NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONJUNCTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED HEREBY TO THE FOLLOWING PROVISIONS:

1. AT 10:30 O'CLOCK A. M. ON THE 10TH DAY OF MAY, 1983, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB, A NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS RECORDED IN RECORD BOOK 373 AT PAGE 8 ET SEQ. THE LAND REFLECTED UPON THE PLAT WILL BE INFLUENT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID PURSUANT TO SECTION 1, ARTICLE II, OF THE DECLARATION BY A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS TO BE FILED AT A LATER DATE AND AT SUCH TIME AS THE SUPPLEMENTAL DECLARATION IS RECORDED IN THE RECORDS WHERE SAME IS COUNTED AND FILED FOR RECORD SHALL AUTOMATICALLY HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 10, 1983, AND AT SUCH TIME AS THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IS FILED FOR RECORD THE DECLARATION FILED FOR RECORD ON MAY 10, 1983, AFORESAID WILL IN ITS ENTIRETY BY REFERENCE BE MADE A PART OF THIS PLAT AND THE PROVISIONS OF THE DECLARATION AFORESAID AND NOTES, AS TO THE PLAT FOUND ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

2. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO OWNERS PRESENT AND FUTURE, OF THE LOTS REFLECTED UPON SAID PLAT.

3. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE REFERRED BY THE OTHERWISE UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.

6. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A FIVE(5) AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

7. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

8. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONFORM AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID.

9. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 10 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, FORMERLY BELLA VISTA COUNTRY CLUB, WHICH CALLED UPON BY DEVELOPER, SHALL EXECUTE THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS REFERRED TO IN PLAT NOTE NUMBER 1.

DATED THIS _____ DAY OF _____ 19__.

ATTEST: (L.S.)

CLAYTON W. LITTLE, Secretary

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION

BY _____

JOHN BANHAM, President

DATED THIS _____ DAY OF _____ 19__.

COOPER COMMUNITIES, INC.

BY _____

VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 16th DAY OF May 1983

James F. Cline

JAMES F. CLINE R.L.S. NO. 93

THE SCALE OF THIS PLAT WHEN PLOTTED TO A SIZE OF 22" X 120 IS 1"=200'

RECORD REPLAT

ARMITAGE SUBDIVISION

BLOCKS 1-3 INCLUSIVE

Sheet Plat # 2

COOPER COMMUNITIES, INC
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

APPROVED: [signature] DATE: 6/16/83

REVISIONS	
NUMBER	DESCRIPTION
1	ADD SURVEYOR'S CERTIFICATE

DRAWN: TCS
DATE: 5-13-83
CHECKED:
DATE:
JOB NO. 2-1-83
SHEET 1 OF 1
SCALE 1"=100'