COPY

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SALINE COUNTY
CIRCUIT CLERK
2003 DEC -3 PM 12: 25
BY

Wisteria Vineyard Subdivision
Bill of Assurance

Square Footage-1200 sq. ft. minimum

Building requirements – The architectural control committee must approve all plans. A complete set of plans and specs. should be submitted at least two weeks prior to the time approval is needed. A complete set of house plans, a completed material and specification list, a complete landscaping plan and a plot plan that includes the location and type of fence are to be submitted.

Exterior: Exteriors may consist of wood siding (clapboard or German siding), brick, stone, stucco exterior insulation finish system (drivit), or premium vinyl siding.

Foundations: The finished floor level of all houses shall be a minimum of 12" above adjacent existing grades. Slabs on grade are not permitted.

Roofs: The principal pitch shall be no less than 8/12. Roof pitches at porches may be 3/12 or greater. They may be clad with standing seam meal, or fiberglass architectural shingles, either GAF slateline or Celotex shadowline or approved equal.

Windows and Doors: All windows shall be wood, wood-clad, approved vinyl or aluminum.

Fences: No chain link fences are permitted. Privacy fences shall be made of pressure treated southern yellow pine or western red cedar. Custom fences may be approved by the architectural control committee.

Sod/Landscaping: Closing on a house shall not occur, and occupancy of the house shall not be allowed until the sod and landscaping are installed.

03 124593

Mailboxes: Mailboxes shall be of the design and construction described by the architectural control committee.

Dumping: Buyers/builders are not permitted to place building materials and equipment on any lot in the subdivision except for the lot where they are working.

Building Location: All buildings are to be located as outlined:

Front lot line and side street-15 feet

Interior lot line-5 feet

Rear lot line-20 feet

Side street line-15 feet

Easements-Easements are shown on the recorded plat and are over the front 10 feet, the interior 5 feet, and over the rear 5 feet of each lot.

Restrictions: The following are not allowed: above ground swimming pools, chain link fences, businesses, animals for commercial purposes. Items not allowed in the front of homes include basketball goals, TV satellite dishes, fences, antennas, decks or swimming pools. Boats, RVs and trailers cannot be parked at the front side of any dwelling or in the street. They must be parked in the backyard behind a fence. No night watcher lights shall be permitted.

03 12594

Wisteria Vineyard Subdivision

Construction Approval Process

The following process must be completed in its entirety before construction may begin.

1. Submit two (2) full copies of the plans, specification sheet and plot plan to the WVACC's representative. The plans and spec sheet submitted must include landscaping plans. All materials must be submitted at the same time. Partial sets will not be accepted under any circumstances.

   All materials submitted will become the permanent property of the WVACC. Specification sheets are available from the WVACC representative.

2. After a complete review of the plans, an initial review letter will be mailed to you outlining any necessary changes required by you to comply with the WV Bill of Assurance. After the Bill of Assurance changes are met, the WVACC will review the plans. The review process will take between 2 and 3 weeks. It is the owner's responsibility to insure enough time for the process to be complete.
3. Once the WVACC has approved the plans, you will be issued an approval letter.
4. Any and all changes to the plans and/or specifications must be submitted in writing to the WVACC. The review process will take approximately 1 week. If approval is granted by the WVACC you will be notified in writing. No changes or variances shall be allowed without written approval.

03 124595

Failure to comply with the process stated above may result in action against the property, including any legal recourse available.

I understand and agree to abide by the process outlined above and to insure any builder or subcontractor representing me shall abide by the same process.

_____ _____

Buyer Date

_____ _____

Buyer Date

LEGAL DESCRIPTION: All of the S1/2 S1/2 SE1/4 SE1/4 of Section 9, T-2-S, R-14-W. Saline County, Arkansas. Containing 10.27 Acres, More or Less.

AND

Part of the SE1/4 SE1/4 Section 9, T-2-S, R-14-W, Saline County Arkansas more particularly described as Commencing at the Southwest corner of the said SE1/4 SE1/4; thence N00°49'W 331.7' to a found brass cap in a 1' diameter concrete monument for the Point of Beginning thence N38° 28'E 227.6' to a found 1/2 rod in a 1' diameter concrete monument; thence S89° 14'E 859.8' to a found 3/4 rod; thence S01°54'W 178.8' to the North line of the S1/2 S1/2 of the said SE1/4 SE1/4; thence N89° 18' 36"W along said North line 995.46' to the Point of Beginning. Containing 3.81 Acres ± for a total of 14.08 Acres, more or less.

