

BILL OF ASSURANCE
LOTS 804 THROUGH 864 OF
FIANNA HILLS IX ADDITION TO THE CITY OF FORT SMITH,
ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

That the following declarations as to limitations, restrictions, and uses to which property known as Fianna Hills IX, Lots 804 through 864, an Addition to the City of Fort Smith, Arkansas are to apply only to those residential lots, numbered 804 through 864 as set forth on the plat of the property to be filed contemporaneously with this Bill of Assurance.

That the undersigned, FIANNA HILLS DEVELOPMENT CORPORATION, an Arkansas corporation, is the developer of the property situated in the Fort Smith District of Sebastian County, Arkansas, and described above, said property being known as Fianna Hills IX, Lots 804 through 864, an Addition to the City of Fort Smith, Arkansas, and the said FIANNA HILLS DEVELOPMENT CORPORATION, as developer, does hereby make the following declarations as to limitations, restrictions and uses to which said property may be put, hereby specifying that said declaration shall constitute a covenant running with the land for the period of time hereinafter set out, as provided by law, and shall be binding upon all purchasers of Lots 804 through 864 in Fianna Hills IX Addition to the City of Fort Smith, and upon such purchaser's heirs, personal representatives, successors and assigns, and all persons claiming under them; and that said declarations are for the benefit of and are limitations upon all future owners of said lots in said addition; that this Bill of Assurance has been designated as such in order to provide for an orderly development of said addition and for the purpose of keeping said addition desirable, uniform and suitable for architectural design and uses herein specified.

This Bill of Assurance shall be binding upon all parties and all persons claiming under them until May 1, 1993, at which time said covenant shall be automatically extended for an additional ten (10) years, unless by a vote of the majority of the then owners of Lots 804 through 864 in Fianna Hills IX, included in said addition, it is agreed to change said covenants in whole or in part.

If the parties hereto or their assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be

lawful for any other person or persons owning real property situated in said addition to prosecute any proceedings at law or in equity against the parties or person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations. Any right reserved hereunder to the owner may also be exercised by any other owner of the aforementioned lots situated in said addition, either singularly or collectively. Invalidation of any one of these covenants by court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. The undersigned does hereby dedicate for public use all of the streets as shown on the plat filed concurrently herewith as part of Fianna Hills IX Addition, and does hereby guarantee the title to all of the land covered by said streets. The owner further dedicates to the public, for public use forever, the easements and rights of way as shown and designated on plats of Fianna Hills IX Addition for the several purposes of constructing, maintaining, operating, repairing, and replacing any and all public utilities including the storm and sanitary sewer, telephone lines, electric power lines, transformers, gas lines, water lines, and television cable lines, together with all fittings and equipment for each of such facilities and any other appurtenances thereto, with the right of ingress and egress upon said easements and rights of way for the uses and purposes aforesaid, together with similar rights on each and all of the streets shown on any such plat; provided, however, that the undersigned owner hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the public streets, alleys and easements shown on said plat, and/or sewer services to the area included in said plat and to any other areas. Said utility easements are for the use and benefit of the undersigned as well as the public utilities, their agents and employees. The rights and privilege and authority herein reserved includes the right to cut down and keep trimmed all trees, hedges and shrubs that may, in the judgment of the undersigned, or of said public utilities, interfere with or endanger such utilities.

2. All supply of electric service shall be located underground and the easement ways reserved for general utility services, as shown on the plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement ways.

