

PROTECTIVE COVENANTS, RESTRICTIONS, BILL OF ASSURANCE  
FOR OAKBROOKE SUBDIVISION,  
FAYETTEVILLE, ARKANSAS

Family Jewels, LLC (Developer) does hereby establish and create the following Protective Covenants, Restrictions and Architectural Control, which shall apply to all Lots as shown on the recorded plat of the Oakbrooke Subdivision Phase I and Phase II, found in Plat Book 23 A-00000376 of the records of the Circuit Clerk of Washington County, Arkansas, and any amendments thereto (hereinafter referred to as "Oakbrooke").

**DEFINITIONS**

1. "Property" shall mean all the real property and improvements that are subject to these Covenants and Restrictions and as more particularly described on Exhibit A attached hereto.
2. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title in any Lot which is a part of the Property, but excluding those having such interest merely as security for the performance of an obligation.
3. "Lot" and "Lots" shall mean and refer to any parcel of land shown upon any recorded Plat of the Property upon which there has been or may be constructed a single-family residence.

**PROPERTY AND LOT RESTRICTIONS**

1. GENERAL LIMITATIONS: The subdivision and building codes of the City of Fayetteville, Arkansas, as they presently exist or are hereinafter amended, shall be and are hereby made applicable to the Property. All dwellings, buildings, fences, walls, structures, storage buildings, swimming pools, and improvements of every kind shall comply with said ordinances as they exist on the date of their construction. Any conflict between City ordinances and the provisions of these Protective Covenants shall be resolved in favor of the more restrictive provision. Building, architectural, and design specifications shall be in accordance with the regulations set forth in the Fayetteville Zoning Ordinance for Oakbrooke Subdivision, designated R-PZD (Residential).
2. SINGLE-FAMILY RESIDENTIAL LAND USE AND BUILDING TYPE: Excluding Planning Area 5, Lots shall only be used for single-family residential purposes. "Single Family" shall mean one or more persons occupying a single dwelling, attached or detached, provided that unless all such persons are related by blood, marriage or adoption, no such family shall contain over three persons. No structure shall be erected on any Lot which exceeds the heights restrictions as provided by Oakbrooke PZD zoning. No mobile or modular housing shall be placed on any Lot. Specific Lots are reserved for Single Family Attached Homes. All other Lots shall be Single Family Detached Homes. See Developer for designation of a specific Lot. **Prior to purchasing a Lot, you must verify with the Developer whether the Lot is reserved for Single Family Attached Homes or Single Family Detached Homes. If you fail to obtain this verification, you do so at your own risk.**
3. MINIMUM SQUARE FOOTAGE: Homes built on Lots numbered 25 through 35, 55, 56 through 64, and 74 shall contain a minimum of 1,600 square feet of heated floor space. In addition, out of these specific Lots, seven (7) Lots shall contain a minimum of 2,000 square feet of heated floor space, and two (2) Lots shall contain a minimum of 2,500 square feet of heated floor space. **Prior to purchasing one of these Lots, you should verify with the Developer the minimum square footage applicable to each particular Lot. If you fail to do so, you do so at your own risk.**
4. ARCHITECTURAL CONTROL AND REQUIREMENTS: Ranch, contemporary, modern, a-frame, log, or gambrel style structures may be permitted, but only in the sole discretion of the OACC. Oakbrooke is considered to be a traditional Americana neighborhood with an emphasis on TRADITIONAL AMERICAN STYLING; CRAFTSMAN STYLE BUNGALOWS, PRAIRIE, SAVANNAH, AMERICAN TUDOR AND AMERICAN ITALIANATE HOUSES ARE ENCOURAGED.

All floor plans, elevations, specifications, plot plan showing the orientation of any structure, driveway and sidewalks, contractor, and proposed materials and colors must be submitted to and approved by Oakbrooke Architectural Control Committee ("OACC"), prior to starting construction. The OACC will have 10 business days to approve the project or require modifications. The OACC again will have 10 business days to respond each time documents, or revisions, are submitted. Once construction commences, revisions are discouraged, and must be approved by the OACC. The OACC will keep in its file the original plans and specs as reference material. Submitted documents WILL NOT be returned to the applicant.