50' INGRESS & EGRESS EASE

LEGAL DESCRIPTION: A 50 foot ingress and egress easement across part of the SE1/4 SE1/4 and part of the SW1/4 SE1/4 Section 9, T-2-S, R-14-W, Saline County Arkansas, more particluarly described as: Commencing at the SW corner of the SE1/4 SE1/4 Section 9, T-2-S, R-14-W thence N00° 49' 00"W along the West line of said SE1/4 SE1/4 331.7' to a found concrete monument marking the NW Corner S1/2 S1/2 SE1/4 SE1/4 said Section 9; thence N38°28'E 77.43' to the Point of Beginning; thence N48° 41'W 66.4' to the East line of the said SW1/4 SE1/4 and the corner of a 8' security fence thence continue N48° 41' W along said security fence 103.9'; thence N35°28'W 169.9'; thence N30° 08'W 105.7'; thence N00°13'W 76.16'; thence leaving said security fence N34°02'E 252.94'; thence along a 134.31' radius curve to the left with a chord bearing of N16° 36' 30"E and a chord length of 80.44'; thence N00° 49'W 70.0' to the centerline of State Highway 183; thence N89° 11'E along said centerline 50'; thence S00°49'E 70'; thence along a 184.31' radius curve to the right with a chord bearing of S16° 36'30"W and a chord length of 110.38'; thence S34° 02'W 237.53'; thence S00° 13'E 47.14'; thence S30°08'E 89.8'; thence S35° 28'E 161.7'; thence S48° 41'E 161.15'; thence S38°28'"W 50.06' to the Point of Beginning.

03 124596

[signature] for T+R properties Inc
President & Co.

SEAL OF CIRCUIT COURT
SALINE COUNTY, AR

FILED FOR RECORD
In DOC Book 03 Page 124593
DEC 03 2003
at 12:25 o'clock P M
DOUG KIDD, CIRCUIT CLERK
BY [signature] DC

Westeria Vineyard Addition

Filed 12-3-03

03-124597

Daykidd, Circuit Clerk

By: Ronda DePriest DC



03 124597

• Set CPS

—X— 6' Security Fence

NOTES:

1. All easements are for drainage and utilities.
2. There is a 10-foot street maintenance and utility easement along all streets.
3. Building lines are 15-foot along the street right of way.
4. Corner lot dimensions are to the intersection of extended lines.
5. The radii at street right of way intersections is 25 feet.
6. Interior easement along lot lines are 5' each side.

FINAL PLAT

Certificate of Owner.

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and do hereby lay off, plat, and subdivide said real estate in accordance with the plat.

J&R Property Investments, LLC
Signed _____

Date of execution

Names

Address 604 Virginia Ave, Bauxite, AR

Source of Title: 02-12455 and 02-100953

Certificate of Final Plat Approval

Pursant to the Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Signed Eddie Jones

