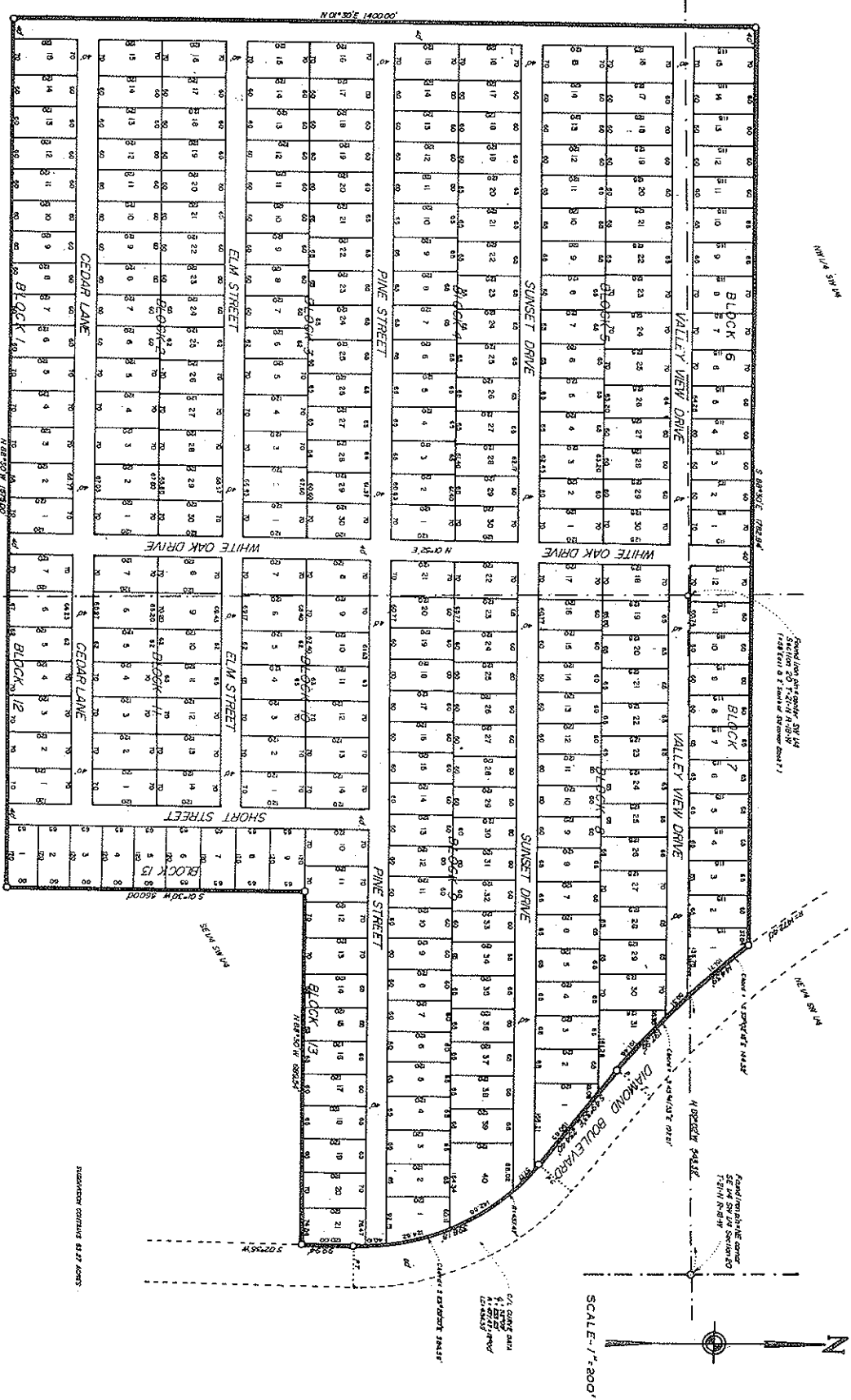
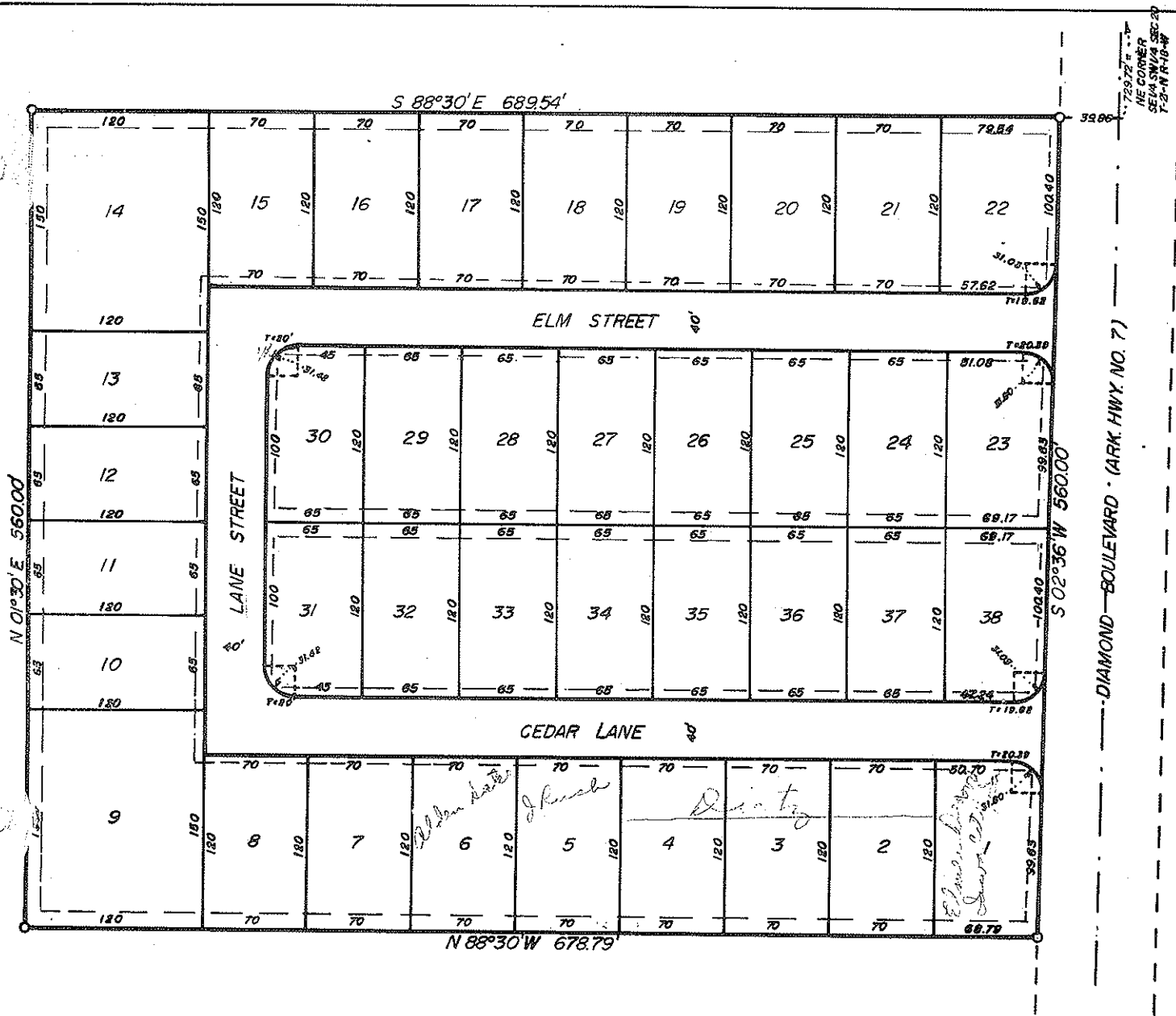


