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FILED FOR RECORD  
At 11:30 O'Clock A M.

OCT 21 1971

PROTECTIVE COVENANTS FOR  
ROYAL ANDER SUBDIVISION

JOSEPHINE R. HEYLAND  
Clerk and Recorder  
BENTON COUNTY, ARK.

KNOW ALL MEN BY THESE PRESENTS:

That Earl C. Anderson holds title to all of the following  
described lands situated in Benton County, Arkansas:

A part of the Southeast 1/4 of the Southwest 1/4 of Section  
10, Township 19 North, Range 28 West, Benton County, Arkansas;  
more particularly described as follows: Beginning at the  
Northeast Corner of said Southeast 1/4, Southwest 1/4,  
Section 10: Thence S 03° 25' 59" W 1332.35 feet; thence N 87°  
02' 44" W 357.14 feet to the easterly right-of-way of a  
private road; thence N 31° 09' 14" W 86.45 feet along said  
right-of-way; thence along said right-of-way on a curve to  
the right 110.16 feet, said curve having a radius of 110.23  
feet, a chord bearing of N 02° 31' 29" W and a chord distance  
of 105.63 feet; thence N 26° 06' 16" E 227.36 feet along said  
right-of-way; thence N 31° 28' 20" E 203.38 feet along said  
right-of-way; thence along said right-of-way on a curve to  
the left 227.62 feet, said curve having a radius of 402.74  
feet, a chord bearing of N 15° 16' 53" E and a chord distance  
of 224.60 feet; thence along said right-of-way on a curve to  
the left 181.53 feet; said curve having a radius of 260.13  
feet, a chord bearing of N 20° 54' 02" W and a chord distance  
of 177.87 feet; thence N 40° 53' 31" W 152.34 feet along  
said right-of-way; thence along said right-of-way on a curve to  
the right 39.90 feet, said curve having a radius of 35.63 feet,  
a chord bearing of N 08° 48' 33" W and a chord distance of  
37.84 feet; thence N 23° 16' 24" E 70.00 feet along said  
right-of-way; thence N 53° 44' 03" E 276.78 feet; thence S  
86° 17' 13" E 138.85 feet to the point of beginning, containing,  
more or less: Gross 9.0 acres, Road right-of-way 0.4 acres,  
Net 8.6 acres.

That, the said Earl C. Anderson has caused the above land to  
be surveyed and subdivided into lots and streets, and said  
Subdivision has been named and shall henceforth be known and  
designated as Royal Ander Subdivision, a Subdivision of Benton  
County, Arkansas.

*Cooper Burch*

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Royal Ander Subdivision is a Subdivision containing Lots numbered 1 through 9 consecutively; and the above party has executed a Plat showing the location of said Lots and their number and dimensions; also the location, width, and names of the streets; all streets of said Subdivision are hereby dedicated to the public and for its use and benefit forever. The Plat of Royal Ander Subdivision is recorded in Plat Record Book M at Page 108 of the plat records of Benton County, Arkansas, in the office of the Circuit Clerk and Recorder in and for Benton County, Arkansas.

The said Earl C. Anderson, for and in consideration of the benefits to accrue therefrom, which benefits are hereby acknowledged to have value, have caused certain safeguards and restrictions to be placed on Lots of said Plat. The purpose of these restrictions is to provide uniform protection for all property owners in the said Subdivision, named Royal Ander Subdivision, by the establishment of minimum standards of land use, building and lot sizes, setback requirements, and the prohibition of certain undesirable uses and practices for the entire said Subdivision.

I.

COVENANTS

A. LAND USE AND BUILDING TYPE.

No lot shall be used except for residential purposes. No building shall be erected, altered or be placed or be permitted to remain on any lot other than one detached single-family dwelling

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not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. DWELLING COST, QUALITY, SIZE AND COMPLETION.

The ground floor area of the main dwelling structure, exclusive of one-story porches, carports and garages, shall not be less than 1200 square feet, nor less than 800 square feet for a dwelling of more than one story. All construction is to be of new building material and all outside construction including two coats of outside painting shall be completed within 160 days of beginning. Outside painting requirements shall not apply to redwood or rough cedar material.

C. BUILDING LOCATION.

No building shall be located on any lot nearer than 25 feet to the front property line or nearer than 15 feet to any side street line, or nearer than 15 feet to any interior lot line, or nearer than 25 feet to any rear lot line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of building; provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

D. LOT AREA AND WIDTH.

No lot as originally platted as shown in Plat Record Book M at page 108 shall be subdivided or diminished in size and only one dwelling as provided hereinbefore shall be erected per lot.

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E. EASEMENTS.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat, if such are shown, and if not, such easements are left to the discretion of Earl C. Anderson for the best interest of all concerned. Provided further that when a minimum of 4 lots contain dwellings as provided heretofore, Earl C. Anderson shall provide a road easement from this Subdivision to Beaver Lake, such easement for the use and benefit of lot owners, their heirs and assigns.

F. Nuisances.

No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. In this regard, no livestock or other commonly known farm animals may be kept or bred. Household pets may be kept, but not for commercial purposes. No lot or Tract may or shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste incidental to the use of the property as herein provided shall be kept in a sanitary manner.

G. TEMPORARY STRUCTURES.

No structure of a temporary character, basement, tent, shack, garage, or barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

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H. WATER AND SEWAGE.

The sources of water supply for Royal Ander Subdivision shall meet the requirements of and be in conformity with the regulations promulgated by the Arkansas State Department of Public Health. All sewage disposal shall be by septic tank or as specified in any Improvement District contract, or as provided by a municipality in the event of attachment to the sewage system of any municipality.

I. SIGHT DISTANCES AT INTERSECTIONS.

No fence, well, hedge or shrub which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines extended. The same lines limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley. No tree shall be permitted to remain within such distance of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such lines.

J. SIGNS

No display or advertising signs of any kind shall be displayed to the public view on any lot except one professional sign not more than one foot square, one sign not more than five square feet

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advertising the property for sale or rent, or sign used by a builder to advertise the property during construction or sales period.

II.

GENERAL PROVISIONS

A. TERM OF THE COVENANTS.

These covenants shall run with the land and shall be binding on all parties claiming under them for a period of twenty-five years from the date when these covenants are recorded, after which said period of twenty-five years, these covenants shall be automatically extended for successive periods of ten years each, unless an instrument signed by a majority of the then owners of the lots in Royal Ander Subdivision has been recorded agreeing to change of these covenants in whole or in any part.

B. ENFORCEMENT.

Enforcement of these covenants shall be by proceedings at law or in equity against any and all persons violating or attempting to violate any covenant, either to restrain violation or to recover damages for violation.

C. SEVERABILITY.

Invalidation of any one of these covenants by any judgment or by court order shall in no wise effect any of the other covenants or provisions herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the owner has caused this instrument



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to be signed on this 14 day of September, 1971.

Earl C. Anderson  
Earl C. Anderson

ACKNOWLEDGMENT

STATE OF ARKANSAS)  
                                  ) ss  
COUNTY OF BENTON )

BE IT REMEMBERED That on this day came before the undersigned, a notary public within and for the County aforesaid, duly commissioned and acting, Earl C. Anderson, to me well known as the owner in the foregoing Protective Covenants for Royal Ander Subdivision, and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 14<sup>th</sup> day of September, 1971.

M. G. Cooper  
Notary Public

My commission expires:  
9-7-73

