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BILL OF ASSURANCE

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FILED AND RECORDED

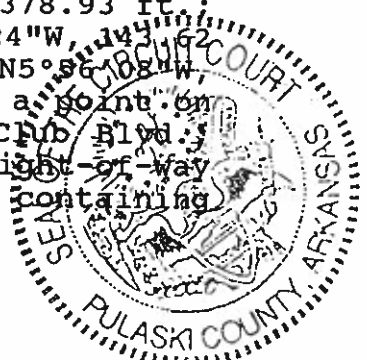
94 APR 11 AM 9:18

BY *J. Hallgren*
JACQUETTA ALEXANDER
PULASKI CO CIRCUIT CLERK
AND RECORDER

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, DELTIC FARM & TIMBER CO., INC., an Arkansas corporation (hereinafter called "Deltic"), is the owner of the following property:

Part of the S1/2, Section 26, T-2-N, R-14-W, Pulaski County, Arkansas, more particularly described as: Starting at the intersection of the Easterly right-of-way line of Chenal Club Blvd. and the Southerly right-of-way line of Chenal Parkway; thence S20°36'21"W along said Easterly right-of-way line, 153.54 ft.; thence Southwesterly and continuing along said Easterly right-of-way line, being the arc of a 464.26 ft. radius curve to the right, having a chord bearing and distance of S52°43'14"W, 493.61 ft. to a point on the Southerly right-of-way line of said Chenal Club Blvd. and the point of beginning; thence northeasterly along said Southerly right-of-way line of Chenal Club Blvd. being the arc of a 464.26 ft. radius curve to the left, having a chord bearing and distance of N72°01'51"E, 208.65 ft.; thence southwesterly along the arc of a 427.46 ft. radius curve to the left, having a chord bearing and distance of S46°38'26"E, 225.21 ft.; thence S61°55'38"E, 90.0 ft.; thence northeasterly along the arc of a 25 ft. radius curve to the left, having a chord bearing and distance of N71°15'25"E, 36.46 ft.; thence S65°35'24"E, 45.0 ft.; thence southwesterly along the arc of a 136.65 ft. radius curve to the left having a chord bearing and distance of S21°34'37"W, 13.01 ft.; thence S18°52'35"W, 9.52 ft.; thence southerly along the arc of a 295.81 ft. radius curve to the left, having a chord bearing and distance of S1°46'49"E, 208.95 ft.; thence S22°25'12"E, 12.56 ft.; thence southeasterly along the arc of a 386.75 ft. radius curve to the left, having a chord bearing and distance of S27°20'13"E, 64.38 ft.; thence S57°41'46"W, 378.93 ft.; thence N75°25'54"W, 305.46 ft.; thence N1°47'24"W, 143.19 ft.; thence N1°48'43"E, 83.03 ft.; thence N5°56'18"W, 72.76 ft.; thence N1°48'59"W, 257.79 ft. to a point on the Southerly right-of-way line of Chenal Club Blvd.; thence N84°58'51"E along said Southerly right-of-way line, 83.70 ft. to the point of beginning, containing 7.3355 Acres more or less.



shown on the plat, hereinafter mentioned, as Lots A1-A22, and Tracts "A" and "B" all in Block 13, Chenal Valley an Addition to the City of Little Rock, Arkansas ("The Oaks Neighborhood"); and

WHEREAS, The Oaks Neighborhood, a planned residential neighborhood, is part of the community known as Chenal Valley and is subject to those certain Covenants and Restrictions filed November 22, 1989 in the office of the Circuit Clerk of Pulaski County as Instrument No. 89-61706 (the "Covenants and Restrictions"); and

WHEREAS, Deltic has caused to be incorporated The Oaks Property Owners Association, Inc. for the purpose of administering the maintenance of the common area and amenities in The Oaks Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas and amenities of Chenal Valley; and

WHEREAS, all owners of lots within The Oaks Neighborhood will be members of The Oaks Property Owners Association, Inc. as provided for herein and members of Chenal Valley Property Owners Association, Inc. as provided for in the Covenants and Restrictions; and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned, be subdivided into building lots, tracts and streets as shown on the plat filed herewith, and that said property be held, owned and conveyed subject to the protective covenants herein contained, in order to enhance the value of The Oaks Neighborhood.

NOW THEREFORE, Deltic, for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, has caused to be made a plat, showing a survey made by Joe D. White, Registered Land Surveyor dated MARCH 23, 1994, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

There are shown on said plat certain easements for drainage access and/or utilities which Deltic hereby donates and dedicates to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use and occupy such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

The areas designated on the Plat as Tracts "A" and "B" are hereby donated and dedicated by Deltic to the owners of lots within The Oaks Neighborhood with the right to use these areas for utility, drainage, buffer, park and aesthetic purposes and The Oaks Property Owners Association, Inc. shall maintain such areas and improvements, including but not limited to all irrigation and lighting, at its sole cost. Additionally, Deltic hereby grants to the public utilities the right to use these areas for utility and drainage easements provided such improvements are maintained by said public utilities. No improvements shall be placed on the areas designated as Tracts "A" and "B" other than improvements for those designated purposes, unless first approved by the appropriate agencies of the City of Little Rock, The Oaks Property Owners Association, Inc. and the Architectural Control Committee established pursuant to the Covenants and Restrictions and By-Laws of Chenal Valley Property Owners Association, Inc. (the "Architectural Control Committee").

The filing of this Bill of Assurance and Plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the easements subject to the limitations herein set out.

The lands embraced in the Plat shall be forever known as "Lots A1-A22, and Tracts "A" and "B", all in Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas" and any and every deed of conveyance of any lot in The Oaks Neighborhood describing the same by the number shown on said Plat shall always be deemed a sufficient description thereof.

Said lands herein platted and any interest therein shall be held, owned and conveyed subject to and in conformity with the following covenants:

1. Additions to The Oaks Neighborhood. Additional lands of Deltic may become subject to this Bill of Assurance and added to The Oaks Neighborhood in the following manner: Deltic shall have the right but not the obligation to bring within The Oaks Neighborhood additional properties, regardless of whether or not said properties are presently owned by Deltic, as future phases of The Oaks Neighborhood, provided that such additions are in accord with the general plan of development for The Oaks Neighborhood (the "The Oaks General Plan") which has been prepared prior to the date of this Bill of Assurance and prior to the sale of any lot in The Oaks Neighborhood and is maintained in the office of Deltic and provided such proposed additions, if made, become subject to assessments of The Oaks Property Owners Association, Inc. for their share of expenses. UNDER NO CIRCUMSTANCES shall this Bill of Assurance or any supplement or The Oaks General Plan bind Deltic to make the proposed additions or to adhere to The Oaks General Plan or any subsequent development plan shown on The Oaks General Plan.

