

Charleston Place Subdivision, Phase I  
To The Public  
Bill of Assurance  
Know all men by these presents:

That whereas, Ives & Associates, Inc., hereinafter referred to, as the "OWNERS" are the owners of the following described land situated in the county of Saline, State of Arkansas, to-wit:

Legal Description:

SEE ATTACHED EXHIBIT "A"

NOW, Therefore, Witnesseth:

The owners have caused the said tract of land to be surveyed by Donnie Holland, a professional land surveyor, and plat thereof made, which is attached hereto, showing the subdivision of said tract of land into lots and streets, and make this Bill Of Assurance. The name of this subdivision has been approved by the Assessor's Office of Saline County. All street names have been approved by the Saline County Office of Emergency Services. Any replat of this subdivision will be submitted to the Saline County Planning Board.

The lands embraced in said plat shall be known as Charleston Place Subdivision, Phase I, to Saline County, Arkansas. The lots are numbered (1) one through (9) nine in the plat filed herewith, the size of lots designated as shown on said plat, and any and every deed of conveyance of any lot designated as shown on said plat, and any and every deed of conveyance of any lot in said subdivision, described by lot number as shown on said plat, shall be held and determined as sufficient description for the conveyance thereof subject to the reservations, covenants, and restrictions as hereinafter set out and incorporated herein as if set forth in this document.

#### PROPERTY OWNERS ASSOCIATION

The establishment of a property owners association is not presently planned for the Subdivision. However, Lot Owner acknowledges that one may be established in the future by a majority of Owners of Lots in the Subdivision, with one vote per lot owned, and in the event one is established, and annual or other assessments are levied thereunder, each Lot Owner in the Subdivision, by purchasing or otherwise owning a Lot in the Subdivision, agrees to and acknowledges that any such Subdivision Lot so owned shall be subject to such assessments when levied, in whatever amounts such association may determine, the same as if such association were established and assessments levied

simultaneously with the platting of the Subdivision.

#### ADDITIONS TO EXISTING PROPERTY

A. Additional lands of the Owners may become subject to this Bill of Assurance in the following manner: The Owners shall have the right but not the obligation to bring within this Bill of Assurance additional properties, regardless of whether or not said properties are presently owned by the Owners, in future states of the development, provided that such additions are in accord with the general plan of development which has been prepared prior to the date of the Bill of Assurance and prior to the sale of any Lot and is maintained in the office of the Owners, and provided such proposed additions, if made, will become subject to assessments of the above Improvement District and any property owners association that may be formed for their share of expenses. UNDER NO CIRCUMSTANCES shall this Bill of Assurance or any supplement or the general plan bind the Owners to make additions or to adhere to the plan in any subsequent development of land shown on the general plan. Nor shall the Owners be precluded from conveying lands in the general plan not subject to this Bill of Assurance free and clear of this Bill of Assurance.

B. The additions authorized shall be made by the Owners filing of record a Supplemental Bill of Assurance with respect to the additional property which shall extend the covenants and restrictions of this Bill of Assurance to the additional property, and the Owners of Lots in those additions shall immediately be entitled to all rights and privileges provided in this Bill of Assurance.

C. The Supplemental Bill of Assurance may contain additions and modifications of the covenants and restrictions contained in this Bill of Assurance necessary to reflect the different character, if any, of the added properties as are not inconsistent with this Bill of Assurance. In no event, however, shall such supplement revoke, modify or add to the covenants established by this Bill of Assurance for the above described Property.

D. No one other than the Owners shall have the right to subject additional lands to this Bill of Assurance.

The restrictions and covenants applicable to the lots, which run with the land, shall be and are as follows:

1. Land use and Building Type: All lots shall be used for residential purposes, no structure shall be erected, altered, placed, or permitted to remain on any lot other than one detached, site built, single-family residence with a minimum heated floor area of (2250) two thousand two hundred and fifty square feet on the first level (ground level).

Second story and basement square footage will not count towards the minimum square footage requirements. Each residence must include at least a double enclosed side loading garage or a separate detached side loading garage to house at least two motor vehicles. A third car garage bay or a detached garage may be allowed to front load with a variance granted by the Architectural Control Committee. All detached structures must be architecturally similar to the residence and all residences and detached structures must be approved in writing by the Architectural Control Committee. No lot as shown on the attached plat shall be subdivided, but one or more contiguous lots may be combined and utilized as a single plot. Garages and other buildings are permitted, but must be clearly incidental to residential use of said land, and shall be for the occupants only of the residence to which they are appurtenant. All foundations must be veneered with brick or rock. All structures must have at least 100% brick, masonry, dryvit veneer or hardi board concrete siding. Decorative vinyl siding may be used on dormers, gables, and chimneys located above the roof line with a variance granted by the Architectural Control Committee. The main roof pitch shall be at least 10/12. All shingles used for roofing shall be architectural unless approved by the Architectural Control Committee. The Architectural Control Committee reserves the right to grant variances pertaining to paragraph #1 Land use Building Type. Any variance must be granted in writing.