Post certificate of occupancy; any modification of the exterior of the home must be approved by the OACC, including any color changes.

All buildings constructed in Oakbrooke are subject to the following conditions and requirements. These conditions and requirements are not all-inclusive and additional requirements and conditions may apply to particular Lots or particular proposed homes in the sole discretion of the OACC. The OACC may also, in its sole discretion, waive or modify any of the following conditions and requirements:

- (a) DESIGN OVERVIEW: Each home should be designed with the "eyes-on-the-street" concept. This means that rooms along the majority of the front façade must be inhabitable and have visual access to the street. For example, a living room rather than a utility room. Each home should incorporate a usable front porch, stoop, patio, courtyard or deck. This area is expected to be habitable for extended use and not as a fake design element applied to the front of a home.

Each home shall display an honest use of materials. For example, heavier materials should be located at the base of the structure, and lighter materials toward the top. No stone or brick gable shall be located on top of a roof. Brick or stone spanning large openings with no visible means of support shall not be permitted.

All homes in Oakbrooke must be appropriately scaled with neighboring homes to avoid any single home "overpowering" neighboring homes. Home elevations should be designed to fit into the context of the street or courtyard environment. All elevations of the home should be fully designed. Front elevations shall coordinate with the side elevations. For example, brick front elevations should continue on the sides and of the home.

- (b) GARAGES: Each dwelling shall have a garage, carport, or garage/carport hybrid for a minimum of two (2) cars with dimensions of not less than twenty (20) feet by twenty (20) feet. Carports and garage/carport hybrid structures shall be screened by evergreen landscaping or fencing sufficient to restrict the view of vehicles from a public street or sidewalk. Garage openings may not face a public street, unless specifically approved by the OACC. All garages shall be located to the rear of the Lot, (behind the primary structure), and accessed from an alley located at the rear of the Lot, wherever such alley exists. .
- (c) YARD SPACE RESTRICTIONS AND BUILDING LOCATION: The most forward point on the front of the house, inclusive of porches, shall be constructed at the property's front "build-to" line, which is typically fourteen (14) feet from the right of way, or as designated by the Oakbrooke PZD zoning.

Side Setbacks – The eaves/overhangs of the structure (including gutters) may be set at the side property line on one or the other side of the Lot, or "zero lot line" configuration. The side at which the zero setback occurs shall be designated by Developer as to not render any Lot unbuildable. Ten (10) feet of separation must be maintained between the sidewalls of neighboring structures, exclusive of eaves/overhangs. Six (6) feet of separation must be maintained between eaves/overhangs of neighboring structures (including gutters).

- (d) MATERIALS: In the case of all materials and methods mentioned here, governmental regulations, including fire codes, accessibility, and other considerations shall take precedence over the requirements contained herein. A listing of a permitted material shall not be construed as

acceptable to regulating authorities, and compliance shall be the responsibility of the owner.

Materials shall be appropriate to the architectural style of the individual home. For example, stone gables or arched top windows shall not be utilized unless deemed appropriate for the particular architectural style of the home. As an example, the American Tudor style is one of the few architectural styles that effectively mix multiple building materials; while this approach would be inappropriate in other styles. Each home shall have an architectural style which is clearly identifiable. No eclectic mix such as the "Texas-French" designs shall be permitted. Individual elements on the home will also follow the style of the home. For example, no colonial door on a Tudor house, and no Palladian window on a craftsman style home

Note: Where brick, stone or stucco are referred to in this document, it is not meant to include synthetic or cultured products and, in the case of stucco, EIFS.