Nor shall Deltic be precluded from conveying lands in The Oaks General Plan not subject to this Bill of Assurance or any supplement free and clear of this Bill of Assurance or any supplement thereto. Any additional phases added to The Oaks Neighborhood shall be made by filing of record a supplemental Bill of Assurance with respect to the additional property and shall extend the covenants and restrictions of this Bill of Assurance to said additional property and the owners, including Deltic, of lots in those additions shall immediately be entitled to all rights and privileges provided in this Bill of Assurance. The Supplemental Bill of Assurance may contain such complimentary additions and modifications of the provisions of this Bill of Assurance necessary to reflect the different character, if any, of the added properties as are not inconsistent with the plan of this Bill of Assurance. In no event, however, shall such supplement, revoke, modify or add to the covenants established by this Bill of Assurance as to the property herein described. No entity, other than Deltic, shall have the right to subject additional lands to The Oaks Neighborhood unless Deltic shall indicate in writing that such additional lands may be included.

2. Architectural Control. No improvement shall be constructed or maintained upon any lot and no alteration or repainting to the exterior of a structure shall be made and no landscaping performed unless approved by the Architectural Control Committee as provided for in the Covenants and Restrictions.

3. Use of Land. The land herein platted shall be held, owned and used only as residential building sites. No structures shall be erected, altered, placed or permitted to remain on any building site other than a single detached single-family residence.

4. Common Amenities. The areas designated on the Plat as Tracts "A" and "B" and the roadways within the Oaks Neighborhood as designated on the Plat and all improvements thereon, including but not limited to, all streets, lighting, irrigation systems, gates, walls, gatehouses, and landscaped areas shall be maintained by The Oaks Property Owners Association, Inc. except for public utility improvements which are maintained by such public utilities.

5. Delegation of Authority. Deltic has caused the formation of The Oaks Property Owners Association, Inc., a nonprofit corporation. Deltic shall have the right, but not the obligation, by a written instrument recorded in the Office of the Recorder for Pulaski County, Arkansas, to delegate, convey and transfer to such corporation all authority, rights, privileges and duties reserved by Deltic in this Bill of Assurance.

6. Creation of Obligation for Assessments. By acceptance of a deed or other conveyance of property covered by this Bill of Assurance, each owner of a lot within The Oaks Neighborhood shall

be deemed to covenant and agree to pay any assessments, charges and/or special assessments (including assessments for Replacement Reserves) which may hereinafter be levied by The Oaks Property Owners Association, Inc. for the purpose of promoting the recreation, health, safety and welfare of the owners within The Oaks Neighborhood, in particular for the maintenance of all landscaping and grounds of all of Lots A1 - A22 and Tracts "A" and "B" and the Roadways and acquisition, servicing, improvement and maintenance of common properties within The Oaks Neighborhood and facilities which may be hereafter dedicated for use by Deltic or otherwise acquired by The Oaks Property Owners Association, Inc. These charges and assessments shall be a continuing lien upon the lot against which such assessments are charged.

7. Height and Type of Residence. The residences in The Oaks shall be of similar size and architectural style so as to create a neighborhood of architectural continuity. All construction shall be approved by the Architectural Control Committee, in its sole and absolute discretion, as further provided for in paragraph 2 of this Bill of Assurance. No residence shall be erected, altered, placed or permitted to remain on any lot in The Oaks Neighborhood other than one detached single-family residence not to exceed two stories in height. Provided however, any residence may have a detached structure to be used as a garage or said garage structure may be attached to an adjoining garage structure on an adjoining lot.

8. Setback Requirements. No residence shall be located on any lot nearer to the front or rear lots line than the minimum setback lines shown on the Plat; provided, such setback requirements may be modified if such modification is approved by the Architectural Control Committee, the Little Rock Planning Commission or the Little Rock Board of Adjustment, and such other regulatory agency as may succeed to their functions. No building shall be located nearer than five (5) feet to an interior lot side line except that any garage structure may be erected to adjoin the garage structure or an adjacent lot and share a common wall between said adjoining garage. For the purposes of this covenant, eaves, steps and porches not under roof shall not be considered as a part of the building.

9. Minimum Square Feet Area. No residence shall be constructed or permitted to remain on any building site in The Oaks Neighborhood unless the finished heated living area, exclusive of porches, patios, garages, breezeways, exterior stairways, porte cocheres, storage areas and outbuildings, shall equal to exceed that shown in the following schedule:

<u>Lot Number</u>	<u>One Story Minimum Sq. Ft.</u>	<u>Multi-Story Minimum Sq.Ft</u>
Lots A1-A22, Block 13	2,600	3,400

Finished heated living area shall be measured in a horizontal plane to the face of the outside wall on each level.

10. Frontage of Residence on Streets. Any residence erected on any lot in The Oaks Neighborhood shall front or present a good frontage on the streets designated in the Plat, and for this purpose as applied to all inside lots, it shall mean that the residence shall front on the street designated, and on any corner lot it shall mean that the residence shall front or present a good frontage on both of the streets designated in the Plat.

11. Commercial Structures. No building or structure of any type may ever be placed, erected or used for business, professional, trade or commercial purposes on any portion of any lot. This prohibition shall not apply to any business or structure that may be placed on any lot or portion of a lot that is used exclusively by a public utility company in connection with the furnishing of public utility services to The Oaks Neighborhood.

12. Outbuildings Prohibited. No outbuildings or other detached structure appurtenant to the residence may be erected on any of the lots hereby restricted without the consent in writing of the Architectural Control Committee.

13. Noxious Activity. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall any garbage, trash, rubbish, tree limbs, pine straw, leaves or cuttings, ashes or other refuse be thrown, placed or dumped upon any vacant lot, street, road or common areas, nor on any site unless placed in a container suitable for garbage pickup; nor shall anything ever be done which may be or become an annoyance or nuisance to the neighborhood.

14. Oil and Mineral Operations. No oil drilling, oil development operating, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any building site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any building site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any building site.

15. Cesspool. No leaching cesspool shall ever be constructed or used on any lot.

16. Existing Structure. No existing, erected building or structure of any sort may be moved onto or placed on any of the above-described lots.

17. Temporary Structure. No trailer, basement, tent, shack, garage, barn or other outbuilding other than a guest house and servants quarters erected on a building site covered by these covenants shall at any time be used for human habitation, temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

18. Easements for Public Utilities and Drainage. Easements for the installation, maintenance, repair and replacement of utility services, sewer and drainage have heretofore been donated and dedicated, said easements being of various widths, reference being hereby made to the Plat filed herewith for a more specific description of width and location thereof. No trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such utility or drainage easement. In the event any trees, shrubbery, incinerators, structures, buildings, fences or similar improvements shall be grown, built or maintained within the area of such easement, no person, firm or corporation engaged in supplying public utility services shall be liable for the destruction of same in the installation, maintenance, repair or replacement of any utility service located within the area of such easement.