1000 S.A.F.T. Ord. 106.90 11/14/90.



DIAMOND POINT II SUBDIVISION

STATIONING CONTAINS 82.27 ACRES



LEGAL DESCRIPTION - BLOCK 14 DIAMOND POINT II SUBDIVISION

A tract of land in SE 1/4 SW 1/4 Section 20, T-21-N, R-18-W, 5th Principal Meridian, more particularly described as: Starting at an iron pipe at the NE corner SE 1/4 SW 1/4 Section 20, T-21-N, R-18-W: thence S 02°36' W 729.72 feet along the east line of said SE 1/4 SW 1/4 to a point; thence N 88°30' W 39.86 feet to a point on the west right of way line of Diamond Boulevard (Arkansas Highway Number 7), the point of beginning of the tract herein described; thence S 02°36' W 560.00 feet along said west line of Diamond Boulevard to a point; thence N 88°30' W 678.79 feet to a point; thence N 01°30' E 560.00 feet to a point; thence S 88°30' E 689.54 feet to the point of beginning, containing 8.80 acres according to the survey thereof.

CERTIFICATE OF SURVEY:

I hereby certify that I have surveyed and platted the property shown and described hereon, and this plat correctly represents the survey thereof, and that same is true and correct.

Charles F. Neal
 CHARLES F. NEAL
 Registered Professional Land Surveyor

SURVEYOR'S NOTES:

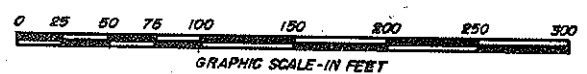
1. A five (5) foot utility easement is reserved along the front or street line, and a ten (10) foot utility easement is reserved along the rear of all lots in Block 14, Diamond Point II Subdivision.
2. All interior lot lines are perpendicular to the street line.
3. All radius turn-outs are 20 feet.