The exteriors of all structures must be at least 80% wood or concrete board siding, brick or stone, or other natural materials. All chimneys are encouraged to be brick, stone, or stucco. No vinyl or metal (excluding gutters, downspouts, roof edging), will be permitted. Exterior Insulation and Finish Systems (EIFS) may be used only with specific prior approval of the OACC. Though vinyl windows are permitted, the OACC encourages the use of wood type windows. Finish floor elevation must be a minimum of sixteen inches (16") above finished grade at the front of the structure, exclusive of garages. Any foundation which is visible from a public street or sidewalk shall be clad with brick, stone, or similar material; or screened by evergreen landscaping.

**Roofs** - All structures constructed on the Property must use tile, wood shake or 30-year composition architectural shingles, and must have a minimum of a 4/12 pitch. Any roof less than a 4/12 pitch, metal or other roofing materials must be specifically approved by the OACC.

***Acceptable Materials***

- 30 year or better dimensional asphalt or fiberglass shingles
- Diamond shaped asphalt shingles
- Standing seam metal
- Copper
- Slate or approved synthetic slate
- Membrane or built-up (for flat roof)
- Terracotta or cement tile
- Cedar shakes

***Prohibited Materials***

- Corrugated metal.
- Agricultural grade metal
- Flat or rolled asphalt or fiberglass shingles

***Methods and Configuration***

- Flat or low-pitched roofs with articulated parapets and cornices are acceptable with prior design approval.
- Multiple roof styles and shapes are discouraged on a single building unless typical of the style (for instance, Victorian.)
- Dormers should not have any siding on the front. The face of the dormer should be all trim or at least well proportioned. No dormer is to be clad in simulated stone or brick.

**Walls -**

***Acceptable Materials***

- Wood clapboard, finished with paint or stain
- Cedar shingles, finished with paint or stain

- Fiber-cement (Hardiplank™ or equal) lap siding, finished with paint
- Brick, minimal color variation, traditional colors
- Stone
- Finished face CMU
- Stucco

***Prohibited Materials***

- Aluminum or Metal siding
- Vinyl siding
- Color-lok and other wood composite materials
- Pre-engineered metal building siding

***Methods and Configuration***

- Wall materials must be appropriate for architectural style.
- Multiple wall cladding materials are discouraged unless typical of the architectural style.
- All openings must have square to vertical proportion.
- Where brick is used on the front of a building it must wrap all exposed sides of the building.
- Where stucco type materials are used, they shall have a background color and a complementary trim color to include banding and windows. Stucco shall have full trim detailing, raised a minimum of 1" from the background. Sand, smooth, or scratch finishes are acceptable.
- Arches shall be of masonry construction and be no less than 12" in depth.
- Keystones should be functional and should be shapes so sides align with radius of the arch.
- Masonry facades should employ a high level of craftsmanship and detailing.

**Color** - All exterior finishes shall be carefully reviewed to ensure compatibility with surrounding buildings. A trim color that differs from the siding color is encouraged.

**Foundations and Piers –**

***Acceptable Materials***

- Poured concrete with patterns or details
- Brick
- Stone
- CMU (at the rear of the structure only)
- Architectural column bases may be wood or shake clad.

***Methods & Configuration***

- Finish floor must be 18" min. off existing grade.
- Fireplaces along the exterior wall shall be supported by a foundation.

**Cornice -**

***Acceptable Materials***

- Wood, painted or stained
- Decorative metal
- Fiber-cement (Hardisoffit, Hardipanel)
- Traditional stucco or properly installed one-coat stucco
- Fypon

***Methods and Configuration***

- Eaves shall be appropriate for building style. Decorative cornice work and facades

covering flat roof may include fiberglass and preformed materials, i.e., plaster elements, or Fypon.

- All parapet tops must be detailed appropriate to the architectural style.

**Porches & Balconies** - All homes will have human scaled front elevation access. The porches will be one story with the exception of historic styles such as the Charleston or southern colonial.

