



2024010358

PRESENTED: 03-01-2024 03:25:22 PM

RECORDED: 03-01-2024 03:30:57 PM

In Official Records of Terri Hollingsworth Circuit/County Clerk

PULASKI CO, AR FEE \$25.00

This instrument prepared by:

Michael B. Childers, P.A.  
Friday, Eldredge & Clark  
400 West Capitol, Suite 2000  
Little Rock, AR 72201



**FOURTH SUPPLEMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OF FLETCHER VALLEY**

This Fourth Supplement to the Declaration of Covenants and Restrictions of Fletcher Valley ("Fourth Supplement") is made this 28<sup>th</sup> day of February, 2024, by PotlatchDeltic Real Estate, LLC, successor by name change of Deltic Real Estate, LLC, successor to Deltic Timber Corporation (the "Developer" or the "Declarant").

WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Declaration of Covenants and Restrictions of Fletcher Valley on November 19, 2020, as Instrument No. 2020077705 (the "Covenants and Restrictions") creating a community known as "Fletcher Valley,"

WHEREAS, Article II of said Covenants and Restrictions specifically provides that the Developer has the right to bring within the Plan of the Covenants and Restrictions additional properties provided such additions are in accord with the general plan of development; and

WHEREAS, Developer files this Fourth Supplement for the purpose of adding additional property to the community known as Fletcher Valley;

The Developer hereby dedicates and declares that the property described on Exhibit "A" attached hereto and made a part hereof, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, assessments, charges and liens set forth in the Covenants and Restrictions, and all supplements thereto, and such Property herein described on Exhibit "A" shall be forever known as and constitute a part of the community of Fletcher Valley.

EXECUTED on the date first mentioned above.

POTLATCHDELTAIC REAL ESTATE, LLC

By: David Meghreblian  
David Meghreblian, Vice President

ACKNOWLEDGMENT

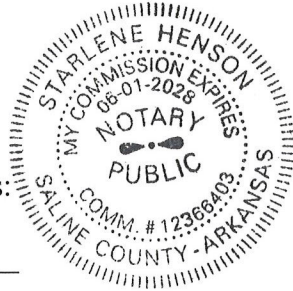
STATE OF ARKANSAS     )  
  )ss  
COUNTY OF PULASKI     )

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 Meghreblian, to me well known, who stated that he was the Vice President of POTLATCHDELTIC REAL ESTATE, LLC and was designated and duly authorized in that capacity by said POTLATCHDELTIC REAL ESTATE, LLC to execute the above instrument for and in the name and behalf of said POTLATCHDELTIC REAL ESTATE, LLC, and further acknowledged that he 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 28 day of FEBRUARY, 2024.

My Commission Expires:

6-1-2028



Starlene Henson  
Notary Public

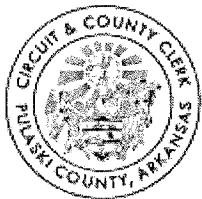
## EXHIBIT A

### LEGAL DESCRIPTION:

PART OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF FLETCHER VALLEY, KNOWN AS FLETCHER RIDGE SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS AS RECORDED AS INSTRUMENT NO. 2020077707, RECORDS OF PULASKI COUNTY, ARKANSAS. SAID POINT ALSO BEING THE POINT OF BEGINNING AND A POINT ON THE CENTERLINE OF KANIS ROAD, AS DESCRIBED ON PLAT OF CHENAL DOWNS (INSTRUMENT NO. 98-034755, RECORDS OF PULASKI COUNTY, ARKANSAS). THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: (1) N54°14'33"W, 618.18 FEET; (2) ALONG THE ARC OF A 656.17 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N60°32'25"W AND A CHORD DISTANCE OF 143.96 FEET; (3) N66°50'18"W, 96.27 FEET; (4) ALONG THE ARC OF A 6561.67 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N69°11'11"W AND A CHORD DISTANCE OF 537.71 FEET; (5) N71°32'05"W, 150.09 FEET; (6) ALONG THE ARC OF A 6561.67 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N73°30'23"W AND A CHORD DISTANCE OF 451.49 FEET; (7) N75°28'40"W, 106.88 FEET; (8) ALONG THE ARC OF A 721.78 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N62°30'06"W AND A CHORD DISTANCE OF 324.15 FEET; (9) N49°31'32"W, 52.18 FEET; THENCE LEAVING SAID CENTERLINE N40°28'09"E, 70.00 FEET; THENCE S50°45'55"E, 106.25 FEET; THENCE N82°37'55"E, 220.34 FEET; THENCE N17°46'54"E, 105.90 FEET; THENCE ALONG THE ARC OF A 355.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N28°55'53"E AND CHORD DISTANCE OF 124.65 FEET; THENCE N39°02'36"E, 232.29 FEET; THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N10°17'54"E AND A CHORD DISTANCE OF 235.65 FEET; THENCE N18°26'47"W, 187.46 FEET; THENCE ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF N09°30'36"E AND A CHORD DISTANCE OF 309.41 FEET; THENCE S52°32'02"E, 450.18 FEET; THENCE S69°06'02"E, 558.11 FEET; THENCE S59°01'19"E, 216.74 FEET; THENCE S59°01'19"E, 216.74 FEET; THENCE S71°05'13"E, 319.07 FEET; THENCE S67°08'14"E, 803.68 FEET TO A POINT ON THE WESTERN BOUNDARY OF FLETCHER RIDGE SUBDIVISION; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERN BOUNDARY THE FOLLOWING COURSES: (1) S65°39'50"W, 79.35 FEET; (2) S50°45'40"W, 112.05 FEET; (3) S35°17'38"W, 44.73 FEET; (4) S11°14'40"W, 75.44 FEET; (5) S05°23'44"E, 196.09 FEET; (6) S23°18'54"W, 212.33 FEET; (7) S21°49'31"W, 566.10 FEET; (8) S35°45'08"W, 45.00 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING 58.0018 ACRES, MORE OR LESS.

LESS AND EXCEPT RIGHT OF WAY OF KANIS ROAD.



Terri Hollingsworth  
Circuit County Clerk and Registrar  
401 West Markham, Suite 102  
Little Rock, AR 72201  
501-340-8433

Pulaski County Transaction #:480853  
Receipt #: 804380  
Cashier Date: 3/1/2024 03:30:57 PM  
(MTWILLIE)

Print Date:  
3/1/2024 3:32:29 PM

Customer Information	Transaction Information	Payment Summary
(FRIDAY) FRIDAY ELDREDGE & CLARK  400 W CAPITOL AVE  LITTLE ROCK, AR 72201 Charge Account Balance: \$0.00	Date Received: 3/1/2024 Source Code: MAIL Return Code: MAIL Total Docs Received: 1	Total Fees: \$25.00 Total Payments: \$25.00

1 Payments	
Check 299132	\$25.00

1 Recorded Items		
(OTI) OTHER TYPE INSTRUMENT	Instrument #:2024010358	Date: 3/1/2024 03:30:57 PM
Recording Fee 1st Page @ \$15.00	3	From: To: \$25.00
Additional Pages @ \$5.00		