12-3-03 Eddie Jones

Date of Execution Eddie Jones, Mayor
City of Bauxite

Certificate of Recording

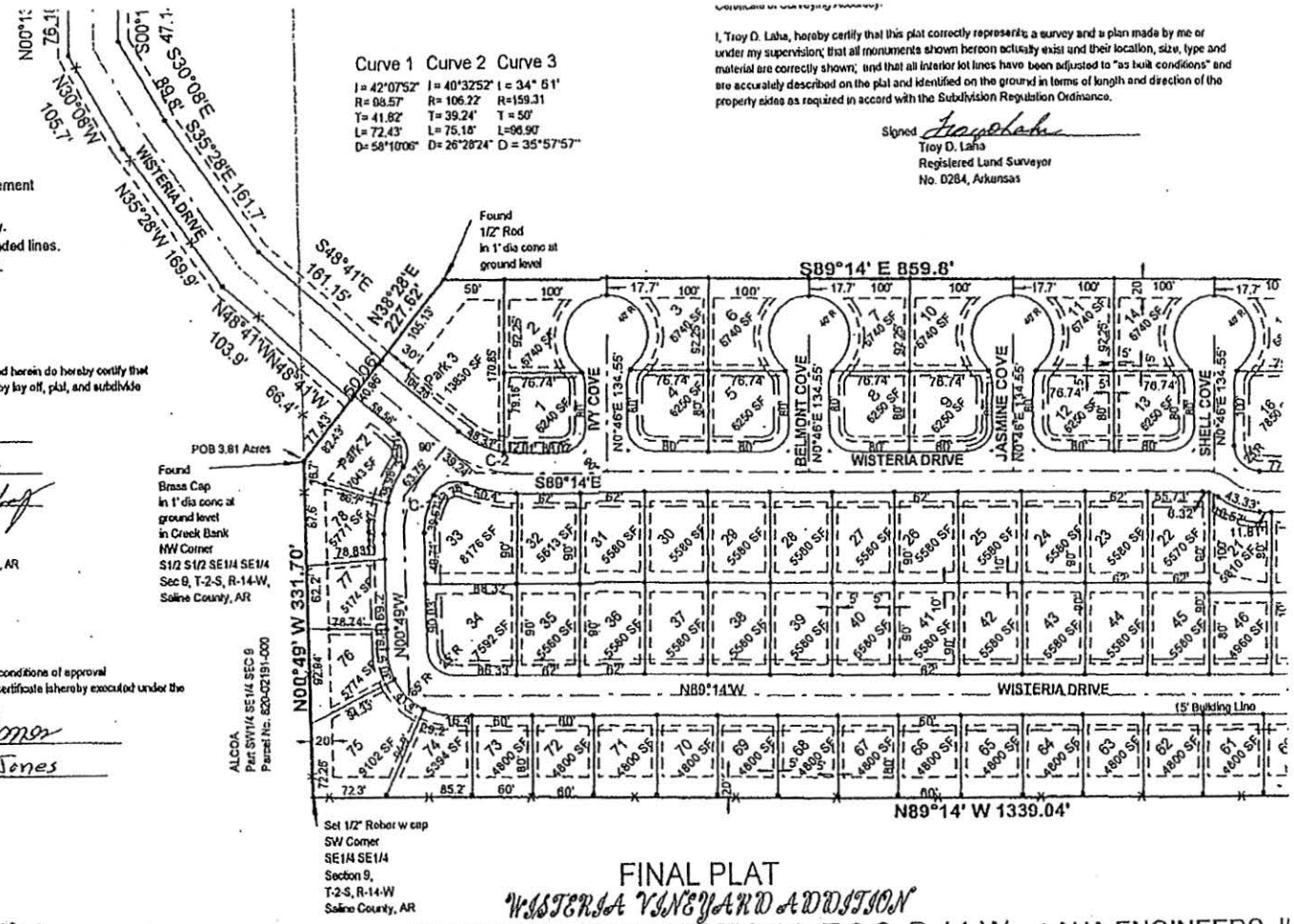
Filed for record 12-3-2003 Page 124597

Subdivider

Circuit Clerk

Bill of Assurance see Deed Record Book 09 Page 124597

Curve 1	Curve 2	Curve 3
I = 42°07'52"	I = 40°32'52"	I = 34° 51'
R= 98.57'	R= 106.22'	R=159.31
T= 41.62'	T= 39.24'	T = 50'
L= 72.43'	L= 75.18'	L=96.90'
D= 58°10'06"	D= 26°28'24"	D = 35°57'57"



Certificate of Surveying Accuracy:

I, Troy D. Laha, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the Subdivision Regulation Ordinance.