19. Private Roadways. All roadways within The Oaks Neighborhood are private access easements for vehicular traffic only for the use of the owners of lots in The Oaks Neighborhood. An easement is also hereby granted to the public for access to the lots in the case of an emergency created by fire, public safety, or other occurrence necessitating access to a lot by any public utility, fire department, police department or other public agency. Additionally, Deltic hereby grants to the public utilities the right to use these areas for utility and drainage easements provided such public improvements are maintained by said public utilities. The Oaks Property Owners Association, Inc. shall maintain such private access easements including all private improvements thereon, including but not limited to irrigation, street lights, gated entry and gatehouse.

20. Fences. No fences, enclosure or part of any building of any type or nature whatsoever shall ever be constructed, erected, placed or maintained closer to the front lot line than the building setback line applicable and in effect as to each lot, provided, however, that chain link or similar fences are in all events strictly prohibited and shall not be used under any circumstances; provided, further, that it is not the intentions of this paragraph to exclude the use of evergreens or other shrubbery to landscape the front yard. Fencing of any type and its location must be

approved by the Architectural Control Committee as provided in paragraph 2 hereof.

21. Sight Line Restrictions. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six 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 fifty (50) feet from the intersection of the street lines, or in the case of a rounded property corner, within the triangle formed by tangents to the curve at its beginning and end, and a line connecting them at points fifty (50) feet from their intersection. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at a height of eight feet to prevent obstruction of such sight lines. The same sight line limitations shall apply on any lot within ten feet of the intersection of the street property line with the edge of a driveway or alley pavement.

22. Property Lines and Boundaries. Iron pins have been set on all lot corners and points of curve and all lot dimensions shown on curves are chord distances, and all curve data as shown on the Plat filed herewith is centerline curve data. In the event of minor discrepancies between the dimensions or distances as shown on the Plat and actual dimensions and distances as disclosed by the established pins, the pins as set shall control.

23. Driveway Obstructions. No obstruction shall be placed in the street gutter. Curbs shall be saw cut at driveways with a diamond blade, and driveway grades lowered to meet the gutterline not more than two inches above the gutter grade.

24. Ground Frontage. No lot shall be subdivided.

25. Right to Enforce. The restrictions herein set forth shall run with the land and shall bind the present owner, its successors and assigns. All parties claiming by, through or under the present owner shall be taken to covenant with the owner of the lots hereby restricted, and its successors and assigns, to conform to and observe these restrictions. No restriction herein shall be personally binding upon any corporation, person or persons, except with respect to breaches committed during its, his or their term of holding title to said land. Deltic, its successors and assigns, and also the owner or owners of any of the lots hereby restricted shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages and failure by any owner or owners of any lot or lots in this addition to observe any of the restrictions herein. Any delay in bringing such action shall, in

no event, be deemed to be a waiver of the right to do so thereafter.

26. Modification of Restrictions. Any and all of the covenants, provisions or restrictions set forth in this Bill of Assurance may be amended, modified, extended, changed or canceled, in whole or in part, by a written instrument signed and acknowledged by the owner or owners of more than seventy-five percent (75%) in area of the total land contained within The Oaks Neighborhood. Each covenant in this instrument, unless expressly provided otherwise, shall remain in full force and effect until January 1, 2030 after which time each covenant in this instrument shall be automatically extended for successive periods of ten (10) years unless an instrument terminating the covenants signed by the then owners of seventy-five percent (75%) of the lots in The Oaks Neighborhood has been recorded prior to the commencement of any ten-year period.

27. Attorney Fee. In any legal or equitable proceeding for the enforcement or to restrain the violation of this instrument or any provisions thereof, by reference or otherwise, the prevailing party or parties shall be entitled to attorney fees in such amount as the court finds reasonable. All remedies provided for herein, or at law or equity, shall be cumulative and not exclusive.

28. Oil, Gas and Other Minerals. Deltic Timber Purchasers, Inc., for and in consideration of Ten and No/100 Dollars (\$10.00), executes this Bill of Assurance solely upon the belief that it may own a portion of the oil, gas and minerals except the coal, sand, clay and gravel in and under the above-described land and hereby subordinates its interest in the oil, gas and other minerals except coal, sand, clay and gravel to the Bill of Assurance and pursuant to paragraph fourteen (14) thereof will not engage the use of the surface in any oil drilling, oil development operating, oil refining, quarrying or mining operations.

29. Extension. All covenants for which extension is not otherwise provided in this instrument, shall automatically be extended for successive periods of ten (10) years each unless modified, terminated or canceled as provided herein.

30. Severability. Invalidation of any restriction set forth herein or any part thereof by any order, judgment or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, but they shall remain in full force and effect.

EXECUTED this 18th day of March, 1994.

DELTIC FARM & TIMBER CO., INC.

By: Ron Pearce
Ron Pearce
President

Attest:

James E. Baine
James E. Baine
Secretary

LITTLE ROCK REALTY
COMMISSION APPROVED

Bobby C. Lewis
4/4/94

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

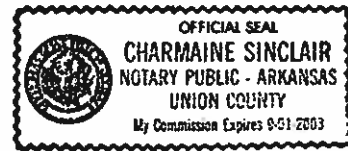
On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron Pearce and James E. Baine being the President and Secretary, respectively, of DELTIC FARM & TIMBER CO., INC. and who had been designated by said DELTIC FARM & TIMBER CO., INC. to execute the above instrument, to me personally well known, who stated they were the President and Secretary of said DELTIC FARM & TIMBER CO., INC. and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC FARM & TIMBER CO., INC. 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 seal this 18th day of March, 1994.

Charmaine Sinclair
Notary Public

My Commission Expires:

September 1, 2003



DELTIC TIMBER PURCHASERS, INC.

By: Ron Pearce
Ron Pearce
President

Attest:

James E. Baine
James E. Baine
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

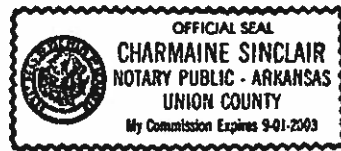
COUNTY OF UNION

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron Pearce and James E. Baine being the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and who had been designated by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument, to me personally well known, who stated they were President and Secretary of said DELTIC TIMBER PURCHASERS, INC. and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC. 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 seal this 18th day of March, 1994.

Charmaine Sinclair
NOTARY PUBLIC

My commission expires:
September 1, 2003



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REPLAT AND AMENDMENT TO
BILL OF ASSURANCE

FILED AND RECORDED

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CAROLYN STALEY
CIRCUIT COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT, whereas, Deltic Timber Corporation, an Arkansas corporation (hereinafter called "Deltic"), is the owner of the following property:

Lots A-19 and A-20, Block 13, Chenal Valley, an addition to the City of Little Rock, Arkansas.