BLOCK 14
DIAMOND POINT II SUBD

LOCATED IN
 SE 1/4 SW 1/4 SECTION 20 T-21-N R-18-W
 BOONE COUNTY ARK.

JUNE 1967

CHARLES F. NEAL
 PROFESSIONAL LAND SURVEYOR
 CLINTON ARK.



P L A T

At page 1 of Plat-Annex-Deed-Bk-27 and Plat Book 1, in the office of Recorder of Boone County, Arkansas appears Plat of:

DIAMOND POINT II SUBDIVISION

Located in

Part SW $\frac{1}{4}$ Section 20 T-21-N R-18-W 5th P. M.

Boone County Ark.

The following notes appear on the said Plat:

DIAMOND POINT II SUBDIVISION is located in Boone County, Arkansas, being part of the southwest one-quarter of Section 20, T-21-N, R-18-W, 5th Principal Meridian, more particularly described as:

Starting at an iron pin at the Northeast corner SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 20, T21 -N, R-18-W; thence N89° 02' W 543.32 feet along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point on the westerly right of way line of Diamond Boulevard, the point of beginning of the tract herein described; thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S45° 41' 55" E 197.81 feet, and an arc distance of 197.95 feet to the point of tangency of said curve; thence continuing along said westerly line of Diamond Boulevard S49° 33' E 234.49 feet to the point of curvature of a curve right; thence continuing along said westerly line of Diamond Boulevard on said curve right having a radius of 437.47 feet, a chord bearing and distance of S23° 28' 30" E 384.58 feet, and an arc distance of 398.18 feet to the point of tangency of said curve; thence continuing along said westerly line of Diamond Boulevard S02° 36' W 99.94 feet to a point; thence leaving said Boulevard and bearing N88° 30' W a distance of 689.54 feet to a point; thence S01° 30' W 560.00 feet to a point; thence N 88° 30' W 1675.00 feet to a point in SW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20; thence N 01° 30' E 1400.00 feet to a point in NW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20; thence S 88° 30' E 1782.84 feet to a point on the aforementioned westerly line of Diamond Boulevard, said point being in NE $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20; thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S 39° 02' 16" E 144.32 feet, and an arc distance of 144.39 feet to the point of beginning, containing 63.27 acres according to the survey thereof.

CERTIFICATE OF SURVEY:

I hereby certify that I have surveyed the property shown and described hereon and that this plat correctly represents the survey thereof, and that same is true and correct.

BOONE COUNTY ABSTRACT & TITLE COMPANY, INC.

BONDED ABSTRACTORS - TITLE INSURANCE

SHEET NO.

HARRISON, ARKANSAS

#2

Charles F. Neal
CHARLES F. NEAL

Registered Professional Land Surveyor No 4669 ALA

Platted By:

Charles F. Neal
Professional Land Surveyor
Coffman Bldg.
Harrison Arkansas

Filed for Record 8 day of Dec. 1965 at 10 o'clock A M

Troy Andrews
TROY ANDREWS, CLERK

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DIAMOND ACRES, INC., a Corporation organized and existing under the laws of the State of Arkansas, being the owner of the following described tract or parcel of land lying in the County of Boone and State of Arkansas, to-wit:

A part of the Southwest One-Quarter of Section 20, Township 21 North, Range 18 West, 5th Principal Meridian, more particularly described as: Starting at an iron pin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, T-21-N, R-18-W: thence N89°02'W 543.32 feet along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point on the westerly right of way line of Diamond Boulevard, the point of beginning of the tract herein described: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S45°41'55"E 197.81 feet, and an arc distance of 197.95 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S49°33'E 234.40 feet to the point of curvature of a curve right: thence continuing along said westerly line of Diamond Boulevard on said curve right having a radius of 437.47 feet, a chord bearing and distance of S23°28'30"E 384.58 feet, and an arc distance of 398.18 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S02°36'W 99.94 feet to a point: thence leaving said Boulevard and bearing N88°30'W a distance of 689.54 feet to a point: thence S01°30'W 560.00 feet to a point: thence N88°30'W 1675.00 feet to a point in SW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence N01°30'E 1400.00 feet to a point in NW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence S88°30'E 1782.84 feet to a point on the aforementioned westerly line of Diamond Boulevard, said point being in NE $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S39°02'16"E 144.32 feet, and an arc distance of 144.39 feet to the point of beginning, containing 63.27 acres according to the survey thereof. - - - - -

does hereby plant and lay out into a subdivision, composed of Lots and Blocks, as set out in detail on the attached survey and plat, made and certified by Charles F. Neal, Registered Professional Land Surveyor, No. 4666 ALA, which is made a part hereof as Exhibit "A".