***Acceptable Materials***

Columns:

- Stone
- Wood, painted or stained
- High density synthetics (minimum 3/8 inch wall thickness), painted
- Brick
- Finish faced CMU
- Smooth or sand textured stucco
- Balustrades:
  - Wrought iron or equal
  - Wood, painted or stained
  - Cast stone

Porch Floors:

- Wood, painted or stained
- Stained or unstained concrete
- Tile
- Brick pavers
- Synthetic material (at balconies only, above dry areas)
- Porch Ceilings:
  - Wood, painted or stained
  - Stucco
  - Exposed rafters, painted or stained
  - Exterior drywall
  - Bead board

***Methods and Configuration***

- The bottom of the porch roof beam should be not less than 8'-0" off the finished decking.
- Front porch columns shall be at least 6" in diameter.
- Stacked columns shall have a centerline that extends through the second floor beam and column to the first floor beam and column.
- Columns shall be laid out to account for size variation with larger on the first floor to smaller on second.
- Beams and columns shall be well proportioned and designed to allow the most efficient transferring of force to the ground.
- Balustrades shall have top and bottom rails with eased edges, centered on balusters.

**Decks -**

***Acceptable Materials***

- Wood, CCA treated or western red cedar.
- Trex or equal
- Tech Deck or equal

***Methods and Configuration***

- Posts supporting decks shall be 6" by 6" or greater.

## **Windows -**

### ***Acceptable Materials***

Frame & Sash:

- Wood
- Aluminum clad or vinyl clad wood windows
- High Density Vinyl (Windsor or equivalent)

Glazing:

- Clear glass
- Beveled or stained
- Lightly tinted

### ***Prohibited Materials***

- Highly reflective glazing
- Steel and aluminum windows
- Sliding windows unless required by the architectural style with prior approval.

## **Shutters –**

- Must be operable or appear to be operable with hinges and shutter dogs.
- Shutters should be sized to fill the adjoining window opening.

## **Doors -**

### ***Acceptable Materials***

- Solid wood with glazing and/or panels, painted or stained
- Fiberglass with glazing and/or panels, painted.
- Insulated metal with glazing and/or panels, painted.

### ***Methods and Configuration***

- All divided light door windows shall be true or “simulated” divided light, with spacers between the panes. No between the panes grids or snap in grids are permitted

## **Chimneys, Chases, Roof and Wall Vents –**

### ***Acceptable Materials***

- Stucco with cap or coping
- Brick
- Stone
- Glazed or Terra Cotta Chimney Pot

### ***Methods and Configuration***

- Chimneys located at exterior walls shall extend to the ground.
- Chimneys and chases on street sides must be compatible with the building architecture.
- Wall vents shall be finished in a color compatible with the surrounding material.
- At gable roofs, ridge vents are encouraged and mushroom vents should only be used where not visible from the street.
- Every effort shall be made to screen mechanical equipment and venting from streets, parking and walkways.

## **Garden Walls & Fences –**

### ***Acceptable Materials***

- Wrought iron or decorative metal, painted
- Vertical wood, painted or stained, only in the rear of buildings
- Brick

- Stucco
- Stone
- Chain link and all other wire must be approved at special request.

***Prohibited Materials***

- Exposed concrete block
- Vinyl

***Methods and Configuration***

- Garden walls should be a minimum of 8" thick with a cap overhanging at least 1".
- Privacy walls or fences at rear alleyways must be minimum of 2' from the pavement.
- At or near common property lines, fences or walls shall present a simple surface to adjoining neighbor.
- Compatibility with adjacent lots and buildings shall be carefully considered.

5. YARDS / LANDSCAPING: All yards shall be fully landscaped in front and in back within sixty (60) days of a certificate of occupancy being issued by the City of Fayetteville. All dwellings shall be landscaped with a landscaping package that is appropriate in design and color for the design of the dwelling. Each Lot shall have a minimum of one "street tree" located on center between the back of curb and the public sidewalk, and at thirty (30) foot intervals. The OACC shall determine the species of all street trees. To minimize irrigation requirements and to promote successful growth of landscaping, shrubs and trees shall be of native species, or species found to be hardy within the local climate. Landscape design shall be approved by the OACC prior to installation.