1A. In-Law Quarters: Are permitted, but must architecturally conform to the residence. The maximum allowable square foot is 25% of the residence or 1000 square feet, whichever is less.

1B. Shop Buildings/Pole Barns: Variances may be granted on exterior veneers, siding, and roofing materials for shop buildings and pole barn structures at the sole discretion of the Architectural Control Committee. Any variance request must include a detailed plan showing all exterior materials, colors, and styles along with a plot plan showing the exact location planned for the structure. Any variance must be granted in writing.

2. Building Location: No residence, garage or outbuilding shall be located on any lot nearer to the side street line, than the minimum set back lines shown on the recorded plat. In any event, no residence, garage, or outbuilding shall be located on any lot nearer than 35 feet to the front line or nearer than 35 feet to any side street line. No residence, garage, or outbuilding shall be located nearer than 20 feet to an interior lot line or nearer than 20 feet to the rear lot line.

3. Easements: Easements for installation and maintenance of utilities, drainage facilities, and riding trails are reserved as shown on the plat. Said easements are subject to the reservations and conditions herein above and hereinafter mentioned.

4. Temporary Structures: No tent, shack, hutment, barn or structure of a temporary character shall be erected, altered or permitted to remain on any lot; neither shall any

garage, motor home, trailer, or outbuilding of any kind at any time be used or occupied as a residence, temporarily or permanently. All residential construction within the subdivision must be completed within a reasonable time from the beginning of construction. For purpose of this paragraph one (1) year is deemed to be such reasonable time.

5. Signs: No sign of any kind shall be displayed to the public view on any lot, except, one professional sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

6. Fences: All fencing placed, erected, or altered on any lot must be constructed of wood, brick, or wrought iron. Any corner lots with street or road frontage on their side lot lines are prohibited from constructing any fencing within 20 feet of the street or road right-of-way. All fences must be professionally installed; not exceed a height of 4 feet on the front and 6 feet on the side and rear and be subject to the approval of the Architectural Control Committee as to design, materials and appearance. The Architectural Control Committee reserves the right to grant variances pertaining to paragraph #6 fences. Any variances must be granted in writing.

7. Owner Responsibility. Any property owner shall insure that any contractor performing services for the property owner shall comply with the provisions herein and governmental permitting.

8. Contractor Responsibility. No contractor shall damage in any way the utilities or streets in any manner. Any such damages shall be repaired or replace at the expense of the property owner for whom the contractor was employed or serving.

9. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

10. Motor Vehicle Entrances and Drives. Driveways shall be constructed only of concrete, asphalt or masonry from the street to the house. Driveways and sidewalks to be constructed and finished by approved professionals. All driveway culverts must be a minimum of 18 inches in diameter and meet Saline County Road Department Standards. All culverts must be installed and bedded in gravel prior to the commencement of any construction. See attached Exhibit for driveway culvert installation requirements.

11. Water Supply: No individual water supply systems shall be allowed. Each lot is

required to connect to the public water system.

12. Sewage Disposal: Each lot must have a State Health Department approved septic system design prior to any site excavation or construction of any dwelling. Home sites and driveways must be placed based on the approved primary and alternate septic system locations. Location of septic system sites, must not be disturbed by removal of topsoil. PROPERTY OWNERS CANNOT DEVIATE FROM APPROVED HEALTH DEPARTMENT SEPTIC SYSTEM DESIGNS.

13. Lot, Yard and Home Maintenance: All property owners after acquisition of any lot, shall sod all lawns between the front of each house and the street or road and shall keep all grounds and yards mowed, trimmed, and clean. All houses, garages, and outbuildings must be maintained, painted, and stained. No deviation from the original plans shall be permitted without written approval of the Architectural Control Committee.

14. Completion of Construction: Any dwelling must be completed in its entirety within a period of (1) one year from date such construction is commenced. All dwellings must be 100% completed prior to any occupancy, this includes a finished driveway and landscaping.

15. 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 submitted and approved by the Architectural Control Committee. All plans and specifications must be submitted to the Architectural Control Committee using the Residential Application (See Architectural Control Committee Brochure). All construction must be performed by competent builders. Lot owners shall submit the name and qualifications of the builder selected to construct a dwelling, who must be approved. No exact duplications of the exterior of existing houses in the subdivision shall be permitted, unless approved by the Architectural Control Committee. The Architectural Control Committee reserves the right to grant variances. Any variance must be granted in writing.

16. Membership of the Architectural Control Committee: The Architectural Control Committee is composed of Randy Ives and Michelle Ives. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The members of this committee shall in no event be personally liable or responsible to any owner in this Addition for their actions.