Signed Troy D. Laha
Troy D. Laha
Registered Land Surveyor
No. 0284, Arkansas

FINAL PLAT
WISTERIA VINEYARD ADDITION
PART SE1/4 SE1/4 SECTION 9, T-2-S, R-14-W
CITY OF BAUXITE
SALINE COUNTY ARKANSAS

November 26, 2003

LAHA ENGINEERS, I
P. O. Box 190251
Little Rock, Arkansas 72219
501-565-7384
Fax 501-562-5467
e-mail: lahaengrls@msn.com

Curve 2 Curve 3
I = 40°32'52" I = 34° 51'
R= 106.22' R=159.31
T= 39.24' T = 50'
L= 75.16' L=96.90'
D= 26°28'24" D = 35°57'57"

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Signed
Troy D. Laha
Registered Land Surveyor
No. 0284, Arkansas

ALCOA
Part SE1/4 SE1/4 SEC 9
Parcel No. 020-02193-000

Found 1/2" Rod in 1' dia conc at ground level

S89°14' E 859.8'

Found 3/4" Rod

S01°54' W 178.8'

Found 1/2" Rod in 1' dia conc at ground level

S88°58' E 363.7'

S89°14'E

WISTERIA DRIVE

IVY COVE

BELMONT COVE

JASMINE COVE

SHELL COVE

Park 1
8060 SF

Park 3
13830 SF

NE Corner
S1/2 S1/2 SE1/4 SE1/4
Section 9, T-2-S, R-14-W,
Saline County, AR

S02°40'W 331.3'

40' ROW

N89°14W

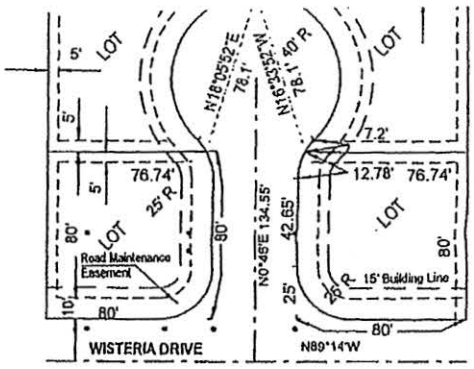
15' Building Line

N89°14' W 1339.04'

ALCOA
NE1/4 NE1/4 SEC 16
Parcel No. 001-05481-000

ALCOA
SW1/4 SW1/4 SEC 10
Parcel No. 001-05465-000

Found
1" Pipe
SE Corner
SE1/4 SE1/4
Section 9,
T-2-S, R-14-W
Saline County, AR



TYPICAL CUL DE SAC DETAIL
SCALE 1" = 50'

FINAL PLAT
WISTERIA VINEYARD ADDITION
PART SE1/4 SE1/4 SECTION 9, T-2-S, R-14-W
CITY OF BAUXITE
SALINE COUNTY ARKANSAS

November 26, 2003

LAHA ENGINEERS, INC.
P. O. Box 190251
Little Rock, Arkansas 72219
501-565-7384
Fax 501-562-5467
e-mail: lahaengrls@msn.com