Underground service cables to all houses which may be located on all those lots covered by these restrictions may run from the nearest service pedestal or transformer to the point of use as determined by the location and construction of such house as may be located upon said lot; provided, that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definite, permanent, effective, and exclusive right of way easement on said lot, covering a five foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said house. The supplier of electric service, through its proper agents and employees, shall at all times, have right of access to all such easement ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it. This right shall apply to all suppliers of public utilities and quasi-public utilities, as for example, television cables. The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. Repairs or costs of relocation required by the violation of this covenant, shall be paid for by the owner of the lot. In connection with gas meters and gas lines to the structures to be built upon the lots covered by these restrictions, all yard lines will be plastic pipe of size and material approved by the Gas Company. An approved tracer wire will be installed in the trench with the plastic pipe and attached to the meter rise per the Gas Company's specifications. Meter set assemblies will be furnished the plumber to be installed within five feet of the front corner of the structure. No yard line will be installed under concrete or asphalt unless installed in a casing approved by the Gas Company. The casing will have to be sealed with jute or similar materials and properly vented at one end, at least six inches above the ground. The yard line and inlet meter riser will be tested at not less than 90 PSIG air or nitrogen for 24 hours, approval and acceptance of same to be by Gas Company personnel. Further, in connection with the gas line, the meter setting shall not be isolated from the front property line by a fence requiring entrance by a gate. Shrubbery will be limited so as not to interfere with the meter reading and normal maintenance of said meter.

3. In order to keep beautiful and pleasing the overall visual effect of the development, all plans and specifications must be submitted to an Architectural Coordination Committee for its approval prior to the start of construction. Said committee will consist of a representative of Fianna Hills Development Corporation and representatives of the individual lot owners, the latter group being duly elected by said lot owners, and the latter group consisting of a majority of said committee at any one time. Said committee will not have such wide discretion as to act arbitrarily or capriciously

or unreasonably, but will be limited to the approval or disapproval of plans so long as said plans meet the requirements of this Bill of Assurance and are in architectural conformity with the existing construction. Said conformity shall include landscaping and other external appearances. The committee will adopt by-laws, explaining the mechanics of its operation and providing for a maximum time within which plans must be acted on, if not acted on in that time, the same will be considered as automatically approved. In order to preserve the natural beauty of the land, approval must be given by the committee before trees, five inches or more in diameter, and located outside the building line, are removed.

4. Except for Lots 818, 819, 820, 821 and 822, the lots in this addition shall be used for single family residences and for no other purposes except that duplexes may be permitted with the consent of the Architectural Coordination Committee. In making such decisions the Architectural Coordination Committee will give due consideration to the surrounding area and will give notice to adjacent property owners. An apartment building or buildings or other multi-family type buildings may be constructed on any one of Lots 818, 819, 820, 821 or 822, or upon any combination of Lots 818, 819, 820, 821 and 822 so long as the plans and specifications are submitted to and approved by the Architectural Coordination Committee. Further, the construction of said apartment building or buildings or multi-family type building or buildings shall be overseen by the Architectural Coordination Committee and it shall be the responsibility of the Architectural Coordination Committee to assure that said apartments or multi-family buildings are being constructed in accordance with the approved plans and specifications. The Architectural Coordination Committee in approving the plans and specifications for multi-family or apartment type construction shall not act unreasonably and shall approve any reasonable set of plans and specifications which is in architectural conformity with the surrounding area.

5. All single family residences must have either a private garage or a carport for not less than two cars. Construction of all carports must be in keeping with the design of the remainder of the dwelling. Any detached structure to be built on a lot, such as a covered entertainment area, shall conform to the basic styling of the dwelling thereon, and the plans for such structures must be submitted to the Architectural Coordination Committee for approval. Carports will not be permitted unless they are placed where they will not be between the residence and any street adjoining the property or unless they are in keeping with the architectural design of the residence and are approved by the Architectural Coordination Committee. In regard to a duplex, each unit must have a minimum of one garage or carport per living unit.

6. No outbuilding or tent or shack or garage or barn or any vehicle capable of use as living quarters, either permanently or temporarily, may be erected on or moved onto any lot in the addition by the owner, except construction trailers during the period of construction. No structure of any temporary character shall be permitted on any lot. No residence previously used shall be moved onto any lot in this addition.

7. No building or part thereof, except open porches and terraces shall be constructed or maintained on any lot nearer to the front property line than the building lines shown on any plat recorded in connection with said addition.

