges necessary for such maintenance, administration and enforcement; and,

WHEREAS, Declarant will hereafter form and may hereafter cause to be incorporated under the laws of the State of Arkansas the Meadowlands Property Owners Association (hereafter referred to as the "POA"), for the purpose of performing the above described functions and those that may hereafter be set forth.

NOW THEREFORE, the Declarant hereby adopts and imposes upon the Property the Covenants stated herein and declares that the Covenants shall apply to all of the property in the Meadowlands Subdivision as covenants running with the land:

I. SCOPE OF APPLICATION

1.1. These covenants shall apply in their entirety to the Meadowlands Subdivision as platted and recorded as above referenced.