6. LOT MAINTENANCE: All Lots shall be kept in a sanitary and attractive condition, and the Owner or occupant shall neatly maintain and keep all weeds and lawn thereon cut below five (5) inches in height. In no event shall any Owner or occupant use any Lot for storage of material or equipment except for normal residential purposes (except for during construction of residences or other structures.) Construction sites shall be kept neat, safe, and clear of debris at all times. Construction materials should be kept to the rear of the Lot, obstructed from view from a public street or sidewalk whenever possible. No burning of garbage, trash, or refuse is allowed (except during construction of residences or other structures and with the prior approval of the Fayetteville Fire Department).

7. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge, or shrub which obstructs sight lines at intersections in the subdivision shall be permitted.

8. HOME OCCUPATIONS, OFFENSIVE USES OR COMMERCIAL USES: Home occupations, as defined and set forth in the ordinances of the City of Fayetteville (use unit four), shall be allowed only with prior approval of the OACC, and the City of Fayetteville as applicable. Further, no activity which may become an annoyance or nuisance to the neighborhood or which shall in any way unreasonably interfere with the quiet enjoyment of any Owner of a Lot or which degrades property values or distracts from the aesthetic beauty of the property shall be conducted thereon. No repair work, dismantling, or assembling of any equipment, motor vehicle or boat shall be done on any Lot unless in a fully enclosed garage or other structure, not in view from adjoining Lots, streets or sidewalks, and if only for noncommercial purposes. Further, excluding Planning Area 5, no part of any Lot shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any commercial, manufacturing, mercantile, storing, vending or other such nonresidential purpose. ***Temporary lemonade stands are encouraged!!!***

9. STORAGE OF AUTOMOBILES, BOATS, TRAILERS, OTHER VEHICLES AND EQUIPMENT: No automobiles, boats, trailers, motor homes, campers, recreational vehicles, motorcycles, buses, inoperative vehicles of any kind, cap rigs off trucks, or boat rigging shall be parked or stored permanently or semi-permanently on any public street right-of-way, yard area, or on driveways. Permanent or semi-permanent storage of such vehicles or items must be completely screened from public view either within the garage or behind a solid fence. For the purposes of these Protective Covenants, the phrase "semi-permanent" shall be defined as remaining on or about the same Lot without offsite relocation for forty-eight or more consecutive hours. No eighteen wheel vehicles or any other vehicle requiring a commercial

driver's license may be parked on any public or private street or any portion of any Lot except to deliver merchandise or materials to residents or construction sites.

10. VISUAL SCREENING: All clotheslines, equipment, garbage cans, woodpiles, refuse containers, storage piles, and household projects such as equipment repair shall be screened by fencing, so as to conceal them from view of neighboring Lots or streets. All rubbish, trash, and garbage shall be kept in sanitary refuse containers with tightly fitting lids and shall be regularly removed from the Lots and not allowed to accumulate thereon. No above-ground swimming pools shall be permitted. In-ground pools are permitted, however, design and fencing shall first be approved by the OACC.

11. TEMPORARY STRUCTURES: No trailer, tent, shack, garage, barn, recreational vehicle, mobile home, or other outbuilding shall be placed, constructed, erected or allowed to remain on a Lot if it is being used for human habitation either temporarily or permanently.

12. STORAGE BUILDINGS: No detached outbuildings may be constructed without prior written consent of the OACC. If consent is granted, detached storage buildings may only be placed to the rear of the house, no closer to side lot line than the sides of the house and within platted setback lines (as per recorded plat), and must be enclosed inside privacy fence. All storage buildings shall similar roof and wall materials as used on the primary structure.