11-20-03
11-28-03
Ch size letters on lots 10-21-02
WISTERIA FINAL2 11-22-03

FILED
SALINE COUNTY
CIRCUIT CLERK
2003 DEC -3 PM 12: 26
BY

LEGAL DESCRIPTION: All of the S1/2 S1/2 SE1/4 SE1/4 of Section 9, T-2-S, R-14-W. Saline County, Arkansas. Containing 10.27 Acres, More or Less.
AND
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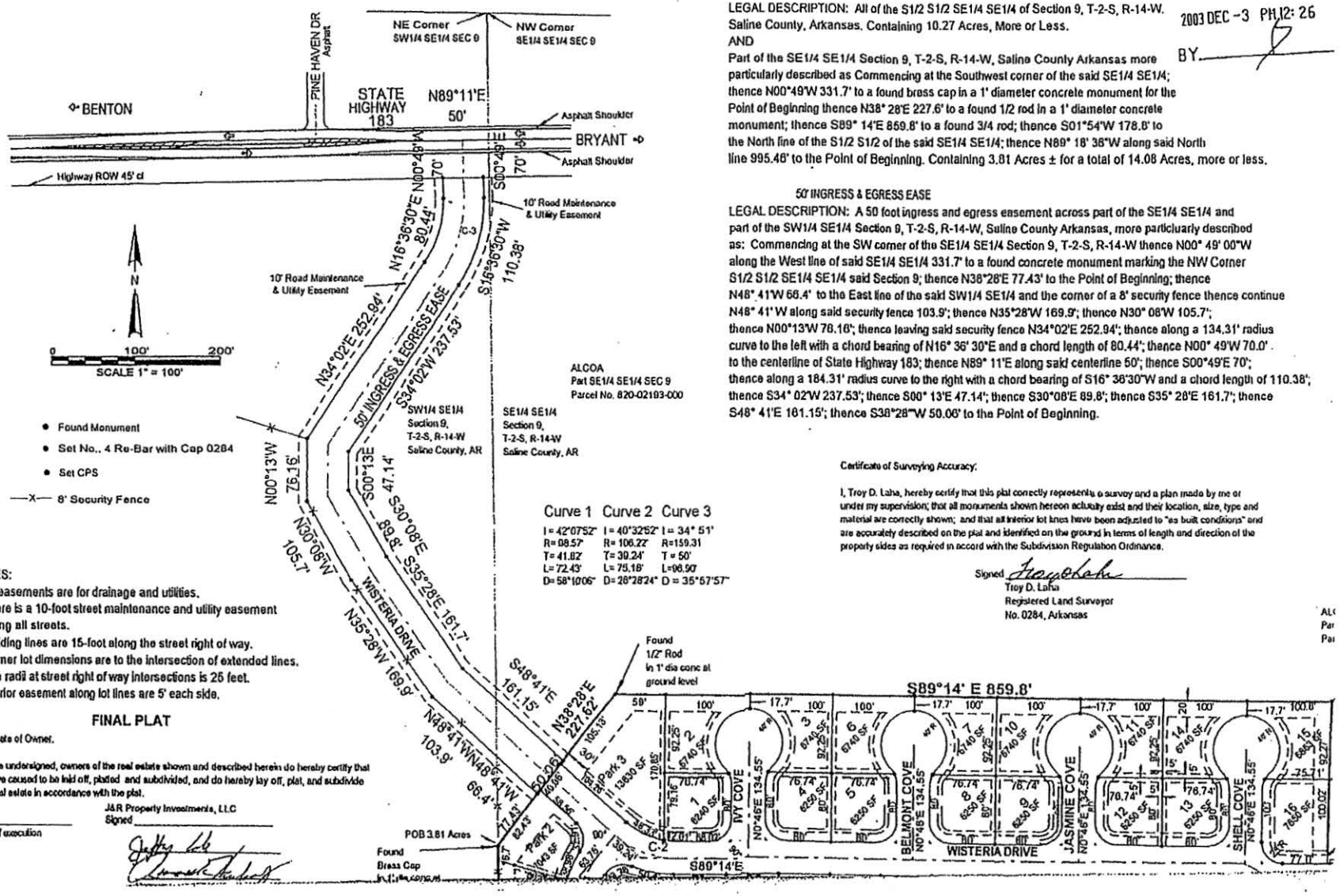

Curve 1 Curve 2 Curve 3

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Signed _____
Troy D. Laha
Registered Land Surveyor
No. 0284, Arkansas

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J&R Property Investments, LLC
Signed _____

Date of execution

03 124597

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SALINE COUNTY
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BY

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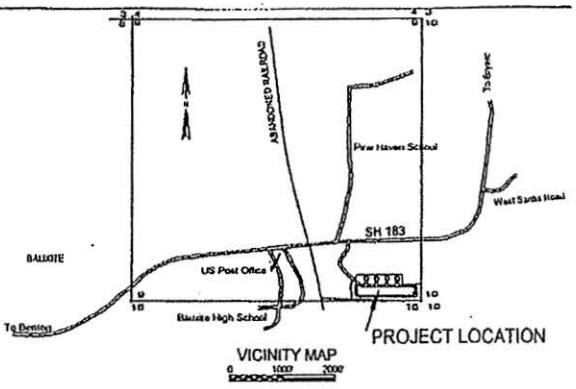

Certification of Engineering Accuracy.

I, Troy D. Laha, hereby certify that this plat correctly represents a plan made by me, and that the and that the engineering requirements of the Subdivision Rules and Regulation have been complied with.