(the "Oaks Neighborhood") and,

WHEREAS, it has been deemed necessary to replat Lots A-19 and A-20, and this Replat is executed for that purpose;

WHEREAS, the undersigned, being the owners of more than seventy-five percent (75%) of the total area contained within the Oaks Neighborhood consent and agree to this replatting.

NOW, THEREFORE, Deltic, for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value, has caused to be made a replat, showing a survey made by Paul W. White, Registered Land Surveyor, dated August 11, 1997, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the replatted property (the "Replat").

The lands embraced in this Replat shall be forever known as Lots A-19R and A-20R, Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas (the "Oaks Neighborhood"), and any and every deed of conveyance describing same as shown on the Replat shall always be deemed a sufficient description thereof. This Replat and Amendment to Bill of Assurance amends the Bill of Assurance (the "Bill of Assurance") filed on April 11, 1994, in the Office of the Circuit Clerk and Ex Officio Recorder of Pulaski County, Arkansas as Instrument No. 94-26389. Except as specifically amended by this Replat and Amendment to Bill of Assurance all terms and conditions of the Bill of Assurance remain in full force and effect.

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

November 12, 1997 *Richard Wood*
City of Little Rock Planning Commission



620

EXECUTED this 29th day of October, 1997.

DELTIC TIMBER CORPORATION

By: Ron L. Pearce
Ron L. Pearce
President

Attest: W. Bayless Rowe
W. Bayless Rowe
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe being the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and who had been designated by said DELTIC TIMBER CORPORATION to execute the above instrument, to me personally well known, who stated they were the President and Secretary of said DELTIC TIMBER CORPORATION and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC TIMBER 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 seal this 29th day of October, 1997.

Gene Cole
Notary Public

My Commission Expires:

My Commission Expires March 1, 2002

621

DELTIC TIMBER PURCHASERS, INC.

By: Ron L. Pearce
Ron L. Pearce
President

Attest:
W. Bayless Rowe
W. Bayless Rowe
Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and Bayless W. Rowe being the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and who had been designated by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument, to me personally well known; who stated they were President and Secretary of said DELTIC TIMBER PURCHASERS, INC. and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC. and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, use and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 29th day of October, 1997.

Sam Cobb
NOTARY PUBLIC

My commission expires:
My Commission Expires March 1, 2002

622

ADDITIONAL OWNERS:

~~Mr & Mrs [unclear]~~

LOT # A-5

Mr & Mrs Walter Hill

LOT # A-13

Mr & Mrs John Dewey Walter

LOT # A-7

Mr & Mrs [unclear]

LOT # A-3

Pat Carlton

LOT # A-17

Joe E. Hughes

LOT # A-2

LOT # _____

LOT # _____

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ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Pulaski)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Dennis Mitchell, to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 29th day of October, 1997.

Cathy Crossone
NOTARY PUBLIC



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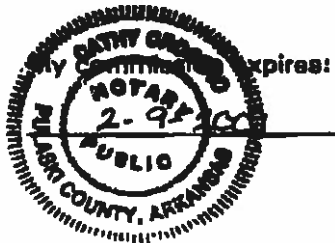
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Pulaski)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Robbie J. Hill and Nathan Hill, to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 27th day of October, 1997.

Cathy Casare
NOTARY PUBLIC



625

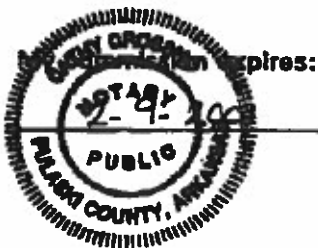
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Pulaski)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared ^{Sandra Watson and} ~~John Dewey Watson~~ to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, use and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 24th day of October, 1997.

Cathy Crossano
NOTARY PUBLIC



626

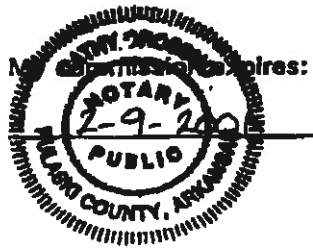
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Pulaski)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Wesley Floyd and Fabia Ford to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 27th day of October, 1997.

Cathy Cross
NOTARY PUBLIC



627

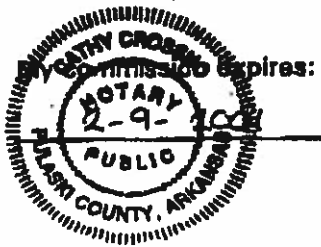
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Pulaski)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Pat Coelton, to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 29th day of October, 1997.

Cathy Crosson
NOTARY PUBLIC



628

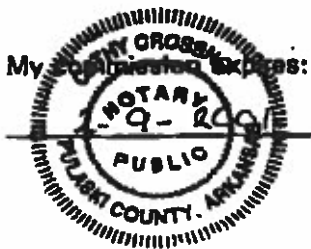
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF *Pulaski*)

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared *Le E. Hughes*, to me well known to be the person whose name appears in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this *29th* day of *October*, 1997.

Cathy Crossano
NOTARY PUBLIC



97 075101

629

SECOND AMENDMENT TO BILL OF ASSURANCE

FILED AND RECORDED

1997 NOV 12 A 11:08

MW
CAROLYN STALEY
CIRCUIT COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned are owners of more than seventy-five percent (75%) of the total area contained within The Oaks Neighborhood, as more particularly described as follows:

Lots A1-A22 and Tracts "A" and "B", all in Block 13, Chenal Valley, an addition to the City of Little Rock, Arkansas.

("The Oaks Neighborhood") and,

WHEREAS, the undersigned deem it necessary to amend the Bill of Assurance filed with the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, on April 11, 1994 as Instrument No. 94-26389 (the "Bill of Assurance").

The following amends and is hereby substituted for Paragraph 9 of the Bill of Assurance:

Minimum Square Feet Area. No residence shall be constructed or permitted to remain on any building site in The Oaks Neighborhood unless the finished heated living area, exclusive of porches, patios, garages, breezeways, exterior stairways, porte cocheres, storage areas and outbuildings, shall equal to or exceed that shown in the following schedule:

<u>Lot Number</u>	<u>One Story Minimum Sq. Ft.</u>	<u>Multi-Story Minimum Sq. Ft.</u>
Lots A1-A22, Block 13	2,000	2,600

Finished heated living area shall be measured in a horizontal plane to the face of the outside wall on each level.

Except as specifically amended by this Second Amendment to the Bill of Assurance, the provisions of the Bill of Assurance and the Replat and Subdivision Map previously executed and recorded, shall remain in full force and effect.

EXECUTED this 29th day of October, 1997.

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by a developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

November 12, 1997 Richard Wood
City of Little Rock Planning Commission



630

DELTIC TIMBER CORPORATION.

By: Ron L Pearce
Ron L. Pearce
President

Attest: W. Bayless Rowe
W. Bayless Rowe
Secretary

DELTIC TIMBER PURCHASERS, INC.