13. FENCES: Fencing of front yard is prohibited, other than decorative fences or landscape walls, not to exceed thirty-two inches above finished grade. No fence shall be erected that is closer to the street than five feet behind the front main façade. No fence shall be erected on an adjoining side street that is closer to the street than two feet behind the interior edge of the sidewalk. Wire fencing (including chain-link) shall be permitted only with prior approval from the OACC. All wire fencing must be screened by landscaping when visible from any street or sidewalk. All wood privacy fences shall have the good side turned toward the outside of the Lot. That is, the framework that supports the fence is to be facing inward toward the private yard. No privacy fencing shall exceed four feet in height unless a variance is requested and granted by the OACC. Any fencing, walls, or landscape walls located between the street and structure must be constructed of brick, stone, iron, or wood (picket type); complementary of the structure, and must be approved by the OACC.

14. SATELLITE DISHES AND BASKETBALL GOALS: All satellite dishes are limited to eighteen inches in diameter and shall be placed to the rear of the residence, no closer to side yard than the rear of the house. Basketball goals are restricted to back yards only.

15. HEATING AND COOLING DEVICES: No structure on any Lot shall be permitted to have a heating or cooling device located in a window or any other opening which can be viewed from a street, alley, adjoining Lots, or adjoining land owners. This restriction does not apply during the construction of the structure.

16. LIVESTOCK AND POULTRY: No animals, livestock, or poultry of any kind shall be raised or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes.

17. EASEMENTS SIDEWALKS AND DRIVES: Easements for installation and maintenance of utilities, tree preservation, and drainage facilities are reserved as shown on the recorded Plat. No incinerator structures, buildings, or similar improvements shall be built or maintained within the area of the any easements. Owners are hereby put on notice that any structure, walls, fencing, driveway, sidewalk, or plant material placed within an easement are subject to removal at the expense of the Owner(s) of the Lot on which the structure, wall, fencing, driveway, sidewalk, or plant material is located. Each individual Lot owner shall construct a four foot wide sidewalk, seven feet from the back of curb, as per the final plat. Sidewalks shall be of a light broom finish with expansion joints four feet on center. Sidewalks from the entry stoop of the structure shall be built to the public sidewalk and shall be a minimum of three feet wide. In an effort to minimize curb cuts, common drive entries are encouraged where rear alley access is not provided. Curb cuts for driveways shall not exceed twelve (12) feet in width. Driveways shall be concrete

strip type with a minimum three foot green space down the center. Green strip shall begin immediately behind the side walk and continue to the front primary wall of the structure. Driveways shall be solid (with no green strip), from the street to the sidewalk, and beyond the front main wall of the structure. See attached drawing "B".

18. MAILBOXES: No individual mailboxes will be permitted on any Lot. Communal mail kiosk may be made available at the discretion of the OPOA. If an Owner of a Lot desires to have a mailbox in the communal mail kiosk, the Owner must apply to the OPOA and will be responsible for payment of the expense associated with the installation and maintenance of the mail kiosk.

19. NO LIABILITY: Neither Tracy Hoskins, the Developer, the OACC, nor any other Owner nor any heirs, successors or assigns of the aforementioned, shall be liable for damages to anyone submitting plans and specifications for approval, or to any Owner of a Lot affected by these Protective Covenants by reason of a mistake in judgment, negligence, or disapproval or failure to approve or disapprove any such plans and specifications and no approval or required modification of plans and specifications submitted shall be considered a warranty of any nature whatsoever pertaining to the suitability of such plans and specifications. Every person who submits plans and specifications for approval agrees that no action or suit for damage will be brought against Tracy Hoskins, the Developer, the OACC, its members, assigns, or any Owner(s), or any heirs, successors or assigns of any of the aforementioned..

20. DURATION OF COVENANTS: These Protective Covenants shall run with the land for a minimum period of twenty five (25) years, and shall be automatically extended for successive periods of five (5) years without further action unless terminated by a vote of a majority of the Owners of Lots in the Property. Each Lot owner will have one vote for each Lot owned except that. the Developer, including any affiliated companies, heirs, successors or assigns shall have five votes for each Lot owned.