8. All exposed foundations shall be of brick or stone. No concrete block foundation will be exposed unless approved by the Architectural Coordination Committee. All fences must be approved by the Architectural Coordination Committee. All fences must be of ornamental design. No fences consisting of wire or metal posts will be allowed.

9. No obnoxious or offensive trade or activity shall be carried on or upon any lot subject to these restrictions, nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood. No future mineral development of any kind shall be permitted affecting the service of the lots covered by these restrictions. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

10. No sign of any kind shall be displayed to the public view on any lot except one professional sign, advertising the property for sale or rent, or signs used by a builder or agent to advertise the property during the construction and sale.

11. No lot will be used for the storage of materials for a period greater than thirty days prior to the start of construction and thereupon construction for single family dwellings shall be completed within twelve months. In the case of duplexes a proportionately longer time shall be allowed. No lot shall be used or maintained as a dumping ground, and no trash, garbage or other waste shall be kept except in sanitary containers. All lots shall be maintained in a neat and orderly condition at all times.

12. Any assent, expressed or implied, by any party hereto to any breach of any covenant herein contained, shall operate as such only in the specific instance and cannot be construed as an assent or waiver of any such covenant or agreement generally or any subsequent breach thereof.

13. Notwithstanding anything contained herein to the contrary, this Bill of Assurance shall be applicable and pertain to and be for the benefit of owners of the land described herein, which consists of a description of 61 residential lots located within Fianna Hills IX Addition to the City of Fort Smith, Arkansas, and to no other land, except that additional land may become part of said addition, and these restrictive covenants may become applicable thereto, if the owners of said lands so elect and so adopt, in whole or in part, as a matter of record.

14. There shall be no automobile repairs or parking of dead or junk automobiles, trucks or motorcycles as same are customarily

defined on either the front, side or rear of any residential site, nor shall there be any repair work permitted on said vehicles on any of the residential sites so that said vehicles under repair may be readily seen by occupants and owners of neighboring residences, except for those emergency repairs which would be only occasionally required as the result of unexpected malfunctions. It is the specific intention of this covenant to prohibit the practice of keeping and maintaining automobiles, trucks or motorcycles or any other vehicle which is constantly or periodically being repaired or modified and which is kept in plain view of other neighboring residences.

EXECUTED at Fort Smith, Arkansas, this 8th day of January, 1979.

FIANNA HILLS DEVELOPMENT CORPORATION

By *Hermon J. Henry*
President

ATTEST:

A. J. Latta
Secretary

THE REVISED BILL OF ASSURANCE OF 1993 TO THE BILL OF ASSURANCE
LOTS 804 THROUGH 864 OF FIANNA HILLS IX ADDITION TO THE
CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS

WHEREAS, the existing Bill of Assurance provides for a majority of the owners of the lots in the captioned addition to change the covenants contained in the existing Bill of Assurance in whole or in part by so voting prior to May 1, 1993; and,

WHEREAS, a majority of the owners of the lots in said addition seek a longer duration of the covenants; and,

WHEREAS, such an election provides an opportunity to update and provide for uniformity of the covenants among more recent Fianna subdivisions;

KNOW ALL MEN BY THESE PRESENTS:

A majority of the owners of the lots in said addition captioned above hereby accept, adopt and establish the following "Revised Bill of Assurance of 1993 To Fianna Hills Addition to the City of Fort Smith, Sebastian County, Arkansas, IX (Lots 800-864)" hereinafter referred to as "The Revised Bill of Assurance of 1993".