By: Ron L Pearce
Ron L. Pearce
President

Attest: W. Bayless Rowe
W. Bayless Rowe
Secretary

ADDITIONAL OWNERS:

LOT # _____
LOT # _____
LOT # _____
LOT # _____
LOT # _____
LOT # _____
LOT # _____

Participicidto-oaks.eme

maintenance, repair and replacement of such utility services.

All roadways and streets shown on the Plat are Private Roadways and subject to the provisions contained in the Original Bill of Assurance.

The filing of this Fourth Supplement to Bill of Assurance and plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the easements subject to the limitations herein set out.

The lands embraced in the plat shall be forever known as Lots C-1 through C-21, Lots C-25 through C-28, Tracts C-A, C-B, C-C, C-E, C-F, and C-G, Chenal Valley, an Addition to the City of Little Rock, Arkansas and any and every deed of conveyance of any lot in The Oaks Neighborhood describing the same by the number shown on said Plat shall always be deemed a sufficient description thereof.

Said lands herein platted and any interest therein are hereby added to and made a part of The Oaks Neighborhood and are subject to all of those certain terms, covenants and restrictions contained in the Covenants and Restrictions and that Original Bill of Assurance filed April 11, 1994, as Instrument No. 94-26389, and all supplements and amendments thereto, all of which are incorporated herein by reference and made a part hereof and Deltic Timber Purchasers executes this Fourth Supplement to Bill of Assurance for the purpose set forth in paragraph 28 of the Original Bill of Assurance.

EXECUTED this 5th day of April, 2000.

DELTIC TIMBER CORPORATION

BY: Ron L Pearce
Ron L. Pearce, President

Attest:

W. Bayless Royce
W. Bayless Royce, Secretary

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

4/25/00 Mark Shoon
City of Little Rock Planning Commission

ACKNOWLEDGMENT

STATE OF ARKANSAS

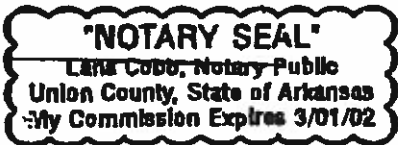
COUNTY OF *Union*

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and were designated and duly authorized in their respective capacities by said DELTIC TIMBER CORPORATION to execute the above instrument for and in the name and behalf of said DELTIC TIMBER CORPORATION and further 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 seal this 5th day of April, 2000.

Lana Cobb
Notary Public

My Commission Expires:



DELTIC TIMBER PURCHASERS, INC.

By: Ron L Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

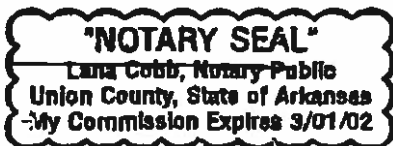
COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and were designated and duly authorized in their respective capacities by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC., and further 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 seal this 5th day of April, 2000.

Lana Cobb
NOTARY PUBLIC

My commission expires:



2000070562
10/04/2000 02:30:52 PM
Filed & Recorded in
Official Records of
CAROLYN STALEY
PULASKI COUNTY
CIRCUIT CLERK
Fees \$22.00

F-9c

CORRECTED FOURTH SUPPLEMENT TO BILL OF ASSURANCE

This Corrected Fourth Supplement to Bill of Assurance executed this 2nd day of October, 2000, is made by Deltic Timber Corporation (the "Developer" or the "Declarant") as hereinafter set forth:

WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Bill of Assurance to Chenal Valley, an addition to the City of Little Rock, Arkansas, on April 11, 1994, Instrument No. 94-26389 (the "Original Bill of Assurance"), Replat and Amendment to Bill of Assurance on November 12, 1997, as Instrument No. 97-075100, Second Amendment to Bill of Assurance on the November 12, 1997, as Instrument No. 97-075101; Third Supplement to Bill of Assurance on November 16, 1998, as Instrument No. 98-90682, Corrected Third Supplement to Bill of Assurance on the March 4, 1999, as Instrument No. 99-18686; and Fourth Supplement to Bill of Assurance on April 25, 2000, as Instrument No. 2000027623, creating The Oaks Neighborhood.

WHEREAS, this Corrected Fourth Supplement to the Bill of Assurance is filed and recorded for the purpose of correcting a clerical error in the description of the easements described in the Fourth Supplement to the Bill of Assurance as reflected on the Plat dated April 21, 2000 and recorded with the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas in Plat Book F at page 768 (the "Plat") and further corrected by an Amended Plat prepared by Paul M. White, Registered Land Surveyor, dated the 3rd day of September, 2000 and recorded with the Circuit Clerk and Ex-Officio of Pulaski County, Arkansas in Plat Book F at page 900 (the "Amended Plat").

WHEREAS, Developer files this Corrected Fourth Supplement to Bill of Assurance for the purpose of correctly describing the access easements hereby granted for the benefit of the Lots as such easements are described in the Plat and Amended Plat.

WHEREAS, the following is hereby substituted as the description of the easements contained in the Fourth Supplement to the Bill of Assurance.

There are shown on said Plat and Amended Plat certain easements for access which Developer dedicates to the owners of the Lots reflected in the Plat and Amended Plat. There are also shown on said Plat and Amended Plat certain easements for drainage or utilities which Developer hereby donates and dedicates to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.



Except as specifically amended by this Corrected Fourth Supplement to Bill of Assurance, the provisions of the Fourth Supplement to Bill of Assurance previously executed and recorded shall remain in full force and effect.

EXECUTED this 2nd day of October ~~April~~, 2000.

DELTIC TIMBER CORPORATION

BY: Ron L. Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

DELTIC TIMBER PURCHASERS, INC.

By: Ron L. Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances

10/4/00 Mark Brown
City of Little Rock Planning Commission

ACKNOWLEDGMENT

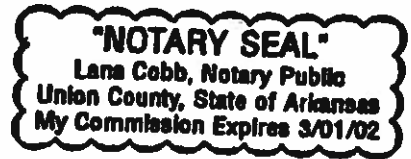
STATE OF ARKANSAS
COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and were designated and duly authorized in their respective capacities by said DELTIC TIMBER CORPORATION to execute the above instrument for and in the name and behalf of said DELTIC TIMBER CORPORATION and further 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 seal this 2nd day of October, 2000.

Lana Cobb
Notary Public

My Commission Expires:



ACKNOWLEDGMENT

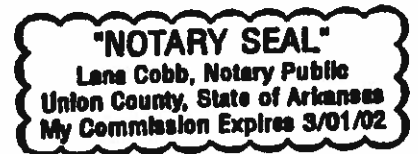
STATE OF ARKANSAS
COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and were designated and duly authorized in their respective capacities by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC., and further 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 seal this 2nd day of October, 2000.

