

FILED
 2:00 P.M.
 JUN 02 1993
 CLERK
 by D. [Signature]

BILL OF ASSURANCE AND PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That STEVEN W. JOHNSON is the owner of the following-
described lands: situated in BAXLEY County, Arkansas, to wit:

(Diamond Bay Estates)

Said lands shall hereinafter be held, owned, and
conveyed as platted, subject to the protection herein
contained to enhance the value and use of said property

NOW, THEREFORE, the above fee simple owner of the said
property hereby imposes the following restrictions and
covenants which shall run with the land:

1. Each dwelling shall have a minimum of (1000) square
feet of living space, and the exterior of the buildings must
be finished and maintained to meet the requirements of good
taste and must be of new and permanent type construction
except that previously used brick or stone may be used.

2. Building set-back (s) shall be as shown the recorded
plat. No wall, eave, step, porch, deck, or out building
shall be erected which does not conform with said platted
building set-back (s).

3. Once construction is begun on any structure,
including walls, fences, residences, ancillary buildings,
etc., construction of that particular structure shall be
completed within one year of the time such construction was
begun.

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4. All buildings shall have sanitation systems which shall conform to the minimum standards set up by the Arkansas Department of Health and same shall be maintained in good working order.

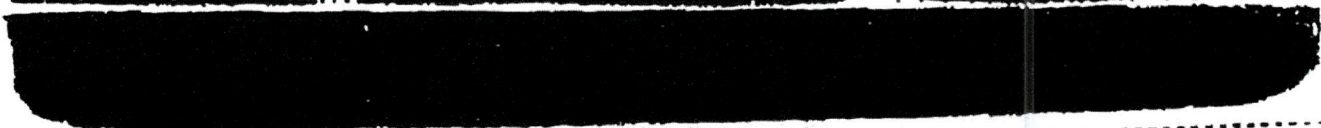
5. No portion of any lot shall be used in such a manner as to create an activity or condition which is noxious or offensive, nor shall any activity or condition be allowed to exist which creates a nuisance (For example, no trash and no vehicles without a current license shall be allowed to remain on any lot.) Recreational vehicles shall be stored in a neat and orderly fashion.

6. No animals, except horses, or domestic pets shall be kept upon any lot. No animals shall be used commercially or boarded. No vicious or wild animals shall be kept. Animals shall not be kept in such manner as to be a nuisance to the neighbors either by noise, odors, unsanitary conditions or otherwise.

7. Utility and/or drainage easements are shown on the recorded plat, and give any utility service the right to ingress to and from and in, over, and across said easements. Utilities shall not be liable for the destruction or repair of hindrances grown, built, or maintained within the areas of such easements.

8. Any garage or other building erected or maintained must be compatible in appearance and construction to the residence on such lot.

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ALLEY ABSTRACT COMPANY, INC.
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9. Trailers, mobile homes, and modular homes are not allowed.

10. Timber cutting shall be for personal, on-site use only. Commercial logging is not allowed.

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