Said subdivision shall be known and hereafter referred to as DIAMOND POINT II SUBDIVISION of Boone County, Arkansas; and it does hereby dedicate for common use by owners of land in said Subdivision forever all streets of width, length and location as set out on the plat hereinabove referred to, subject to any subservient easements for gas, water, electrical and telephone lines heretofore or hereafter granted by the grantor herein. For the purpose of providing uniform protection for all property owners in this Subdivision, the following restrictions are hereby placed on all

#2

of Subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious be reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute an eye sore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(b) No lots as shown on said plats shall be resubdivided into building plots, but a portion of a lot adjoining a lot may be used in connection therewith and the total considered as a single building plot. The building line and side line setback shall be determined with reference to such increased plot.

(c) No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out-fuilding shall be used on any lot at any time as a residence either temporarily or permanently.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property, as follows:

Front yard - 25 feet from property line.

Side yards - 5 feet from property line.

Corner lots- 25 feet from front street,
10 feet from side street.

Roof overhangs, steps, stoops and architectural projections are excepted.

IV. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum of 600 square feet.

#3

V. EASEMENTS

Perpetual easements for use of utilities shall be maintained and become a restriction on each individual lot as follows: Five feet adjacent to all streets, and along the rear of each such lot.

VI. TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

IN WITNESS WHEREOF, the said DIAMOND ACRES, INC. has caused these presented to be signed by its President and its Secretary and its corporate seal to be hereunto affixed this 7 day of December, 1965.

Corp. (SEAL)

DIAMOND ACRES, INC.
BY Henry W. Dietz
President

Nannie M. Dietz
Secretary

A C K N O W L E D G M E N T

STATE OF ARKANSAS)
)SS.
COUNTY OF BOONE)

On this 7th day of December, 1965, before me, a Notary Public, duly commissioned, qualified and acting within and for said County and State, appeared in person HENRY W. DIETZ and NANNIE M. DIETZ, being the President and Secretary respectively of the DIAMOND ACRES, INC., and who had been designated by said corporation to execute the above and foregoing instrument, to me personally known, who stated that they were the President and Secretary of the said DIAMOND ACRES, INC., a Corporation, and were duly authorized in the respective to execute the foregoing instrument for and in behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth. IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of December, 1965.
(SEAL)

Gwendola M. Villines Tennyson
NOTARY PUBLIC

My commission expires: 12-20-67
Filed for Record 8 day of December 1965 at 10 o'clock A.M. Troy Andrews, Clerk

DEED OF DEDICATION

TO ALL MEN BY THESE PRESENTS:

That DIAMOND ACRES, INC., a Corporation organized and existing under the laws of the State of Arkansas, being the owner of the following described tract or parcel of land lying in the County of Boone and State of Arkansas, to-wit:

A part of the Southwest One-Quarter of Section 20, Township 21 North, Range 18 West, 5th Principal Meridian, more particularly described as: Starting at an iron pin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, T-21-N, R-18-W: thence N89°02'W 543.32 feet along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point on the westerly right of way line of Diamond Boulevard, the point of beginning of the tract herein described: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S45°41'55"E 197.81 feet, and an arc distance of 197.95 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S49°33'E 234.40 feet to the point of curvature of a curve right: thence continuing along said westerly line of Diamond Boulevard on said curve right having a radius of 437.47 feet, a chord bearing and distance of S23°28'30"E 384.58 feet, and an arc distance of 398.18 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S02°36'W 99.94 feet to a point: thence leaving said Boulevard and bearing N88°30'W a distance of 689.54

feet to a point: thence S01°30'W 560.00 feet to a point: thence
N88°30'W 1675.00 feet to a point in SW¼ SW¼, said section 20:
thence N01°30'E 1400.00 feet to a point in NW¼ SW¼, said section
20: thence S88°30'E 1787.84 feet to a point on the aforementioned
westerly line of Diamond Boulevard, said point being in NE¼ SW¼,
said section 20: thence SOUTHEASTERLY along said westerly line of
Diamond Boulevard on a curve left having a radius of 1472.40 feet,
a chord bearing and distance of S39°02'16"E 144.32 feet, and an
arc distance of 144.30 feet to the point of beginning, containing
63.77 acres according to the survey thereof. - - - - -

does hereby plent and lay out into a subdivision, composed of Lots and Blocks, as set out
in detail on the attached survey and plat, made and certified by Charles F. Neal,
Registered Professional Land Surveyor, No. 4669 ALA, which is made a part hereof as
Exhibit "A".