Signed
Troy D. Laha
Registered Engineer
No. 1735, Arkansas

ALCOA
Part SE1/4 SE1/4 SEC 9
Parcel No. 820-02193-000

Certificate of Surveying Accuracy:

I, Troy D. Laha, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the Subdivision Regulation Ordinance

Signed
Troy D. Laha
Registered Land Surveyor
No. 0284, Arkansas

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17'52" I = 40°32'52" I = 34° 51'
17" R= 106.22' R=159.31
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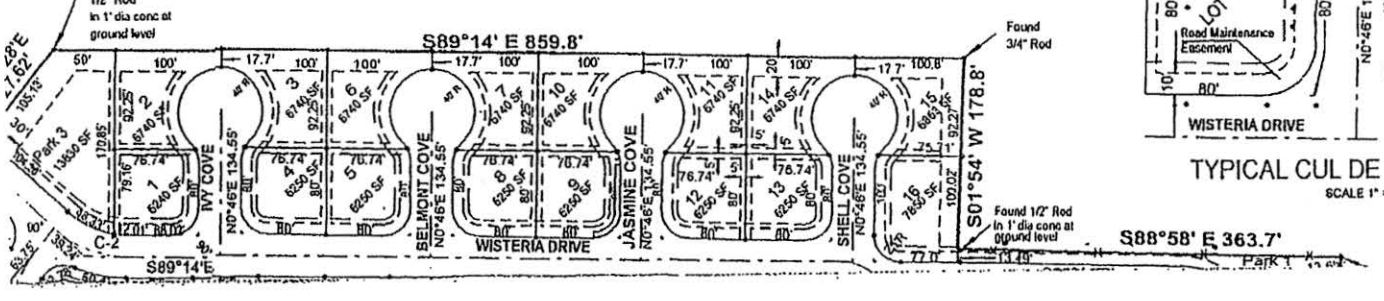
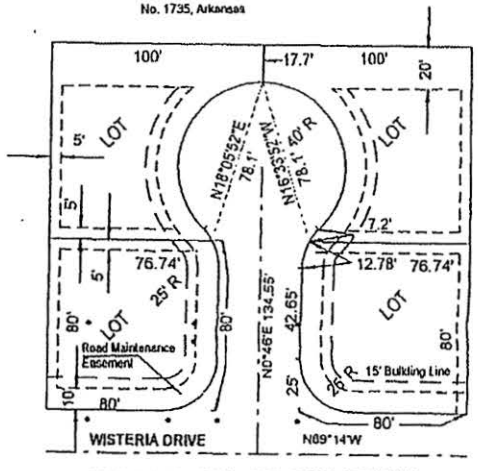


ALCOA
Part SE1/4 SE1/4 SEC 9
Parcel No. 820-02193-000



TYPICAL CUL DE SAC DETAIL
SCALE 1" = 50'

#604242 MT

BILL OF ASSURANCE

Return To:
Stewart Title of Arkansas
3300 Commonwealth Dr. Ste. 200
Bryant, AR 72022

Wisteria Vineyard Addition

FILED
SALINE COUNTY
CIRCUIT CLERK
2004 JUL 29 PM 3:48
BY

WHEREAS, J & R PROPERTY INVESTORES, INC., is the owner of the following described land situated in Saline County, Arkansas, to-wit:

See attached Exhibit "A"

WHEREAS, J & R PROPERTY INVESTORS, INC., has caused said land to be surveyed and a plat thereof made, dividing said land into lots and streets, as shown on said plat and showing the dimensions of each lot and the width of the streets as shown on said plat for the purposes of making said land an Addition to the City of Bauxite, Saline County, Arkansas, known as Wisteria Vineyard Addition.

NOW, THEREFORE, in consideration of the purposes herein stated, J & R Property Investors, Inc., does hereby designate said land above described as shown by said plat, which is hereto attached and made a part of Wisteria Vineyard, an Addition to the City of Bauxite, Saline County, Arkansas, and that hereafter any conveyance by the owners of said land by lot shall forever be held to be a good and legal description and the streets shown on said plat in said Addition are hereby dedicated as public streets for the use and benefit of the public as such. The use of the land in said Addition is subject to the following Protective and Restrictive Covenants, which shall also be known as the Bill of Assurance:

04 073281

PART B
BILL OF ASSURANCE:

B-1 Land Use and Building Type.