1. Unless modified, changed or amended herein, the existing Bill of Assurance dated January 8, 1979 and filed of record for the aforesaid Fianna Hills IX Addition to the City of Fort Smith, Arkansas (Lots 804-864), is hereby incorporated herein by reference and adopted verbatim. If there is any conflict in any term, provision, clause, sentence or paragraph between the Revised Bill of Assurance of 1993 and the existing Bill of Assurance of 1979, then the 1993 Amendments will take precedence and be controlling. It is specifically intended that the existing covenants which are not being changed in these amended covenants (along with the additional covenants contained in the Revised Bill of Assurance of 1993) will remain in force beyond the ten year period following May, 1993 (and for successive ten year periods) unless so changed pursuant to the conditions and requirements referred to in paragraph 2. Therefore, all existing covenants and the existing covenants which have been changed herein and the additional covenants, all of which are set out in the Revised Bill of Assurance of 1993 shall be in force until so changed in whole or part as set out in paragraph 2.
2. This Revised Bill of Assurance of 1993 shall remain in full force and effect up until May 1, 2003 at which time the said Revised Bill of Assurance of 1993 shall be automatically extended for subsequent ten year periods

unless by vote of a majority of the then owners of the lots included in said addition, it is agreed to change the Revised Bill of Assurance of 1993 in whole or in part. An owner shall have as many votes as the number of lots he or she owns. However, such proposed changes in the covenants cannot be voted on and changed except within a six month period immediately prior to the expiration of each ten year period. For example, a vote to change these covenants in whole or part may take place only from November 1, 2002 to May 1, 2003; the next time a vote to change the covenants could take place would be November 1, 2012 to May 1, 2013 and so forth.

3. Paragraph 8 is hereby modified, changed and amended to read in its entirety as follows:

All exposed foundations shall be of brick or stone. No concrete block foundation will be exposed unless approved by the Architectural Coordination Committee. All fences must be approved by the Architectural Coordination Committee. All fences must be of ornamental design. No fences consisting of wire or metal posts will be allowed. The design and construction of all swimming pools constructed after May, 1993 must be approved by the Architectural Coordination Committee.

4. No modular homes or manufactured homes shall be placed on any of the lots.
5. No satellite, dish or antenna shall be placed upon any lot subject to these covenants without the approval of the Architectural Coordination Committee. The plans, specifications and location site on the lot for such satellite, dish or antenna must be submitted to the Architectural Coordination Committee in detail, and all such dishes must be adequately screened from the surrounding lots and from public highways before the Architectural Coordination Committee may consider the same. No such dish or antenna shall be approved by the Architectural Committee unless such screening is provided. It is not the intent of this paragraph to require that ordinary television antennas be submitted to the Architectural Coordination Committee, but only satellite receiving dishes and antennas.
6. No lot owner shall be allowed to conduct any business or commercial enterprise upon his lot unless a home occupation request with the details of such business is submitted to the Architectural Coordination Committee and approved by said Committee. The person making application to the Architectural Coordination Committee for approval of such business enterprise must furnish

proof and assurance that there will be no external appearances of any such business on the lot and there will be no significant increase in traffic to and from the lot. The Architectural Coordination Committee shall be required to reject the request for approval of such a "home occupation" if these assurances are not furnished. The Architectural Coordination Committee may revoke any such approval if it is later determined that there are external appearances of a business or if there is a significant increase in traffic to and from the lot in question. The Architectural Coordination Committee shall employ the same guidelines and policies that are adopted and employed by the Planning Commission of the City of Fort Smith in ruling upon such "home occupation" requests.

7. No person other than the developer shall be entitled to replat or subdivide a lot unless approved by the Architectural Coordination Committee.
8. The developer may at any time amend this Bill of Assurance in any way convenient or necessary to bring this Bill of Assurance into compliance with any state law or regulation pertaining to Bills of Assurance and Restrictive Covenants or property rights in general or in order to give full legal force and effect to the plan of development set forth herein. Furthermore, the developer may amend this Declaration in such manner if such amendment is necessary to establish the validity of this Bill of Assurance and the provisions set forth herein.
9. If any provision of this Bill of Assurance or any section, clause, phrase, word or the application thereof in any circumstance is held to be invalid, the validity of the remainder of this Bill of Assurance and of the application of the remaining provisions shall not be affected thereby.
10. For purposes of clarification among the various Bills of Assurances for all "Fianna" additions and subdivisions, the Architectural Control Committee and Architectural Coordination Committee shall be deemed to be one and the same.