17. General Restrictions:

A. No noxious or offensive activity of any kind shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business or commercial use shall be carried on or permitted in any structure or in any portion of said subdivision.

B. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, horses (Refer to 17.G) or household pets may be kept, provided they are fenced and maintained in a manner that is either noxious, offensive or a nuisance to the neighborhood.

C. No lot or easement shall be used or maintained as a dumping ground for rubbish, grass clippings, trash, garbage, or other waste. All rubbish, grass clippings, trash, garbage or other waste shall be kept only in sanitary conditions and out of site from the subdivision streets and roads. All incinerators or other equipment shall be kept in a clean and sanitary condition and out of site from the subdivision streets and roads. Such materials shall not be allowed to accumulate, and must be periodically removed from the premises to a landfill at intervals no less frequent than the schedule of commercial disposal services available to residences of the subdivision.

D. No lot in said subdivision shall be used for the purpose of parking commercial, industrial, or drilling equipment, or inoperative automobiles or for the salvage or repair thereof. All automobiles and trucks garaged or kept in the subdivision shall be operable and currently licensed. Automobiles, including pickup trucks are allowed to be kept on each lot for the owners of the lot and their resident licensed children but not to exceed a total of 5 such vehicles for each lot. Boats, recreational vehicles, and trailers shall not be parked at the front of any dwelling or in the street and must be parked to the side or back of the dwelling. Inground Swimming pools shall not be placed in the front or side of any dwelling; they must be placed in back of dwelling. Above ground swimming pools are not allowed. Propane cylinders that are 100 lbs. or less may be placed beside the home, but any propane tanks larger than 100 lbs. must be buried or hidden behind a privacy fence or screening so that they are not visible from the street or from an adjoining property owners home.

E. No mailbox shall be constructed within two (2) feet of the edge of the asphalt road. The Architectural Control Committee must approve the location, color, size, design, lettering, standards, brackets, name signs and all other aspects of all mail or newspaper delivery boxes prior to being placed on any lot or site. All letter and delivery boxes shall be principally brick so as to blend with the dwelling, unless otherwise approved by the Architectural Control Committee.

F. No lot in said subdivision shall be used for the purpose of accessing an adjacent property outside the platted subdivision.

G. Horses are permitted only on lots or paired lots that are 3 acres or larger at a maximum density of 1 horse per acre.

#### 18. General Provisions:

A. All persons, corporations or other lawful entities who now own or shall

hereafter acquire any of the lots in this subdivision shall be deemed to have agreed and covenanted with the owners of all other lots in this subdivision to conform to and observe the restrictions, covenants, and stipulations contained herein for a period of twenty-five (25) years from the date these covenants are recorded, and after which time the Bill of Assurance shall be automatically extended for successive periods of ten (10) years unless an instrument terminating the Bill of Assurance, signed by the then owners of seventy (75%) of the platted lots has been recorded prior to commencement of the ten (10) year period. At any time, the owner or owners of seventy-five (75%) of area of the land herein before described may agree to amend or modify these covenants.

B. The covenants, agreements, and restrictions herein set forth shall run with the land for the time provided in A. above and with the title to the lots in this subdivision, and bind all persons who now own or shall hereafter acquire any interest in said subdivision.

C. The invalidation of any one of the covenants, restrictions, or agreements herein contained by the order of a court of competent jurisdiction shall in no way affect any of the other provisions herein, which will remain in full force and affect. The undersigned, Ives & Associates, Inc., Owners of all lots in said subdivision, do hereby execute this Bill of Assurance for the purposes herein above stated.

19. Enforcement of Covenants: Ives & Associates, Inc., the Architectural Control Committee, the Declaring, or any Owner shall have the right to enforce the provisions herein. Enforcement shall be by proceedings at law or in equity, against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

20. Common Amenities: Each and every Lot Owner, their heirs, successors or assigns are hereby granted ingress and egress easement along with the right and easement of enjoyment to the roadways and facilities in areas designated on the Plat filed of even date herewith and labeled Charleston Place Subdivision, Phases I.

21. Landscaping: A landscape plan must be submitted to the Architectural Control Committee with the submittal of house plans.

22. Erosion Control: Each lot owner/builder is required to file any ADEQ permits (if required) and provide erosion control measures that are required by ADEQ.

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Ives & Associates, Inc.

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Saline County Planning Board  
Chairman

Acknowledgment

State of Arkansas

County of Saline

On this day \_\_\_ day of \_\_\_\_\_, 2021 before Notary Public duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named Randall D. Ives to me personally known who state that he was the President of Ives & Associates, Inc. a corporation and was duly authorized in his capacity as president to execute the forgoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed the instrument for the consideration, uses purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and seal this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_