No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of said lots except for Real Estate sales and marketing of lots and homes during the construction phase. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling with a minimum of 1200 square feet.

B-2 FENCING USE AND TYPE:

If any builder or homeowner wishes to erect a fence, only a wood privacy fence shall be allowed. Wood privacy fences shall be made of pressure treated southern yellow pine or western red cedar only. No chain link fences are permitted of any kind. Custom fences may be approved by the Architectural Control Committee.

B-3 ARCHITECTURAL CONTROL:

No dwelling or structure shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure

have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony, and integrity of external design with existing structures, and as to location with respect to topography and finish grade elevation, and intended objectives for the Architectural Control Committee to achieve a subdivision that accomplishes the desired architectural design in the structures and subdivision aesthetics. Plans and specs. should be submitted to the Architectural Control Committee at least two weeks prior to the time approval is needed. Construction Approval Process is shown on Exhibit B attached hereto. Mailboxes must be of the design and construction described by the Architectural Control Committee and must be maintained to be straight and in good repair.

The Term "structure" is defined to include any and all types of fences, antennas, basketball goals, decks, swimming pools, and television satellite dishes, which in no event shall be placed in front of dwellings. Boats, RVs and Trailers cannot be parked at the front side of any dwelling or in the street. They must be parked in the backyard behind a fence. No night watcher lights shall be permitted.

04 073282

B-4 DWELLING EXTERIORS:

Exteriors of any dwelling may consist of wood siding (clapboard or German siding), brick, stone, stucco exterior insulation finish system (drivit) or premium vinyl siding.

B-5 DWELLING FOUNDATIONS:

The finished floor level of all dwellings shall be a minimum of 12 inches above adjacent existing grades. Slabs on grade are not permitted.

B-6 DWELLING ROOFS:

The principal pitch of any dwelling roof shall be no less than 8/12. Roof pitches of porches may be 3/12 or greater. Roofs may be clad with standing seam metal or fiberglass architectural shingles, either GAF slateline or Celotex shadowline or approved equal.

B-7 DWELLING WINDOWS AND DOORS:

All windows and doors of any dwelling shall be wood, wood-clad, approved vinyl or aluminum.

B-8 LANDSCAPING:

No closing on a dwelling nor occupancy of any dwelling shall be allowed until the sod and landscaping are installed. All property owners shall keep all grounds and yards mowed, trimmed and clean. All lawnmowers, trash container, ladders, children's toys, bicycles, exercise equipment and similar items must be stored where they are not visible from the street, such as behind a wood privacy fence or inside a garage.

B-9 DWELLING LOCATION:

No dwelling shall be located on any lot nearer to any street line than the minimum building set back lines as shown on the recorded plat. In any event, no dwelling shall be

located on any lot nearer than 15 feet to a front lot line or nearer than 20 feet to the rear lot line. Further, no dwelling shall be located on any interior lot nearer than 5 feet to the interior lot line or nearer than 15 feet to a side street lot line.. For the purposes of this covenant, eaves, steps and open porches shall not be considered as part of the dwelling. No lot shall be subdivided and no more than one dwelling shall be permitted on any one lot.

B-10 EASEMENTS:

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Changes in use of easements require the approval of J & R Property Owners, Inc. Easements are shown on plat and are located over the front 10 feet, the interior 5 feet and over the rear 5 feet of each lot.

B-11 GARBAGE AND REFUSE DISPOSAL:

No lot or easement shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept, except in sanitary containers. Buyers/builders are not permitted to place building materials and equipment on any lot in the addition except for the lot where they are currently building.

04 073283

PART C GENERAL PROVISIONS:

C-1 TERM:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, subject to the express provision that these covenants may be amended at any time after the date of execution by the owners or owners of the majority of the lots herein platted.

C-2 ENFORCEMENT:

Enforcement shall be by proceedings at law in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

C-3 SEVERABILITY:

Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

C-4 AMENDMENTS:

These restrictions and covenants may be amended at any time by the owner or owners, including the developers, of a majority of the lots. The majority of lots is calculated as being over 30% of the total number of lots.

WITNESS OUR HANDS ON THIS 14TH DAY OF JULY, 2004.

