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Certificate of Record
State of Arkansas, County of Cleburne
KAREN GILES, CIRCUIT CLERK
Filed & Recorded in Cleburne County
Date 09/01/2006, 11:13:29 AM
Fees \$17.00
DOC # 200606720
Karen Giles, Clerk

Doree Power D.C.

DECLARATION OF RESTRICTIONS AND COVENANTS

THIS DECLARATION OF RESTRICTIONS AND COVENANTS (this "DRC") is made as of the 1st day of September, 2006 by Paul Cafferty and Dorothy D. Cafferty, husband and wife ("Declarant").

RECITALS

WHEREAS, Declarant is the owner of certain real property in Cleburne County, Arkansas described in Exhibit A attached hereto and incorporated by reference herein, which property is located in Cleburne County, Arkansas, said described property being hereafter referred to as the "Declarant's Property"; and

WHEREAS, Declarant's Property was previously platted as Hickory Hills Subdivision of Cleburne County, Arkansas, which was filed of record in the Deed Records of Cleburne County, Arkansas at Book 231, Page 543-545 and

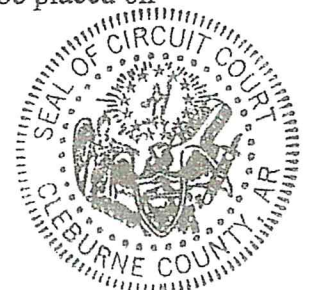
WHEREAS, Hickory Hills Subdivision was subsequently abandoned and the dedicated public streets, alleys and roadways within the plat were abandoned and the entire tract was returned to acreage by Order of the Cleburne County Court dated and filed of record on October 20, 1988; and

WHEREAS, Declarant's Property is more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof; and

WHEREAS, it is deemed desirable by Declarant that the Property be held, owned and conveyed subject to the protective covenants herein contained, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Property.

NOW, THEREFORE, Declarant, for themselves, those who may become owners, their successors and assigns, does hereby establish the restrictions contained herein.

1. Declarant's Property may only be used for single family residential purposes and shall not be subdivided into tracts of less than three (3) acres.
2. No mobile homes, house trailers or manufactured homes may be placed on the land except for temporary use by construction contractors.



3. No building may be erected closer than forty (40) feet to the roadway nor closer than fifteen (15) feet to the side or rear boundary lines of Declarant's Property.

4. No fence shall be built of a size or type that would significantly restrict the view of Greers Ferry Lake from any other tract except that fences or portions thereof and any improvements which exist as of the effective date hereof and are nonconforming with the provisions of these restrictions and protective covenants, shall not be subject to these provisions.

5. Any residence built on Declarant's Property shall contain at least eighteen hundred (1,800) square feet for a one-story residence and at least twenty-five hundred (2,500) square feet for a two-story residence of heated, air conditioned space.

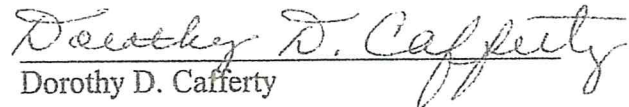
6. No commercial activities or signage indicating such activities shall be allowed on Declarant's Property except for those activities and signage of Declarant that exist on the date of this DRC.

7. This Declaration of Restrictions and Covenants shall be in full force and effect until December 31, 2031, except that, unless at least two-thirds of the then current owners of Declarant's Property vote to amend or terminate this instrument, the provisions hereof shall automatically extend for successive twenty-five (25) year periods.

8. The covenants and restrictions set forth herein shall run with Declarant's Property and shall be binding upon Declarant and all persons having any right, title or interest in Declarant's Property or any part thereof, their heirs, successors and assigns, and may be enforced by any owner and his or her successors in interest.

IN WITNESS WHEREOF, Declarants do hereby set their hand and seal on this Declaration of Restrictions and Covenants on this 1 day of September, 2006.


Paul Cafferty


Dorothy D. Cafferty