21. SEVERABILITY: Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any court, otherwise, shall not invalidate or affect any of the covenants and restrictions, or any part thereof, set forth herein, but they shall remain in full force and effect.

22. BINDING EFFECT AND AMENDMENT OF COVENANTS: All Owners shall be deemed to have agreed and covenanted with the Owners of all other Lots within the Property, and with their heirs, successors, and assigns to conform to, and observe the restrictions, covenants, and stipulations contained herein.

23. OAKBROOKE PROPERTY OWNERS ASSOCIATION: The OPOA is responsible for the upkeep, maintenance, and repair of drainage easements, private streets, landscape islands and walls, common area sprinkler systems, tree preservation areas, and any common areas or green spaces. Each Owner of a vacant Lot will be assessed an annual fee of \$20.00 per Lot owned, with said amount due and payable by January 10th of each year. Each Owner of a Lot upon which construction has commenced or upon which a structure has been built will be assessed an annual fee of \$200.00, with said amount due and payable by January 10th of each year. The amount of the annual assessment may vary by vote of the OPOA as provided in the Bylaws of said OPOA.

24. In addition to the conditions, covenants, and provisions contained herein, all Lot Owners are subject to and bound by the provisions of the Bylaws of the OPOA as the same currently exist or as may be amended from time to time.

IN WITNESS WHEREOF this instrument has been executed this 20th day of January, 2008.

FAMILY JEWELS, LLC

  
\_\_\_\_\_  
Owner/Developer Tracy K. Hoskins  
Manager

## EXHIBIT A

### Legal Description

A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE FRACTIONAL SECTION 1, TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EIGHTY (80) ACRE TRACT; THENCE N02°17'42"E 1069.16 FEET; THENCE S87°49'42"E 428.22 FEET; THENCE S87°09'15"E 271.79 FEET; THENCE S02°17'42"W 385.47 FEET; THENCE S87°42'18"E 115.00 FEET; THENCE S02°17'42"W 452.00 FEET; THENCE S87°42'18"E 109.00 FEET; THENCE S81°31'56"E 50.29 FEET; THENCE S87°10'33"E 118.38 FEET; THENCE S02°49'27"W 173.53 FEET; THENCE S87°10'42"E 254.30 FEET; THENCE S25°22'44"W 64.97 FEET TO THE SOUTH BOUNDARY OF SAID 80 ACRE TRACT; THENCE N87°10'42"W 1319.64 TO THE POINT OF BEGINNING AND CONTAINING 20.882 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS;

and,

A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE FRACTIONAL SECTION 1, TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID EIGHTY (80) ACRE TRACT, AND CONTINUING THENCE N02°17'42"E 1069.16 FEET, THENCE S87°49'42"E 428.22 FEET, AND THENCE S87°09'15"E 271.79 FEET TO THE POINT OF BEGINNING; THENCE S87°09'15"E 1132.44 FEET; THENCE S08°18'00"W 225.89 FEET; THENCE N87°00'35"W 354.57 FEET TO A FOUND IRON PIN; THENCE S02°48'25"W 146.65 FEET TO A FOUND IRON PIN; THENCE N87°10'22"W 327.79 FEET TO A FOUND IRON PIN; THENCE S02°50'14"W 253.09 FEET; THENCE N87°22'17"W 28.37 FEET; THENCE S02°49'27"W 216.23 FEET; THENCE N87°10'33"W 118.38 FEET; THENCE N81°31'56"W 50.29 FEET; THENCE N87°42'18"W 109.00 FEET; THENCE N02°17'42"E 452.00 FEET; THENCE N87°42'18"W 115.00 FEET; THENCE N02°17'42"E 385.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.506 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

EXHIBIT B

# Typical Lot Layout (No rear alley access provided)