Lana Cobb
Notary Public

My commission expires:



G444

2002162825
07/23/2002 01:44:23 PM
Filed & Recorded in
Official Records of
CAROLYN STALEY
PULASKI COUNTY
CIRCUIT/COUNTY CLERK
Fees \$35.00

FIFTH SUPPLEMENT TO BILL OF ASSURANCE

This Fifth Supplement to Bill of Assurance executed this 17th day of July, 2002, is made by Deltic Timber Corporation (the "Developer" or the "Declarant") as hereinafter set forth:

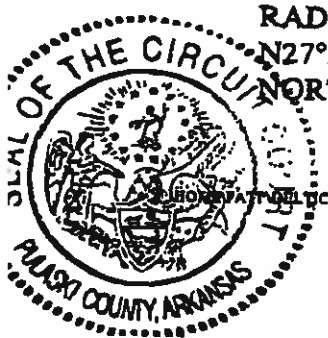
WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Bill of Assurance to Chenal Valley, an addition to the City of Little Rock, Arkansas, on April 11, 1994, Instrument No. 94-26389 (the "Original Bill of Assurance"), Replat and Amendment to Bill of Assurance on November 12, 1997, as Instrument No. 97-075100, Second Amendment to Bill of Assurance on the November 12, 1997, as Instrument No. 97-075101; Third Supplement to Bill of Assurance on November 16, 1998, as Instrument No. 98-90682, Corrected Third Supplement to Bill of Assurance on the March 4, 1999, as Instrument No. 99-18686; and Fourth Supplement to Bill of Assurance on April 25, 2000, as Instrument No. 2000027623 creating The Oaks Neighborhood.

WHEREAS, paragraph 1 of the Original Bill of Assurance specifically provides that the Developer has the right to bring within the plan and the Original Bill of Assurance additional properties provided such properties are in accord with the general plan of development; and

WHEREAS, Developer files this Fifth Supplement to Bill of Assurance for the purpose of adding additional property to The Oaks Neighborhood, which property is owned by the Developer and is described as follows:

PART OF THE S1/2 OF SECTION 26, T-2-N, R-14-W, LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT C-28, BLOCK 13, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, SAID CORNER LYING ON THE NORTH LINE OF QUERCUS CIRCLE; THENCE N80°46'50"W ALONG SAID NORTH LINE, 97.36 FT.; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE BEING THE ARC OF A 263.98 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N69°59'26"W, 98.84 FT.; THENCE N59°12'03"W CONTINUING ALONG SAID NORTH LINE, 341.70 FT.; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE BEING THE ARC OF A 263.98 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N45°39'19"W, 123.66 FT.; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE BEING THE ARC OF A 386.75 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N27°20'13"W, 64.38 FT.; THENCE N22°25'12"W CONTINUING ALONG SAID NORTH LINE, 12.56 FT.; THENCE NORTHERLY CONTINUING ALONG SAID



NORTH LINE BEING THE ARC OF A 295.81 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N01°46'49"W, 208.95 FT.; THENCE N18°52'35"E CONTINUING ALONG SAID NORTH LINE, 9.52 FT.; THENCE NORTHERLY CONTINUING ALONG SAID NORTH LINE BEING THE ARC OF A 159.15 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N21°34'37"E, 13.01 FT.; THENCE N65°35'24"W CONTINUING ALONG SAID NORTH LINE, 45.00 FT.; THENCE NORTHWESTERLY ALONG THE ARC OF A 102.50 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N09°24'41"W, 83.34 FT.; THENCE N57°23'46"E, 45.00 FT.; THENCE SOUTHEASTERLY ALONG THE ARC OF A 147.50 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S24°53'52"E, 39.56 FT.; THENCE N72°48'31"E, 98.22 FT.; THENCE S80°20'36"E, 56.31 FT.; THENCE S70°48'50"E, 271.35 FT.; THENCE N30°47'57"E, 53.51 FT.; THENCE NORTHEASTERLY ALONG THE ARC OF A 62.50 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N26°05'46"E, 10.25 FT.; THENCE S68°36'25"E, 175.70 FT.; THENCE N30°47'57"E, 56.79 FT.; THENCE N80°06'53"E, 149.97 FT.; THENCE S31°34'07"E, 142.63 FT.; THENCE EASTERLY ALONG THE ARC OF A 261.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N86°42'38"E, 5.40 FT. TO A POINT ON THE NORTH LINE OF QUERCUS CIRCLE; THENCE S02°41'47"E, 45.00 FT. TO A POINT ON THE SOUTH LINE OF SAID QUERCUS CIRCLE; THENCE EASTERLY ALONG SAID SOUTH LINE BEING THE ARC OF A 216.23 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S86°51'02"E, 44.05 FT. TO THE NORTHWEST CORNER OF TRACT C-C, SAID BLOCK 13; THENCE S16°33'01"E ALONG THE WEST LINE OF SAID TRACT C-C, 197.98 FT. TO THE NORTHEAST CORNER OF LOT C-21, SAID BLOCK 13; THENCE S73°26'59"W ALONG THE NORTH LINE OF SAID LOT C-21, 120.00 FT. TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE EAST LINE OF ALBA LANE; THENCE N16°33'01"W ALONG SAID EAST LINE, 40.00 FT.; THENCE S73°26'59"W, 45.00 FT. TO A POINT ON THE WEST LINE OF ALBA LANE; THENCE S16°33'01"E ALONG SAID WEST LINE, 39.81 FT. TO THE NORTHERNMOST CORNER OF LOT C-25, SAID BLOCK 13; THENCE S60°51'01"W ALONG THE NORTH LINE OF SAID LOT C-25, 17.29 FT.; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT C-25, BEING THE ARC OF A 100.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S45°49'29"W, 51.85 FT.; THENCE S30°47'57"W CONTINUING ALONG THE WEST LINE OF SAID LOT C-25 AND ALONG THE WEST LINE OF LOTS C-27 AND C-28, SAID BLOCK 13, 285.30 FT. TO THE POINT OF BEGINNING, CONTAINING 10.8539 ACRES, MORE OR LESS,

shown on the plat hereinafter mentioned, as Lots C-22 through C-24, Lots C-29 through C-43, Lots

D-14 through D-30, Tracts C-G, C-F, D-A, D-E, and D-F, all in Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas (which property together with the property described in the Original Bill of Assurance is hereinafter referred to as the "The Oaks"); and Developer has caused to be incorporated The Oaks Property Owners Association, Inc., for the purpose of administering the maintenance of the common area and amenities in The Oaks Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas and amenities of Chenal Valley;

WHEREAS, all owners of lots within The Oaks Neighborhood will be members of The Oaks Property Owners Association, Inc. as provided for herein and members of Chenal Valley Property Owners Association, Inc. as provided for in the Covenants and Restrictions filed November 22, 1989, in the Office of the Circuit Clerk of Pulaski County, Arkansas, as Instrument No. 89-61706, as amended (the "Covenants and Restrictions"); and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned be subdivided into building lots, tracts and streets as shown on the plat filed herein, and that said property be held, owned and conveyed subject to the protective covenants herein contained, in order to enhance the value of The Oaks Neighborhood.

