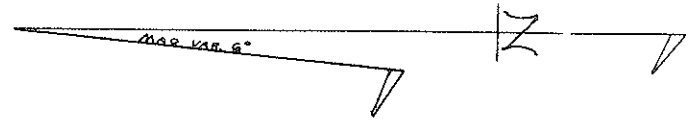
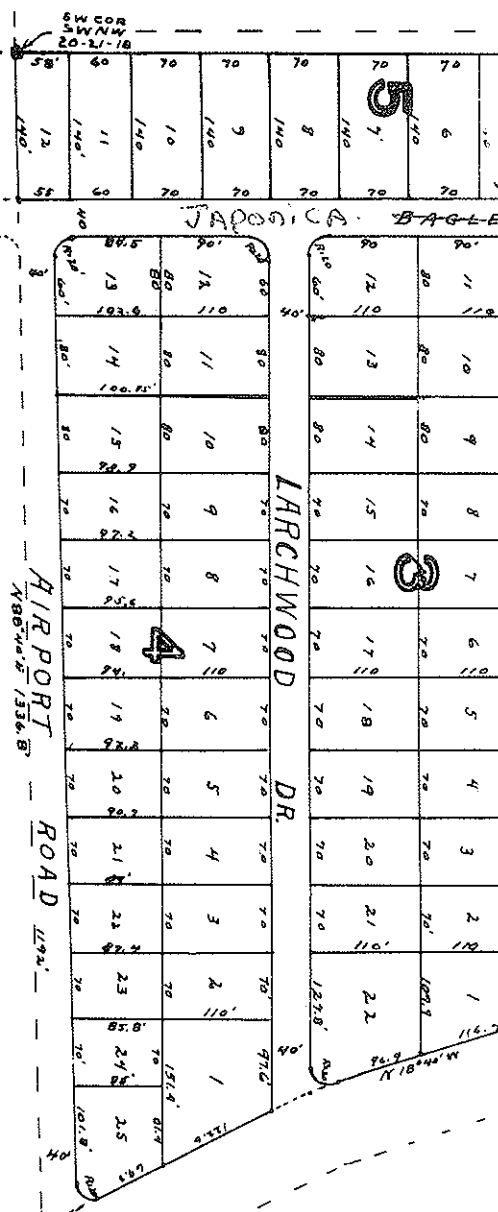
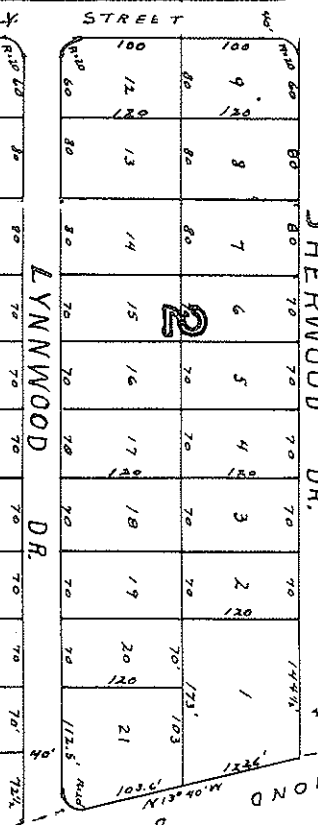
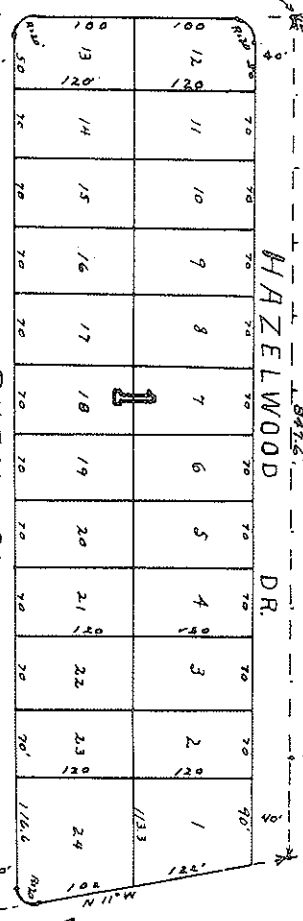


GOLD COAST SECOND SUB-DIVISION

BEING A PART OF SOUTHWEST OF THE NORTHWEST OF SECTION 20, TOWNSHIP 21 NORTH,
RANGE 18 WEST, DESCRIBED TOWNSHIP BEGINNING AT SOUTHWEST CORNER RUN THENCE
NORTH 118 FT TO A POINT 200 FT SOUTH OF NORTHWEST CORNER; THENCE EAST 841.6 FEET ON
LINE PARALLEL TO NORTH LINE TO A POINT ON WEST LINE OF DIAMOND BLVD; THENCE SOUTHEAST EASY
WITH WEST SIDE OF DIAMOND BLVD TO A POINT ON SUB-DIVISION OF 1935.6 FEET
144.8 FT WEST OF SE CORNER THENCE; THENCE WEST (588.6 W) ON SOUTH LINE 1192.5 FT TO
POINT OF BEGINNING.