J & R PROPERTY INVESTORS, INC.

BY: _____ President
Russell Ray Huckaby, President

BY: Kayla Y Cole Sec.
Kayla Y. Cole, Secretary

BY: Jeffrey L Cole Vice President
Jeffrey L. Cole, Vice-President

STATE OF ARKANSAS

COUNTY OF SALINE

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public duly commissioned, qualified and acting, within and for the County and State aforesaid, appeared in person the within named, Russell Ray Huckaby, Kayla Y. Cole and Jeffrey L. Cole, to me well known, who stated that they were the President, Secretary and Vice-President of J & R Property Investors, Inc., a corporation and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and 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 herein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 14th day of July, 2004.

My Commission Expires:
08-25-05

NOTARY ARKANSAS

CERTIFICATE OF FINAL APPROVAL

Pursuant to the City of Bauxite rules and regulations, this document was given approval by the Mayor of Bauxite. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of said mayor.

DATE 7-26-04

Eddie Jones
Eddie Jones, Mayor of Bauxite

04 073284

LEGAL DESCRIPTION: All of the S1/2 [illegible] SE1/4 SE1/4 of Section 9, T-2-S, R-14-W. [illegible]
Saline County, Arkansas. Containing 10.27 Acres, More or Less.
AND
Part of the SE1/4 SE1/4 Section 9, T-2-S, R-14-W, Saline County Arkansas more particularly described as Commencing at the Southwest corner of the said SE1/4 SE1/4; thence N00°49'W 331.7' to a found brass cap in a 1' diameter concrete monument for the Point of Beginning thence N38° 28'E 227.6' to a found 1/2 rod in a 1' diameter concrete monument; thence S89° 14'E 859.8' to a found 3/4 rod; thence S01°54'W 178.8' to the North line of the S1/2 S1/2 of the said SE1/4 SE1/4; thence N89° 18' 36"W along said North line 995.46' to the Point of Beginning. Containing 3.81 Acres ± for a total of 14.08 Acres, more or less.

50' INGRESS & EGRESS EASE

LEGAL DESCRIPTION: A 50 foot ingress and egress easement across part of the SE1/4 SE1/4 and part of the SW1/4 SE1/4 Section 9, T-2-S, R-14-W, Saline County Arkansas, more particluarly described as: Commencing at the SW corner of the SE1/4 SE1/4 Section 9, T-2-S, R-14-W thence N00° 49' 00"W along the West line of said SE1/4 SE1/4 331.7' to a found concrete monument marking the NW Corner S1/2 S1/2 SE1/4 SE1/4 said Section 9; thence N38°28'E 77.43' to the Point of Beginning; thence N48° 41'W 66.4' to the East line of the said SW1/4 SE1/4 and the corner of a 8' security fence thence continue N48° 41' W along said security fence 103.9'; thence N35°28'W 169.9'; thence N30° 08'W 105.7'; thence N00°13'W 76.16'; thence leaving said security fence N34°02'E 252.94'; thence along a 134.31' radius curve to the left with a chord bearing of N16° 36' 30"E and a chord length of 80.44'; thence N00° 49'W 70.0' to the centerline of State Highway 183; thence N89° 11'E along said centerline 50'; thence S00°49'E 70'; thence along a 184.31' radius curve to the right with a chord bearing of S16° 36'30"W and a chord length of 110.38'; thence S34° 02'W 237.53'; thence S00° 13'E 47.14'; thence S30°08'E 89.8'; thence S35° 28'E 161.7'; thence S48° 41'E 161.15'; thence S38°28'"W 50.06' to the Point of Beginning.

~~03 124596~~ 04 073285

[illegible] for T&R properties Inc
President & Co.

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

FILED FOR RECORD
In DOC Book 03 Page 124593
DEC 03 2003
at 12:25 o'clock P M
DOUG KIDD, CIRCUIT CLERK
BY [illegible] DC

FILED FOR RECORD
In DOC Book 04 Page 73281
JUL 29 2004
at 3:48 o'clock P M
DOUG KIDD, CIRCUIT CLERK
BY [illegible] DC

SEAL OF CIRCUIT COURT SALINE COUNTY, AR