Now, THEREFORE, Developer for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value has caused to be made a plat showing a survey made by Paul M. White, Registered Land Surveyor, dated _____, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

There are shown on said Plat certain easements for drainage or utilities which Developer hereby donates and dedicates to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

All roadways and streets shown on the Plat are Private Roadways and subject to the provisions contained in the Original Bill of Assurance.

The filing of this Fifth Supplement to Bill of Assurance and plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the easements subject to the limitations herein set out.

The lands embraced in the plat shall be forever known as Lots C-22 through C-24, Lots C-29 through C-43, Lots D-14 through D-30, Tracts C-G, C-F, D-A, D-E, and D-F, all in Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas, and any and every deed of

conveyance of any lot in The Oaks Neighborhood describing the same by the number shown on said Plat shall always be deemed a sufficient description thereof.

Said lands herein platted and any interest therein are hereby added to and made a part of The Oaks Neighborhood and are subject to all of those certain terms, covenants and restrictions contained in the Covenants and Restrictions and that Original Bill of Assurance filed April 11, 1994, as Instrument No. 94-26389, and all supplements and amendments thereto, all of which are incorporated herein by reference and made a part hereof and Deltic Timber Purchasers executes this Fifth Supplement to Bill of Assurance for the purpose set forth in paragraph 28 of the Original Bill of Assurance.

EXECUTED this 17th day of July, 2002.

DELTIC TIMBER CORPORATION

BY: Ron L Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

7/23/02 [Signature]
City of Little Rock Planning Commission

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

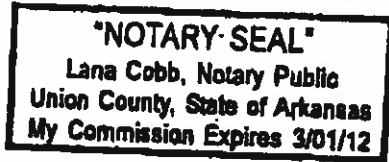
On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and were designated and duly authorized in their respective capacities by said DELTIC TIMBER CORPORATION to execute the above instrument for and in the name and behalf of said DELTIC TIMBER CORPORATION and further 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 seal this 17th day of July, 2002.

Lana Cobb
Notary Public

My Commission Expires:

3/01/12



DEL TIC TIMBER PURCHASERS, INC.

By: Ron L Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and were designated and duly authorized in their respective capacities by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC., and further 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 seal this 17th day of July, 2002.

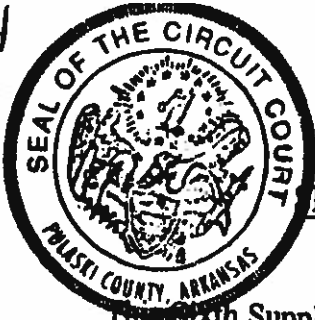
Lana Cobb
Notary Public

My commission expires:

3/01/12

"NOTARY SEAL"
Lana Cobb, Notary Public
Union County, State of Arkansas
My Commission Expires 3/01/12

G 584



SIXTH SUPPLEMENT TO BILL OF ASSURANCE

2003011535
02/04/2003 03:09:20 PM
Filed & Recorded in
Official Records of
CAROLYN STALEY
PULASKI COUNTY
CIRCUIT/COUNTY CLERK
Fees \$38.00

The Sixth Supplement to Bill of Assurance executed this 27th day of January, 2003, is made by Deltic Timber Corporation and Leather Center, Inc. (collectively, the "Developer" or the "Declarant") as hereinafter set forth:

WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Bill of Assurance to Chenal Valley, an addition to the City of Little Rock, Arkansas, on April 11, 1994, Instrument No. 94-26389 (the "Original Bill of Assurance"), Replat and Amendment to Bill of Assurance on November 12, 1997, as Instrument No. 97-075100, Second Amendment to Bill of Assurance on the November 12, 1997, as Instrument No. 97-075101; Third Supplement to Bill of Assurance on November 16, 1998, as Instrument No. 98-90682, Corrected Third Supplement to Bill of Assurance on the March 4, 1999, as Instrument No. 99-18686; Fourth Supplement to Bill of Assurance on April 25, 2000, as Instrument No. 2000027623, and Fifth Supplement to Bill of Assurance on July 23, 2002, as Instrument No. 2002162825, creating The Oaks Neighborhood.

WHEREAS, paragraph 1 of the Original Bill of Assurance specifically provides that the Developer has the right to bring within the plan and the Original Bill of Assurance additional properties provided such properties are in accord with the general plan of development; and

WHEREAS, Developer files this Sixth Supplement to Bill of Assurance for the purpose of adding additional property to The Oaks Neighborhood, which property is owned by the Developer and is described as follows:

PART OF THE EAST 1/2 OF SECTION 26, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT C-E, BLOCK 13, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE S29°27'15"W ALONG THE WEST LINE OF SAID TRACT C-E AND ALONG THE WEST LINE OF LOT C-16, SAID BLOCK 13, 145.00 FT.; THENCE S37°14'34"E CONTINUING ALONG SAID WEST LINE, 96.72 FT.; THENCE S01°54'37" E CONTINUING ALONG SAID WEST LINE, 43.69 FT. TO A POINT ON THE NORTH LINE OF QUERCUS CIRCLE; THENCE WESTERLY ALONG SAID NORTH LINE BEING THE ARC OF A 261.23 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N85°25'20"W, 76.86 FT. TO THE SOUTHEAST CORNER OF LOT C-34, SAID BLOCK 13; THENCE N31°34'07"W ALONG THE EAST LINE OF SAID LOT C-34, 142.63 FT. TO THE NORTHEAST CORNER THEREOF; THENCE S80°06'53"W ALONG THE NORTH LINE OF SAID LOT C-34 AND ALONG THE NORTH LINE OF LOT C-35, SAID BLOCK 13, 149.97 FT.;