Said subdivision shall be known and hereafter referred to as DIAMOND POINT II SUBDIVISION
of Boone County, Arkansas; and it does hereby dedicate for common use by owners of land
in said Subdivision forever all streets of width, length and location as set out on the
plat hereinabove referred to, subject to any subservient easements for gas, water,
electrical and telephone lines heretofore or hereafter granted by the grantor herein.
For the purpose of providing uniform protection for all property owners in this Subdivision
the following restrictions are hereby placed on all of said Subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes
only. No building shall be maintained or erected except that the owner
shall install sewage disposal facilities which meet all the requirements
of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established
which would in any way be offensive or obnoxious be reason of control,
design, or the emission of odors, liquids, gases, dust, smoke, vibration
or noise. Nor shall anything be placed, constructed or maintained that
would in any way constitute an eye sore or nuisance to adjacent property
owners residents, or to the community. No bee hives or breeding or
raising of any insects, reptiles, or animals and fowls other than
customary house pets are permitted.

(b) No lots as shown on said plats shall be resubdivided into
building plots, but a portion of a lot adjoining a lot may be used in
connection therewith and the total considered as a single building plot.
The building line and side line setback shall be determined with reference
to such increased plot.

(c) No structures of a temporary character, trailer, basement, tent,
shack, garage, barn or other out-building shall be used on any lot at
any time as a residence either temporarily or permanently.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and
erected on said property, as follows:

Front yard - 25 feet from property line.

Side yards - 5 feet from property line.

Corner lots- 25 feet from front street,
10 feet from side street.

Roof overhangs, steps, stoops and architectural projections are
excepted.

IV. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum
of 600 square feet.

V. EASEMENTS

Perpetual easements for use of utilities shall be maintained
and become a restriction on each individual lot as follows:

Five feet adjacent to all streets, and along the rear of
each such lot.

VI. TERM

These covenants are to run with the land and shall be binding on
all parties and all persons claiming under them for a period of 25
years from the date these covenants are recorded, after which time said
covenants shall be automatically extended for successive periods of 10
years unless an instrument signed by a majority of the then owners of the
lots has been recorded, agreeing to change said covenants in whole or in
part.

IN WITNESS WHEREOF, the said DIAMOND ACRES, INC. has caused these presents to be signed
by its President and its Secretary and its corporate seal to be hereunto affixed this 7
day of December, 1965.

Corp. (SEAL)

DIAMOND ACRES, INC.

BY Henry W. Dietz
President

Nannie M. Dietz
Secretary

A C K N O W L E D G M E N T

STATE OF ARKANSAS)
COUNTY OF BOONE) ss.

On this 7th day of December, 1965, before me, a Notary Public, duly commissioned, qualified
and acting within and for said County and State, appeared in person HENRY W. DIETZ and
NANNIE M. DIETZ, being the President and Secretary respectively of the DIAMOND ACRES, INC.
and who had been designated by said corporation to execute the above and foregoing
instrument, to me personally known, who stated that they were the President and Secretary
of the said DIAMOND ACRES, INC., a Corporation, and were duly authorized in the respective
to execute the foregoing instrument for and in behalf of said corporation, and further
stated and acknowledged that they had so signed, executed and delivered said foregoing
instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of
December, 1965.

(SEAL)

Gwendole M. Villines Tennyson
Notary Public

My commission expires:

12-20-67

This Deed Prepared By: WALKER & VILLINES, Attorneys, Harrison, Arkansas.

Filed for Record 8 day of December 1965 at 10 o'clock A.M. Troy Andrews, Clerk

~~2 and 6 feet above the roadways shall be placed or permitted to remain on any~~
within the triangular area formed by the street property lines and line connecting them
at points 25 feet from the interesection of the street lines, or in the case of a
rounded property corner from the intersection of the street property lines extended. The
same sight-line limitations shall apply on any lot within 10 feet from the intersection
of a street property line with the edge of driveway or alley pavement. No trees shall be
premitted to remain within such distance of such intersections unless the foliage line
is maintained at sufficient height to prevent obstruction of such sight-line.

IX. TERM

These covenants are to run with the land and shall be binding on all parties and all
persons claiming under them for a period of 25 years from the date these covenants are
recorded, after which time said covenants shall be automatically extended for successive
periods of 10 years unless an instrument signed by a majority of the then owners of the
lots has been recorded, agreeing to change said covenants in whole or in part.

X. ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons
violating or attempting to violate any covenants either to restrain violation or to
recover damage, and failures or neglect to enforce any provision hereof shall not
constitute a waiver or operate as a estoppel.

XI. SEVERABILITY

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

WITNESS my hand and seal on the 30th day of August, 1967.

(CORP. SEAL)

DIAMOND ACRES, INCORPORATED

Henry W. Dietz
President

Henry W. Dietz IV
Vice President

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF BOONE)

On this 30th day of August, A.D. 1967, before me, the undersigned, a notary public in
and for the county and state aforesaid, personall appeared Henry W. Dietz and Henry W.
Dietz IV to me known to be the identical persons who signed the name of the maker thereof
to the within and foregoing instrument as its PRESIDENT and VICE PRESIDENT and acknowledge
to me that the seal affixed hereto is the corporate seal of the corporations and that they
executed the same as their free and voluntary act and deed, and as the free and voluntary
act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

(SEAL)

Jane S. Chandler

My Commission Expires: 6-1-71

Filed for Record 30th day of August 1967 at 3:30 o'clock P. M.

Troy Andrews, Clerk

Irene J. Andrews, D. C.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DIAMOND ACRES, INC., a Corporation organized and existing under the laws of the State of Arkansas, being the owner of the following described tract or parcel of land lying in the County of Boone and State of Arkansas, to-wit:

A part of the Southwest One-Quarter of Section 20, Township 21 North, Range 18 West, 5th Principal Meridian, more particularly described as: Starting at an iron pin at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, T-21-N, R-18-W: thence N89°02'W 543.32 feet along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ to a point on the westerly right of way line of Diamond Boulevard, the point of beginning of the tract herein described: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S45°41'55"E 197.81 feet, and an arc distance of 197.95 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S49°33'E 234.40 feet to the point of curvature of a curve right: thence continuing along said westerly line of Diamond Boulevard on said curve right having a radius of 437.47 feet, a chord bearing and distance of S23°28'30"E 384.58 feet, and an arc distance of 398.18 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S02°36'W 99.94 feet to a point: thence leaving said Boulevard and bearing N88°30'W a distance of 689.54

feet to a point: thence $S01^{\circ}30'W$ 560.00 feet to a point: thence $N88^{\circ}30'W$ 1675.00 feet to a point in $SW\frac{1}{4}$ $SW\frac{1}{4}$, said section 20: thence $N01^{\circ}30'E$ 1400.00 feet to a point in $NW\frac{1}{4}$ $SW\frac{1}{4}$, said section 20: thence $S88^{\circ}30'E$ 1782.84 feet to a point on the aforementioned westerly line of Diamond Boulevard, said point being in $NE\frac{1}{4}$ $SW\frac{1}{4}$, said section 20: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of $S39^{\circ}02'16"E$ 144.32 feet, and an arc distance of 144.39 feet to the point of beginning, containing 63.27 acres according to the survey thereof. - - - - -

does hereby plant and lay out into a subdivision, composed of Lots and Blocks, as set out in detail on the attached survey and plat, made and certified by Charles F. Neal, Registered Professional Land Surveyor, No. 4669 ALA, which is made a part hereof as Exhibit "A".

Said subdivision shall be known and hereafter referred to as DIAMOND POINT II SUBDIVISION of Boone County, Arkansas; and it does hereby dedicate for common use by owners of land in said Subdivision forever all streets of width, length and location as set out on the plat hereinabove referred to, subject to any subservient easements for gas, water, electrical and telephone lines heretofore or hereafter granted by the grantor herein. For the purpose of providing uniform protection for all property owners in this Subdivision the following restrictions are hereby placed on all of said Subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious be reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute an eye sore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(b) No lots as shown on said plats shall be resubdivided into building plots, but a portion of a lot adjoining a lot may be used in connection therewith and the total considered as a single building plot. The building line and side line setback shall be determined with reference to such increased plot.

(c) No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property, as follows:

Front yard - 25 feet from property line.

Side yards - 5 feet from property line.

Corner lots- 25 feet from front street,
10 feet from side street.

Roof overhangs, steps, stoops and architectural projections are
excepted.

IV. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum
of 600 square feet.

V. EASEMENTS

Perpetual easements for use of utilities shall be maintained
and become a restriction on each individual lot as follows:

Five feet adjacent to all streets, and along the rear of
each such lot.

VI. TERM

These covenants are to run with the land and shall be binding on
all parties and all persons claiming under them for a period of 25
years from the date these covenants are recorded, after which time said
covenants shall be automatically extended for successive periods of 10
years unless an instrument signed by a majority of the then owners of the
lots has been recorded, agreeing to change said covenants in whole or in
part.

IN WITNESS WHEREOF, the said DIAMOND ACRES, INC. has caused these presents to be signed
by its President and its Secretary and its corporate seal to be hereunto affixed this 7
day of December, 1965.

Corp. (SEAL)

DIAMOND ACRES, INC.

BY Henry W. Dietz
President

Nannie M. Dietz
Secretary

A C K N O W L E D G M E N T

STATE OF ARKANSAS)
) ss.
COUNTY OF BOONE)

On this 7th day of December, 1965, before me, a Notary Public, duly commissioned, qualified
and acting within and for said County and State, appeared in person HENRY W. DIETZ and
NANNIE M. DIETZ, being the President and Secretary respectively of the DIAMOND ACRES, INC.
and who had been designated by said corporation to execute the above and foregoing
instrument, to me personally known, who stated that they were the President and Secretary
of the said DIAMOND ACRES, INC., a Corporation, and were duly authorized in the respective
to execute the foregoing instrument for and in behalf of said corporation, and further
stated and acknowledged that they had so signed, executed and delivered said foregoing
instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of
December, 1965.

(SEAL)

Gwendola M. Villines Tennyson
Notary Public

My commission expires:

12-20-67

This Deed Prepared By: WALKER & VILLINES, Attorneys, Harrison, Arkansas.

Filed for Record 8 day of December 1965 at 10 o'clock A.M. Troy Andrews, Clerk

To have and to hold the same unto the said THOMAS OWEN FOWLER and unto his heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said THOMAS OWEN FOWLER that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS My hand and seal on this 7th day of DECEMBER 1965.

I.R.S. \$1.10

Mary Lou Healea (SEAL)

ACKNOWLEDGMENT

STATE OF ARKANSAS,)
) SS.
COUNTY OF BOONE.)

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Mary Lou Healea to me well known as the grantor in the foregoing Deed, and acknowledged that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 7th day of DECEMBER 1965.

(SEAL)

Lotus Hoobler
Notary Public

My Commission Expires:

October 6, 1968.

This Deed Prepared By: WALKER & VILLINES, Attorneys, Harrison, Arkansas.

Filed for record on this 7 day of December 1965 at 3:15 o'clock P.M.

Troy Andrews, Clerk

Irene J. Andrews, D.C.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That DIAMOND ACRES, INC., a Corporation organized and existing under the laws of the State of Arkansas, being the owner of the following described tract or parcel of land lying in the County of Boone and State of Arkansas, to-wit:

A part of the Southwest One-Quarter of Section 20, Township 21 North, Range 18 West, 5th Principal Meridian, more particularly described as: Starting at an iron pin at the Northeast corner of the SE $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 20, T-21-N, R-18-W: thence N89°02'W 543.32 feet along the north line of said SE $\frac{1}{2}$ SW $\frac{1}{2}$ to a point on the westerly right of way line of Diamond Boulevard, the point of beginning of the tract herein described: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S45°41'55"E 197.81 feet, and an arc distance of 197.95 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S49°23'E 234.40 feet to the point of curvature of a curve right: thence continuing along said westerly line of Diamond Boulevard on said curve right having a radius of 437.47 feet, a chord bearing and distance of S23°28'30"E 384.58 feet, and an arc distance of 398.18 feet to the point of tangency of said curve: thence continuing along said westerly line of Diamond Boulevard S02°36'W 99.94 feet to a point: thence leaving said Boulevard and bearing N88°30'W a distance of 689.54

feet to a point: thence S01°30'W 560.00 feet to a point: thence N88°30'W 1675.00 feet to a point in SW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence N01°30'E 1400.00 feet to a point in NW $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence S88°30'E 1787.84 feet to a point on the aforementioned westerly line of Diamond Boulevard, said point being in NE $\frac{1}{4}$ SW $\frac{1}{4}$, said section 20: thence SOUTHEASTERLY along said westerly line of Diamond Boulevard on a curve left having a radius of 1472.40 feet, a chord bearing and distance of S39°02'16"E 144.32 feet, and an arc distance of 144.39 feet to the point of beginning, containing 63 77 acres according to the survey thereof. - - - - -

does hereby plant and lay out into a subdivision, composed of Lots and Blocks, as set out in detail on the attached survey and plat, made and certified by Charles F. Neal, Registered Professional Land Surveyor, No. 4669 ALA, which is made a part hereof as Exhibit "A".

Said subdivision shall be known and hereafter referred to as DIAMOND POINT II SUBDIVISION of Boone County, Arkansas: and it does hereby dedicate for common use by owners of land in said Subdivision forever all streets of width, length and location as set out on the plat hereinabove referred to, subject to any subservient easements for gas, water, electrical and telephone lines heretofore or hereafter granted by the grantor herein. For the purpose of providing uniform protection for all property owners in this Subdivision, the following restrictions are hereby placed on all of said Subdivision.

I. LAND USE

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet all the requirements of the State Health Department.

II. GENERAL PROVISIONS

(a) Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious be reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would in any way constitute an eye sore or nuisance to adjacent property owners residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals and fowls other than customary house pets are permitted.

(b) No lots as shown on said plats shall be resubdivided into building plots, but a portion of a lot adjoining a lot may be used in connection therewith and the total considered as a single building plot. The building line and side line setback shall be determined with reference to such increased plot.

(c) No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

III. SETBACK LIMITATIONS

Setback restrictions shall apply to all structures constructed and erected on said property, as follows:

Front yard - 25 feet from property line.

Side yards - 5 feet from property line.

Corner lots- 25 feet from front street,
10 feet from side street.

Roof overhangs, steps, stoops and architectural projections are
excepted.

IV. AREA LIMITATIONS

No building shall be constructed unless it contains a minimum
of 600 square feet.

V. EASEMENTS

Perpetual easements for use of utilities shall be maintained
and become a restriction on each individual lot as follows:
Five feet adjacent to all streets, and along the rear of
each such lot.

VI. TERM

These covenants are to run with the land and shall be binding on
all parties and all persons claiming under them for a period of 25
years from the date these covenants are recorded, after which time said
covenants shall be automatically extended for successive periods of 10
years unless an instrument signed by a majority of the then owners of the
lots has been recorded, agreeing to change said covenants in whole or in
part.

IN WITNESS WHEREOF, the said DIAMOND ACRES, INC. has caused these presents to be signed
by its President and its Secretary and its corporate seal to be hereunto affixed this 7
day of December, 1965.

Corp. (SEAL)

DIAMOND ACRES, INC.

BY Henry W. Dietz
President
Nannie M. Dietz
Secretary

A C K N O W L E D G M E N T

STATE OF ARKANSAS)
) ss.
COUNTY OF BOONE)

On this 7th day of December, 1965, before me, a Notary Public, duly commissioned, qualified
and acting within and for said County and State, appeared in person HENRY W. DIETZ and
NANNIE M. DIETZ, being the President and Secretary respectively of the DIAMOND ACRES, INC.,
and who had been designated by said corporation to execute the above and foregoing
instrument, to me personally known, who stated that they were the President and Secretary
of the said DIAMOND ACRES, INC., a Corporation, and were duly authorized in the respective
to execute the foregoing instrument for and in behalf of said corporation, and further
stated and acknowledged that they had so signed, executed and delivered said foregoing
instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of
December, 1965.

(SEAL)

Gwendola M. Villines Tennyson
Notary Public

My commission expires:

12-20-67

This Deed Prepared By: WALKER & VILLINES, Attorneys, Harrison, Arkansas.

Filed for Record 8 day of December 1965 at 10 o'clock A.M. Troy Andrews, Clerk

DIAMOND ACRES INC.

BILL OF ASSURANCE

RESTRICTIONS ON DIAMOND POINT II SUB-DIVISION OF DIA-
MOND ACRES, INC. BOONE COUNTY, ARKANSAS. RECORDED IN BOOK NO. PAGE
IN THE OFFICE OF CIRCUIT CLERK, HARRISON, ARKANSAS.

All lots shown on said plat are to be used for residential purposes only. No building shall be maintained or erected except that the owner shall install sewage disposal facilities which meet the requirements of the State Health Department.

Nothing shall be allowable on premises in any zone established which would in any way be offensive or obnoxious by reason of control, design, or the emission of odors, liquids, gases, dust, smoke, vibration or noise. Nor shall anything be placed, constructed or maintained that would any way constitute an eye sore or nuisance to adjacent property owners, residents, or to the community. No bee hives or breeding or raising of any insects, reptiles, or animals or fowls other than customary house pets are permitted.

No building 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 approved by the architectural control committee. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum setback line unless similarly approved.

No lots shown on said plats shall be resub-divided into plots, but a portion of a lot adjoining a lot may be used in connection there with and the total considered as a single building plot. The building line and side line setback shall be determined with reference to such increased plot.

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

Setback restrictions shall apply to all structures constructed and erected on said property as follows:

Front yard—House 25 feet from property line.

Side yard—House 5 feet from property line.

Corner lots—House 25 feet from the front street.

House 10 feet from the side street.

Roof overhangs, steps, stoops and architectural projections are excepted.

No building in this Sub-Division shall be greater than two stories in height or higher from the average grade than 25 feet to any portion of the building except chimneys and architectural projections.

Garden walls, not to exceed 5 feet in height, may be constructed anywhere within the property line.

No building shall be constructed unless it contains a minimum of 800 Sq. Ft. of living area.

Perpetual easements as shown on the plats for the use of utilities shall be maintained and become a restriction on each individual lot where they occur. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the use of storage or disposal of such material shall be kept in a clean and sanitary condition.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots have been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.