SURVEYED AND PLATTED 1934
Raymond E. Gunn
Boone County Surveyor

1000 sq. ft.
Ord 10649
11/14/90



1 INCH = 100 FEET

SW COR 20-21-18
NW COR 20-21-18
SE COR 20-21-18
SW COR 20-21-18
NW COR 20-21-18
SE COR 20-21-18

SW COR 20-21-18
NW COR 20-21-18
SE COR 20-21-18

SW COR 20-21-18
NW COR 20-21-18
SE COR 20-21-18

DIAMOND ACRES INC.

BILL OF ASSURANCE

RESTRICTIONS ON GOLD COAST SECOND SUB-DIVISION OF DIA-
MOND ACRES, INC. BOONE COUNTY, ARKANSAS. RECORDED IN BOOK NO.87.... PAGE256.....
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 color, 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 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 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.

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.

P L A T

At page 419 of Plat-Annex-Deed-Bk-27 and Plat Book 1, in the office of Recorder of Boone County, Arkansas, appears Plat of:

GOLDCOAST SECOND

SUB-DIVISION

LAND

Being a part of Southwest of the Northwest of Section 20, Township 21 North, Range 18 West, Described towit: Beginning at Southwest corner run thence North 1118 ft to a point 200 ft. South of Northwest corner; thence East 847.6 feet on line parallel to North line to a point on West line of Diamond Blvd; thence Southeasterly with West side of Diamond Blvd to a point on South line of above described forty 144.8' ft. West of SE corner thereof; thence West (S88°40'W) on South line 1192.ft to point of beginning.

Surveyed and Platted 1962 by

Raymond Erwin

Boone County Surveyor

Filed 7 day of June 1962- 11 o'clock A. M.

Troy Andrews, Clerk

Irene J Andrews. D. C.

Deed of Dedication

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:

GOLDCOAST SECOND SUB-DIVISION

Being a part of Southwest of the Northwest of Section 20, Township 21 North, Range 18 West, described to-wit: Beginning at Southwest corner run thence North 1118 feet to a point 200 feet South of Northwest corner; thence East 847.6 feet on line parallel to North line to a point on West line of Diamond blvd; thence southeasterly with west side of Diamond blvd to a point on south line of above described forty 144.8 feet west of southeast corner thereof; thence west (S 88' 20' W) on South line 1192 feet to point of beginning.

does hereby plat and lay out into a sub-division, composed of lots and parts of lots, as set out in detail on the attached survey and plat, made and certified by the surveyor of Boone County, Arkansas which is made a part hereof as Exhibit "A".

Said Sub-division shall be known and hereafter referred to as GOLDCOAST SECOND SUB-DIVISION: and it does hereby dedicate for common use by owners of land in said Sub-division forever all streets of width, length and location as set out on the plat herein above referred to, subject to any subservient easements for gas, water, electrical and telephone lines heretofore or hereafter granted by the grantor herein.

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 8th day of June, 1962.

This instrument prepared by Virgil D. Willis, Attorney at Law Seal

DIAMOND ACRES, INC.

By: Henry W. Dietz
President

Nannie M. Dietz
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF BOONE)ss

On this 8th day of June, 1962, 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

#2

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 8th day of June, 1962.

(SEAL)

Lorraine Willis
Notary Public

My commission expires:

April 18, 1966

Filed for record 11 day of June, 1962 at 9 o'clock A. M.

Troy Andrews, Clerk

Irene J. Andrews, Deputy Clerk

Recorded in Deed Record 87 at pages 187-188.

Gold Coast II 

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:

GOLDCOAST SECOND SUB-DIVISION

Being a part of Southwest of the Northwest of Section 20, Township 21 North, Range 13 West, described to-wit: Beginning at Southwest Corner run thence North 1118 feet to a point 200 feet South of North West corner; thence East 847.6 feet on line parallel to North line to a point on West line of Diamond blvd; thence South easterly with west side of Diamond blvd to a point on South line of above described forty 1/4.8 feet west of Southeast corner thereof; thence West (S 88'20' W) on South line 1192 feet to point of beginning.

does hereby plat and lay out into a sub-division, composed of lots and parts of lots, as set out in detail on the attached survey and plat, made and certified by the survey of Boone County, Arkansas, which is made a part hereof as Exhibit "A."

Said Sub-division shall be known and hereafter referred to as GOLDCOAST SECOND SUB-DIVISION; and it does hereby dedicate for common use by owners of land in said Sub-division 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.

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 8th day of June, 1962.

This instrument Prepared by Virgil D. Willis,
Attorney at Law

Seal

DIAMOND ACRES, INC.

By: Henry W. Dietz President
Nannie M. Dietz

ACKNOWLEDGMENT

STATE OF ARKANSAS)
 ss.
COUNTY OF BOONE)

On this 12 day of May, 1962, 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 well 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 capacities 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 12 day of May, 1962.

(SEAL)

Lloyd Pumphrey
Notary Public

My Commission Expires:
May 23, 1965

Filed for record on this 23 day of May, 1962, at 11 o'clock A.M.

Troy Andrews, Clerk
By: Irene J. Andrews, D. C.