THENCE S30°47'57"W ALONG THE WEST LINE OF SAID LOT C-35 AND ALONG THE WEST LINE OF LOT C-36, SAID BLOCK 13, 56.79 FT. TO THE NORTHEAST CORNER OF LOT D-14, SAID BLOCK 13; THENCE N68°36'25"W ALONG THE NORTH LINE OF SAID LOT D-14 EXTENDED 175.70 FT. TO A POINT ON THE WEST LINE OF FALATA CIRCLE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE BEING THE ARC OF A 62.50 RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S26°05'46"W, 10.25 FT.; THENCE S30°47'57"W CONTINUING ALONG SAID WEST LINE, 53.51 FT. TO THE NORTHEAST CORNER OF LOT D-30, SAID BLOCK 13; THENCE N70°48'50"W ALONG THE NORTH LINE OF SAID LOT D-30 AND ALONG THE NORTH LINE OF LOTS D-29, D-28 AND D-27, SAID BLOCK 13, 271.35 FT.; THENCE N80°20'36"W CONTINUING ALONG THE NORTH LINE OF SAID LOT D-27, 56.31 FT. TO THE NORTHEAST CORNER OF LOT D-26, SAID BLOCK 13; THENCE S72°48'31"W ALONG THE NORTH LINE OF SAID LOT D-26 AND ALONG THE NORTH LINE OF TRACT D-A, SAID BLOCK 13, 98.22 FT. TO A POINT ON THE EAST LINE OF FALATA CIRCLE; THENCE NORTHWESTERLY ALONG SAID EAST LINE BEING THE ARC OF A 147.50 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N24°53'52"W, 39.56 FT.; THENCE S57°23'46"W, 45.00 FT. TO A POINT ON THE WEST LINE OF FALATA CIRCLE; THENCE SOUTHEASTERLY ALONG SAID WEST LINE, BEING THE ARC OF A 102.50 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S09°24'41"E, 83.34 FT.; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WEST LINE BEING THE ARC OF A 25.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S71°15'25"W, 36.46 FT. TO A POINT ON THE NORTH LINE OF QUERCUS BLVD.; THENCE N61°55'38"W ALONG SAID NORTH LINE 90.00 FT.; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH LINE BEING THE ARC OF A 427.46 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N46°38'26"W, 225.19 FT. TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHENAL CLUB BLVD.; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE BEING THE ARC OF A 464.26 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N39°55'04"E, 304.26 FT.; THENCE N20°47'11"E CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 154.50 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHENAL PARKWAY; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING: (1) S70°48'50"E, 16.77 FT.; (2) N19°11'10"E, 20.00 FT.; (3) S70°48'50"E, 563.92 FT. AND (4) SOUTHEASTERLY ALONG THE ARC OF A 2784.79 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S65°40'45"E, 498.32 FT. TO THE POINT OF BEGINNING, CONTAINING 9.7317 ACRES MORE OR LESS,

shown on the plat hereinafter mentioned, as Lots D-1 through D-13, Lots D-31 through D-36, Tracts D-B, D-C and D-D, Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas (which property together with the property described in the Original Bill of Assurance and prior Supplements thereto is hereinafter referred to as the "The Oaks"); and Developer has caused to be incorporated The Oaks Property Owners Association, Inc., for the purpose of administering the maintenance of the common area and amenities in The Oaks Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common areas and amenities of Chenal Valley;

WHEREAS, all owners of lots within The Oaks Neighborhood will be members of The Oaks Property Owners Association, Inc. as provided for herein and the Original Bill of Assurance and members of Chenal Valley Property Owners Association, Inc. as provided for in the Covenants and Restrictions filed November 22, 1989, in the Office of the Circuit Clerk of Pulaski County, Arkansas, as Instrument No. 89-61706, as amended (the "Covenants and Restrictions"); and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned be subdivided into building lots, tracts and streets as shown on the plat filed herein, and that said property be held, owned and conveyed subject to the protective covenants herein contained, in order to enhance the value of The Oaks Neighborhood.

Now, THEREFORE, Developer for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value has caused to be made a plat showing a survey made by Paul M. White, Registered Land Surveyor, dated January 2003, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

There are shown on said Plat certain easements for access, utility and drainage which Developer hereby donates and dedicates to and for the use of public utilities, the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

All roadways and streets shown on the Plat are Private Roadways and subject to the provisions contained in the Original Bill of Assurance.

The filing of this Sixth Supplement to Bill of Assurance and plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the easements subject to the limitations herein set out.

The lands embraced in the plat shall be forever known as Lots D-1 through D-13, Lots D-31 through D-36, Tracts D-B, D-C and D-D, Block 13, Chenal Valley, an Addition to the City of Little Rock, Arkansas, and any and every deed of conveyance of any lot in The Oaks Neighborhood describing the same by the number shown on said Plat shall always be deemed a sufficient description thereof.

As reflected on the Plat, Lots D-31 through D-36 and Lots D-10 through D-13 shall have a 20 foot rear building set-back line. The rear building set-back lines for all other Lots are reflected on the Plat.

Said lands herein platted and any interest therein are hereby added to and made a part of The Oaks Neighborhood and are subject to all of those certain terms, covenants and restrictions contained in the Covenants and Restrictions and that Original Bill of Assurance filed April 11, 1994, as Instrument No. 94-26389, and all supplements and amendments thereto, all of which are incorporated herein by reference and made a part hereof and Deltic Timber Purchasers executes this Sixth Supplement to Bill of Assurance for the purpose set forth in paragraph 28 of the Original Bill of Assurance.

EXECUTED this 27th day of JANUARY, 2003.

DELTIC TIMBER CORPORATION

BY: Ron L. Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

Reviewed only for inclusion of minimum standards
required by the City of Little Rock subdivision regulations.
City of Little Rock Planning and Zoning Commission
development and the minimum standards of the
Little Rock subdivision regulations.

2/4/03 [Signature]
City of Little Rock Planning Commission



ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

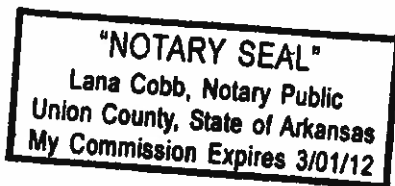
On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and were designated and duly authorized in their respective capacities by said DELTIC TIMBER CORPORATION to execute the above instrument for and in the name and behalf of said DELTIC TIMBER CORPORATION and further 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 seal this 27th day of January, 2003.

Lana Cobb
Notary Public

My Commission Expires:

3/01/12



DELTIC TIMBER PURCHASERS, INC.

By: Ron L Pearce
Ron L. Pearce, President

Attest:

W. Bayless Rowe
W. Bayless Rowe, Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF UNION

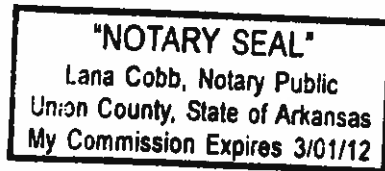
On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ron L. Pearce and W. Bayless Rowe, to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER PURCHASERS, INC. and were designated and duly authorized in their respective capacities by said DELTIC TIMBER PURCHASERS, INC. to execute the above instrument for and in the name and behalf of said DELTIC TIMBER PURCHASERS, INC., and further 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 seal this 27th day of January, 2003.

Lana Cobb
Notary Public

My commission expires:

3/01/12



LEATHER CENTER, INC.

BY: [Signature]

Title: SECRETARY

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Pulaski

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named David Dickering, to me well known, who stated that he/she was the Secretary of LEATHER CENTER, INC. and was designated and duly authorized in his/her capacity to execute the above instrument for and in the name and behalf of said LEATHER CENTER, INC. and further acknowledged that he/she 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 seal this 27th day of January, 2003.

[Signature]

Notary Public

My commission expires:

