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Book 2016 Page 79107  
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AMENDMENT TO PROTECTIVE COVENANTS OF  
CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS  
AND THE PINNACLE SUBDIVISION, PHASES 1 THROUGH 4

This AMENDMENT TO PROTECTIVE COVENANTS OF CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS AND THE PINNACLE SUBDIVISION, PHASES 1 THROUGH 4 (this "Amendment") is made and entered into by Pinnacle Homeowners Association, Inc., an Arkansas nonprofit corporation (the "HOA").

**Note:** As more particularly set forth herein, the validity and effectiveness of this Amendment is subject to the provisions of Section 5 of this Amendment, including but not limited to the affirmative vote of the requisite number of those persons entitled to vote thereon pursuant to the Covenants (as defined herein). This Amendment shall replace that certain amendment recorded in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Deed Book 2016 at Page 26007 which has not gained sufficient votes under the Covenants (as defined herein).

WITNESSETH:

In consideration of the mutual covenants exchanged herein and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, effective upon the satisfaction of the conditions set forth in Section 5 of this Amendment, this Amendment shall be in full force and effect and shall be binding upon the HOA, the Owners, the Club, and Tallchamps and the Pinnacle Property:

1. APPLICATION, EFFECTIVENESS, AND LEGAL DESCRIPTION. Capitalized terms used herein shall have the meanings set forth in Exhibit A, attached hereto and incorporated herein for all purposes. This Amendment, upon becoming effective in accordance with the provisions herein, shall amend the Covenants set forth in Exhibit B, attached hereto and incorporated herein for all purposes. The Covenants are hereby ratified and shall remain in full force and effect, except to the extent modified by this Amendment. The provisions hereof shall apply to the Pinnacle Property and shall be effective as to the Pinnacle Property and each Lot at such time as the conditions set forth in Section 5 of this Amendment are satisfied.

The "Pinnacle Property" shall mean and refer to that certain real property known as the Champions Golf and Country Club Development and the Pinnacle Subdivision Phases 1 through 4, being developments within the City of Rogers, Benton County, Arkansas and being more particularly described in the following plats recorded in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas (the "Pinnacle Plats"): (a) Final Plat of the Champions Golf and Country Club Development to the City of Rogers recorded in Plat Book 14 at Page 290; (b) Final Plat of Garden Villas, Champions Golf and Country Club recorded in Plat Book 14 at Page 323; (c) Final Plat of Champions Golf and Country Club Phase II recorded in Plat Book A15 at Page 178; (d) Replat of the Final Plat of Pinnacle Town Homes recorded in Plat Book 20 at Page 152; (e) Replat of the Final Plat of Pinnacle Patio Homes recorded in Plat Book 20 at Page 151; (f) Corrected Final Plat of Pinnacle Subdivision Phase 4 recorded in Plat Book 2004 at Page 712; (g) Final Plat of Pinnacle Subdivision Phase 3 recorded in Plat Book P2 at Page 909; (h) Final Plat of The Pinnacle Subdivision Phase 2 recorded in Plat Book P2 at Page 799; and (i) Final Plat of The Pinnacle Subdivision Phase 1 recorded in Plat Book 19 at Page 203.

2. PROPERTY OWNERS ASSOCIATION. The Owners hereby nominate, authorize, and approve of the HOA as the property owners association authorized to administer the Pinnacle Property, including all Subdivisions, and take any and all such actions of the property owners association as set forth in the Covenants. The Owners, as members of the HOA, hereby authorize and elect for the HOA to operate as a nonprofit corporation under the provisions of the Arkansas Nonprofit Corporation Act of 1993, Ark. Code Ann. § 4-33-101 et seq., and hereby approve the amendment of the HOA's articles of incorporation to reflect such authorization in the corporate records of the HOA. The HOA shall have and is hereby granted the right to act for the benefit of the Pinnacle Property and on behalf of all Owners in all Subdivisions, including but not limited to (a) either itself or through a delegate or nominee, enforcing the Covenants and seeking remedies for violations thereof, on behalf of the Owners in any manner permitted by applicable law, (b) entering into contracts for the administration, management, maintenance, security, and benefit of the Pinnacle Property, and (c) the adoption and enforcement of rules and regulations from time to time to provide for the maintenance and use of the Pinnacle Property in a neat, clean, safe, secure, and orderly manner. Each Owner shall be a member of the HOA as set forth in the corporate records of the HOA, provided that with regard to all votes pertaining to the HOA or the Pinnacle Property, each Lot shall be permitted only one vote. In the event any Lot is combined with another Lot, the Owner of such combined Lot shall have only one vote; provided this sentence shall not operate to permit the combining or subdividing of lots to the extent not currently permitted under the Covenants. The Owners acknowledge and agree that the HOA shall act by and through the Board (or any duly appointed committee thereof) according to the By-Laws.

3. ASSESSMENTS BY HOA. In lieu of any other monthly or annual assessment other than those made by the Club, the HOA may from time to time, require annual assessments against each Lot, which funds shall be used for the benefit of the Pinnacle Property as determined by the Board, which uses may include, without limitation, use for the following purposes: (a) administration of HOA operations, administration, and obligations, (b) maintenance, construction, and landscaping of roads, exterior walls and fences, improvements, and common areas, (c) any other purpose for assessments set forth in the Covenants, and (d) to further the intent of the Covenants. Such annual assessments may be made payable on an annual or pro-rated monthly basis, as determined by the Board. The duly authorized annual assessment for the calendar year following the calendar year in which the effective date of this Amendment occurs shall be \$600.00. The Board, in its discretion, shall have the right to increase such annual assessments; provided any such increase which alone or when aggregated with any other increase for the same calendar year does not exceed the year-over-year percentage increase in the Consumer Price Index for All Urban Consumers published by the U.S. Bureau of Labor Statistics. Increases in annual assessments above such amount shall be subject to approval by a vote of the Owners as members of the HOA. In addition to any other assessment, the HOA may (without obligation) make assessments against Owners of the Town Home Lots, Patio Home Lots, or Garden Villas Lots for landscaping, parking, or other common area maintenance or other common expenses attributable to such Subdivision; provided a majority of the votes cast with respect to such Lots are in favor of such assessment. The HOA may make special assessments against any Owner if the HOA shall cause maintenance to be performed upon such Owner's Lot or take other action due to the failure of the Owner to comply with the Covenants, to compensate or reimburse the HOA for the expenses incurred in connection with such Owner's failure to comply, including but not limited to expenses incurred for maintaining such Owner's Lot upon such Owner's failure to do so. For assessments other than annual assessments, the HOA shall provide written notice to such Owners setting forth an itemized statement of the purpose and amount for which any such assessment is made and when payment for such assessment is due. All assessments received by the HOA for all Subdivisions may be accounted for, maintained, and used for the Pinnacle Property collectively. All HOA assessments that remain unpaid after thirty (30) days from when such payment was due, together with any late charges and costs of enforcement or collection (including reasonable attorneys fees), shall be secured by a lien on such Lot in favor of the HOA. Such lien shall have the same status and priority as other liens provided for in the Covenants. The HOA shall have the same rights regarding such lien as any lienholder entitled to a lien under the Covenants, including but not limited to all rights to enforce such lien, seek any remedy

permitted by a lienholder under the Covenants or pursuant to applicable law, and bid on any Lot at any foreclosure sale therefor. In no event shall the provisions of this Section in any way reduce, satisfy, waive, release, or otherwise impair any Owner's obligations to pay any assessments due and payable as of the effective date of this Amendment or any rights of the HOA or any other person related thereto.

4. BINDING EFFECT AND AMENDMENTS OF COVENANTS. Subject to the provisions of Section 5 below, all Persons who now or shall hereafter acquire any Lot within the Pinnacle Property shall be deemed to have agreed and covenanted with the HOA and the other Owners in the Pinnacle Property and with their heirs, successors, and assigns to conform to and observe the restrictions, covenants, and provisions of the Covenants as amended by this Amendment. Notwithstanding any other provision of the Covenants, the Covenants may be amended at any time and from time to time upon the affirmative vote of two-thirds (2/3) of the votes allocated among the Pinnacle Property by the Covenants. It is expressly required that with respect to any such amendment, each Lot shall be given one (1) vote to be exercised by the Owner of such Lot, and a vote of two-thirds (2/3) of the votes allocated among the Pinnacle Property shall be deemed sufficient to amend the Covenants.

5. EFFECTIVENESS OF THIS AMENDEMENT. Notwithstanding that this Amendment is presently executed by the HOA and may be recorded in the real property records of Benton County, Arkansas, this Amendment shall be of no force and effect until such time as the requisite number of votes shall have been made in favor of amendment of each of the existing Covenants pursuant to the terms thereof. Owners shall cast their votes in favor of amendment of the Covenants applicable to such Owner's Lot by executing and delivering to the HOA a form of consent attached hereto as Exhibit C. The Club and Tallchamps shall cast their votes in favor of this Amendment by executing and delivering to the HOA a form of consent substantially in the form attached hereto as Exhibit D. Each such consent, once delivered shall be irrevocable and may be immediately recorded by the HOA in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas either individually or together with other consents. Consents may be executed in counterparts which may be an entire copy of such consent or the signature page of such consent. At such time as sufficient votes have been obtained to amend each of the Covenants, the Secretary of the HOA appointed by the Board may record in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas a certificate regarding such votes. From and after such date as the requisite votes have been obtained and the applicable consents and such certificate have been recorded, this Amendment shall be valid, binding, and in full force and effect.

6. ELECTION OF DIRECTORS. Within one hundred twenty (120) days of the date that this Amendment becomes effective pursuant to Section 5 of this Amendment, the Board shall organize and hold a vote of the members of the HOA for the purpose of electing successors for each position on the Board. Such vote shall be organized by the Board and held in any manner permitted by applicable law. Members of the Board serving as of the date such vote is organized and held may, if elected, continue to serve on the Board following such vote. Following such vote, the individuals elected shall each be a director of the HOA and together shall comprise the Board. Following such election, the Board shall hold annual meetings of the HOA at the time and place established by the Board in accordance with applicable law and the By-Laws.

7. ELECTION OF ACC. The election of architectural control committee members by the Owners which is contemplated pursuant to certain of the Covenants shall be organized by the Board and held in May 2019 or as soon thereafter as permitted in accordance with any notice requirements under applicable law. Such election shall be held in accordance with the Arkansas Nonprofit Corporation Act of 1993, as amended. Such ACC members shall be elected upon the affirmative vote of a majority of votes cast. Following such election, the ACC members elected shall function as the architectural control committee for all Subdivisions.

8. MISCELLANEOUS PROVISIONS. Notwithstanding any other provision of this Amendment, in no event shall this Amendment or any provision hereof in any way create any obligation of

the HOA or the Board that does not exist as of the date hereof except to the extent such obligation shall be expressly set forth herein. Failure of any party to exercise any right relating to a breach of any provision of the Covenants shall not constitute a waiver or estoppel of the right of any party entitled to exercise such rights upon future breaches or for continuing breach at a later date. Every provision of this Amendment is hereby declared to be independent of and severable from each and every other provision hereof. If any provision or part thereof shall be held by a court of competent jurisdiction, by judgment or court order, to be invalid or unenforceable, all remaining provisions shall be valid and continue unimpaired and in full force and effect. If the provisions set forth herein conflict, with any rules, regulations, or by-laws of the HOA or the Covenants, then the provisions set forth herein shall control. Should any of the provisions set forth herein conflict with any provision, setback, restriction, or regulation contained in the Pinnacle Plats or the Rogers Code of Ordinances, the more restrictive provision shall control. All exhibits referenced and attached to this Amendment are hereby incorporated herein for all purposes, as though set forth word for word. References herein to Section or paragraph captions and headings in this Amendment are for convenience only and do not in any way limit or amplify and shall not be used to interpret the terms or provisions hereof. This Amendment may be executed in one or more counterparts that, when taken together, shall comprise one and the same instrument.

[Signature Page Follows]



The foregoing Amendment is hereby EXECUTED and DELIVERED on December 20, 2016. The undersigned agrees to the provisions of the Amendment and hereby casts all its votes to approve and adopt such Amendment to the extent such entity has the right to vote thereon pursuant to the Covenants.

PINNACLE HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Printed Name: Martin T. Brooks  
Title: President

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF BENTON

On this day before me, a Notary Public duly commissioned and acting within and for said County and State, appeared in Person the within named MARTIN T. BROOKS, to me well known or satisfactorily proven, as President of Pinnacle Homeowners Association, Inc., an Arkansas nonprofit corporation, who stated that he was authorized to execute and deliver the foregoing instrument, and further stated that he had executed and delivered the foregoing instrument on behalf of such nonprofit corporation for the consideration and purposes set forth herein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 Day of December, 2016.

My Commission Expires:  
March 06, 2018

[Signature]  
Notary Public

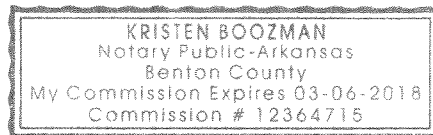


Exhibit A

When used in this Amendment, including this Exhibit A, unless the context otherwise specifies, the following words shall have the meanings set forth therefor.

a) HOA. "HOA" shall mean and refer to Pinnacle Homeowners Association, Inc., an Arkansas nonprofit corporation.

b) Board. "Board" shall mean and refer to the board of directors of the HOA; which shall be the governing body of the HOA; the current members of which are set forth below, and the immediate successors of which shall be elected pursuant to this Amendment; provided directors shall serve until resignation, removal, election, or appointment of a successor, as applicable.

Board Member  
Martin Brooks, President  
Derek L. Dinsmore  
Ray Canode  
Steve Lane  
Scott A. Klane  
Kristen Boozman

c) By-Laws. "By-Laws" shall mean and refer to the by-laws of the HOA, as such by-laws may be amended, changed, or modified from time to time.

d) Club. "Club" shall collectively mean and refer to New Champions Golf & Country Club of Arkansas Limited Partnership, an Arkansas limited partnership d/b/a Pinnacle Country Club, and Sunrise Land Corporation, an Arkansas corporation d/b/a Pinnacle Country Club and Champions Golf & Country Club.

e) Covenants. "Covenants" shall mean and refer to the documents set forth in Exhibit B to this Amendment and any other covenants encumbering the Pinnacle Property, as amended by this Amendment.

f) Estate Lot. "Estate Lot" shall mean and refer to each parcel of property comprising (a) Lots 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 14 at Page 290; and (b) Lots N-1 through N-20 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of Champions Golf & Country Club, Phase II recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book A15 at Page 178.

g) Fairway Lot. "Fairway Lot" shall mean and refer to each parcel of property comprising Lots 9 through 12, 14 through 16, 28 through 65, 74 through 91, 131 through 147, and 303 through 359 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290.

h) Garden Villa Lot. "Garden Villa Lot" shall mean and refer to each parcel of property comprising Lots A-1 through A-20 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of Garden Villas, Champions Golf and Country Club recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 323.

i) Interior Lot. "Interior Lot" shall mean and refer to each parcel of property comprising Lots 2 through 8, 92 through 129, 148 through 251, 264 through 301, and 360 through 368 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290.

j) Lot. "Lot" shall mean and refer to each of the Estate Lots, Interior Lots, Fairway Lots, Patio Home Lots, Town Home Lots, Garden Villa Lots, Pinnacle Phase 1 Lots, Pinnacle Phase 2 Lots, Pinnacle Phase 3 Lots, Pinnacle Phase 4 Lots, and Lot 130 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas; provided in the event any successor lot has as of the date hereof been created from such property pursuant to an amendment, property line adjustment, or other instrument, each successor lot shall be considered a "Lot"; provided this sentence shall not operate to permit or waive any restriction regarding the combining or subdividing of lots to the extent not currently permitted under the Covenants.

k) Owner. "Owner" shall mean and refer to any record owner, whether one or more Persons, of the fee simple title to any Lot.

l) Patio Home Lot. "Patio Home Lot" shall mean and refer to each parcel of property comprising Lots P-1 through P-17 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas, as such Lots are depicted in the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

m) Person. "Person" shall mean and refer to a natural person, corporation, partnership, limited liability company, association, trust, or other legal entity, or any combination thereof.

n) Pinnacle Phase 1 Lot. "Pinnacle Phase 1 Lot" shall mean and refer to each parcel of property comprising the numbered Lots within Phase 1 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 1 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 19 at Page 203.

o) Pinnacle Phase 2 Lot. "Pinnacle Phase 2 Lot" shall mean and refer to each parcel of property comprising the numbered Lots within Phase 2 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 2 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 799.

p) Pinnacle Phase 3 Lot. "Pinnacle Phase 3 Lot" shall mean and refer to each parcel of property comprising the numbered Lots within Phase 3 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 3 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 909.

q) Pinnacle Phase 4 Lot. "Pinnacle Phase 4 Lot" shall mean and refer to each parcel of property comprising the numbered Lots within Phase 4 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Corrected Final Plat of Pinnacle Subdivision Phase 4 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 2004 at Page 712.

r) Pinnacle Plats. "Pinnacle Plats" shall mean and refer to the plats more particularly described in Section 1 of this Amendment.

s) Pinnacle Property. "Pinnacle Property" shall mean and refer to the real property more particularly described in Section 1 of this Amendment and all fixtures and improvements thereon.

t) Subdivision. "Subdivision" shall mean and refer to each of the following: (i) the property comprising the Estate Lots; (ii) the property comprising the Interior Lots; (iii) the property comprising the Fairway Lots; (iv) the property comprising the Garden Villa Lots; (v) the property comprising the Patio Home Lots; (vi) the property comprising the Town Home Lots; (vii) the property comprising the Pinnacle Phase 1 Lots; (viii) the property comprising the Pinnacle Phase 2 Lots; (ix) the property comprising the Pinnacle Phase 3 Lots; and (x) the property comprising the Pinnacle Phase 4 Lots. The term "Subdivision" shall include, without limitation, any and all common areas and unnumbered lots or parcels encompassed within the applicable Pinnacle Plat.

u) Tallchamps. "Tallchamps" shall mean and refer to Tallchamps LLC, an Arkansas limited liability company.

v) Town Home Lot. shall mean and refer to each parcel of property comprising Lots T-1 through T-54 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots

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are depicted on the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

Exhibit B

List of Covenants

1. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Phase 3 (Interior Lots) recorded May 1, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 705 Page 70.
2. First Amendment to Protective Covenants of Champions Golf and Country Club Development to the City of Rogers, Arkansas, Phase 3 (Interior Lots) recorded November 22, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 715 Page 839.
3. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Lot 130, recorded May 1, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 705 Page 63.
4. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Phase 1 (Estate Lots), recorded May 1, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 705 Page 77.
5. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Phase 2 (Fairway Lots), recorded May 1, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 705 Page 56.
6. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Garden Villas, recorded July 5, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 708 Page 434.
7. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Town Homes, recorded August 17, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 710 Page 596.
8. First Amendment to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Phase 2 (Fairway Lots), recorded November 22, 1989 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Book 715 Page 841.
9. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Patio Homes, recorded July 9, 1990 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 9020350.
10. Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Phase 2, Estate Lots, recorded August 23, 1990 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 9027966.
11. Assignment by Champions Golf & Country Club, Inc. to Sunrise Land Corporation recorded October 2, 1992 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 9261154.
12. Amended Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Patio Homes, recorded March 24, 1993 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 9316904.
13. Amended Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers (Town Homes), recorded March 24, 1993 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 9316923.

14. Declaration of Protective Covenants, Conditions and Restrictions of The Pinnacle Subdivision, Phase 1, recorded July 13, 1994 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 94049778.

15. Declaration of Protective Covenants, Conditions and Restrictions of The Pinnacle Subdivision, Phase 2, recorded February 25, 2000 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 0017462.

16. Declaration of Protective Covenants, Conditions and Restrictions of The Pinnacle Subdivision, Phase 3, recorded April 13, 2000 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas as Document No. 00035354.

17. Declaration of Protective Covenants, Conditions and Restrictions of The Pinnacle Subdivision, Phase 4, recorded June 29, 2004 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2004 Page 29356.

18. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers Phase III (Interior Lots) recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3400.

19. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers Phase I (Estate Lots) recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3525.

20. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers Phase II (Fairway Lots) recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3535.

21. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Town Homes, recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3618.

22. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Patio Homes, recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3650.

23. Amendments to Protective Covenants of the Champions Golf and Country Club Development to the City of Rogers, Garden Villas, recorded January 19, 2006 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2006 Page 3665.

24. Amendment to Protective Covenants of Champions Golf and Country Club Development to the City of Rogers, Arkansas, Garden Villas, recorded February 15, 2013 with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Deed Book 2013 Page 7543.

Exhibit C

[Form of Owner Consent]

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CONSENT TO AND VOTE(S) IN FAVOR OF AMENDMENT

The undersigned hereby consent(s) and agree(s) to the provisions of the Amendment to Protective Covenants of Champions Golf and Country Club Development to the City of Rogers and the Pinnacle Subdivision, Phases 1 Through 4 referenced on Exhibit A attached hereto [to be attached] (the "Amendment"), and hereby casts any and all its votes to approve and adopt such Amendment pursuant to the provisions of the Covenants described in such Amendment. The undersigned is/are the current owner(s) or the duly authorized representative(s) of the owner(s) of the following lot in the Pinnacle Property, as such term is defined in the Amendment, and hereby execute and deliver this instrument on behalf of such owner(s):

\_\_\_\_\_  
[insert lot information above]

The foregoing instrument is hereby EXECUTED and DELIVERED on \_\_\_\_\_, 20\_\_\_\_.

Name of Owner(s): \_\_\_\_\_

Signature(s) of Owner(s) or Authorized Representative(s):

By: **[FORM DOCUMENT ONLY – DO NOT SIGN]**

By: **[FORM DOCUMENT ONLY – DO NOT SIGN]**

Printed Name: [FORM DOCUMENT ONLY]

Printed Name: [FORM DOCUMENT ONLY]

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this day, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in Person the within named \_\_\_\_\_ and \_\_\_\_\_, to me personally well-known or satisfactorily proven, who each stated that he/she was duly authorized in his/her respective capacity to execute the foregoing instrument, and further stated and 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 official seal this \_\_\_\_\_,  
20\_\_\_\_.

My commission expires:

\_\_\_\_\_  
Notary Public

Exhibit D

[Form of Club and Tallchamps Consent]

CONSENT TO AND VOTE(S) IN FAVOR OF AMENDMENT

The undersigned hereby consent(s) and agree(s) to the provisions of the Amendment to Protective Covenants of Champions Golf and Country Club Development to the City of Rogers and the Pinnacle Subdivision, Phases 1 Through 4 referenced on Exhibit A attached hereto [to be attached] (the "Amendment"), and hereby casts any and all its votes to approve and adopt such Amendment to the extent such entity has the right to vote thereon pursuant to the Covenants, as such term is defined in the Amendment.

The foregoing instrument is hereby EXECUTED and DELIVERED on \_\_\_\_\_, 20\_\_\_\_.

[NAME OF ENTITY]

[FORM DOCUMENT ONLY – DO NOT SIGN]

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this day before me, a Notary Public duly commissioned and acting within and for said County and State, appeared in Person the within named \_\_\_\_\_, to me well known or satisfactorily proven, as \_\_\_\_\_ of [insert name of entity], a/an [state of entity formation] [type of entity], who stated that he/she was authorized to execute and deliver the foregoing instrument, and further stated that he/she had executed and the foregoing instrument on behalf of such [type of entity] for the consideration and purposes set forth therein.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

Benton County, AR  
I certify this instrument was filed on  
12/28/2016 3:37:46PM  
and recorded in DEED Book  
2016 at pages 79107 - 79118  
Brenda DeShields-Circuit Clerk



**BY-LAWS**  
**OF**  
**CHAMPIONS PROPERTY OWNERS ASSOCIATION, INC.**

Champions Property Owners Association, Inc., hereinafter called the corporation or the foundation, shall have its principal office in the City of Rogers, Arkansas, County of Benton. The corporation may have other offices, either within or without the State of Arkansas, as the Board of Directors may determine or as the affairs of the corporation may require from time to time.

The corporation shall have and continuously maintain in the State of Arkansas a registered office, and a registered agent whose office is identical with such registered office, as required by the Arkansas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office in the State of Arkansas and the address of the registered office may be changed from time to time by the Board of Directors.

**Article II - Powers**

The corporation shall have all powers enumerated in Act 176 of 1963, Arkansas Code of 1987, {4-28-201 et. seq. as it now exists or it may hereafter be amended.

**Article III - Purposes**

The purpose of the corporation is to receive assess property owners of Champions Golf & Country Club for street maintenance purposes in accordance with the protective covenants of the club, administer the resulting funds and maintain the streets and roadways of Champions Golf & Country Club.

## Article IV - Board of Directors

Section 1 - General Powers. The affairs of the corporation shall be managed by its Board of Directors.

Section 2 - The members of the Board of Directors shall be five and shall be elected for five-year staggered terms with the initial board drawing lots for terms of one, two, three, four, and five years. Members of the board may succeed themselves. The board membership will be made up of property owners of Champions Golf & Country Club, Rogers, Arkansas.

Section 3 - Regular Meetings. A regular annual meeting of the Board of Directors shall be held without other notice than this bylaw. The Board of Directors may provide by resolution the time and place, either within or without the State of Arkansas, for the holding of additional regular meetings of the Board without other notice than such resolution.

Section 4 - Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the Chairman, Secretary or any two Directors. The person or persons authorized to call special meetings of the Board may fix any place, either within or without the State of Arkansas, as the place for holding any special meeting of the Board called by them.

Section 5 - Notice. Notice of any special meeting of the Board of Directors shall be given at least 5 days previously thereto by written notice delivered personally or sent by mail or telegram to each Director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, with postage prepaid. If notice is to be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any

Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute waiver of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these bylaws.

Section 6 - Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority is present at said meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.

Section 7 - When vacancies occur in the Board of Directors by reason of death, resignation, or by reason of the expiration of term of any director, the vacancy shall be filled by the affirmative vote of a majority of the remaining Directors. The Board may elect Directors to fill the expiring terms of members who are on the Board prior to the expiration of that Director's term, provided however, that in the event that one of the directors has been nominated to a new position on the Board, that Director may not cast his vote in the selection of the new Director.

Section 8 - Compensation. Members, directors and officers may be reimbursed for expenses incurred in attending to their authorized duties, said expenses to be evidenced by receipt or other proper document. Any member or officer may be compensated for services rendered to the corporation, said compensation to be authorized by resolution of the Board of Directors in each instance.

Section 9 - Informal Action by the Directors. Any action required by law to be taken at a meeting of directors, or any action which may be taken at a meeting of directors, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors.

#### Article V - Officers

Section 1 - Officers. The officers of the corporation shall be a President, one or more Vice-Presidents, a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this article. The Board of Directors may elect or appoint such other officers, including one or more assistant secretaries and one or more assistant treasurers, as it deems desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board or the officer in charge of the assistant. Any two or more offices may be held by the same person, except the offices of President and Secretary.

Section 2 - Election and Term of Office. The officers of the corporation shall be elected annually by the Board of Directors at the regular annual meeting of the Board. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as conveniently may be. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified.

Section 3 - Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the corporation would be served thereby, but such removal shall be without prejudice to the rights, if any, of the officer removed.

Section 4 - Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the remainder of the unexpired term.

Section 5 - President. The President shall be the principal officer of the corporation and shall in general supervise and control all of the business and affairs of the corporation. He shall preside at all meetings of the Foundation. He may sign, with the secretary or other proper officer of the corporation authorized by the Board, any deeds, mortgages, bonds, contracts, and other instruments which the Board has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board or by these bylaws or by statute to some other officer or agent of the corporation; and in general he shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board from time to time.

Section 6 - Vice President. In the absence of the President or in the event of his inability or refusal to act, the Vice President (or if more than one, a Vice President designated by the Board) shall perform the duties of the President, and when so acting, shall have all the powers and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him by the President or the Board of Directors.

Section 7 - Treasurer. If required by the Board, the Treasurer shall give bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. He shall have charge and custody of and be responsible for all funds and securities of the corporation; receive and give receipts for moneys due and payable to the corporation from any source

whatsoever, and deposit all such moneys in the name of the corporation in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of these by-laws; and in general perform all the duties incidental to the office of Treasurer and any other duties as may be assigned from time to time to him by the President or the Board.

Section 8 - Secretary. The Secretary shall keep the minutes of the meeting of the Board in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of the bylaws or as required by law; be custodian of the corporate records and of the seal of the corporation and see that the seal of the corporation is affixed to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with these bylaws; and in general perform all duties incident to the office of Secretary and other such duties as may from time to time be assigned to him by the Chairman or the Board.

Section 9 - Assistant Treasurer or Assistant Secretary. If required by the Board, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sum and with such sureties as the Board shall demand. In general the Assistant Treasurer or Assistant Secretary shall perform such duties as shall be assigned to them by the Treasurer or Secretary, whichever is appropriate, or by the Chairman or the Board.

#### Article VI - Contracts, Checks, Deposits and Funds

Section 1 - Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so

authorized by these bylaws to execute and deliver any instrument in the name of the Foundation and such authority may be general or confined to specific instances.

Section 2 - Checks, Drafts, Etc. All checks or order of payment of money, notes or other evidences of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board, such instruments shall be signed by the Treasurer or assistant Treasurer.

Section 3 - Deposits. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board shall select.

Section 4 - Gifts. The Board may accept on behalf of the corporation any contribution, gift, bequest or devise for the general purposes or any special purpose of the corporation.

#### Article VII - Books and Records

The corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Directors and committee having any authority of the Board, and shall keep at its registered or principal office a record giving the names and addresses of the members entitled to vote. All books and records of the corporation may be inspected by any Director for any proper purpose at any reasonable time.



#### Article VIII - Fiscal Year

The fiscal year shall begin on the first day of January and end on the last day in December in each year, unless otherwise established by a majority vote of the Board of Directors.

#### Article IX - Seal

The Board shall provide a corporate seal, which shall have inscribed on it the name of the corporation and the words "Corporate Seal".

#### Article X - Waiver of Notice

Whenever any notice is required to be given under the Arkansas Non-Profit Corporation Act or under the provisions of the Articles of Incorporation or these bylaws, a waiver thereof in writing signed by the person or person entitled to such notice, whether before or after the time stated, shall be deemed equivalent to such notice.

#### Article XI - Amendments

These bylaws may be altered, amended or repealed and new bylaws may be adopted by a majority of Directors present at any regular meeting or any special meeting, if at least five days written notice is given of intention to alter, amend or repeal or to adopt new bylaws at such meeting.

ATTEST:

Secretary

President



## **Pinnacle Architectural Control Committee**

### **Roof Material Policy as of March 1, 2015**

At such time any lot owner desires or is required to install or replace the roof of any structure on a lot in the following subdivisions of the Pinnacle Country Club, such lot owner shall use one of the products listed below.

#### **Subdivisions:**

Estate Lot. "Estate Lot" shall mean and refer to each of (a) Lots 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 14 at Page 290; and (b) Lots N-1 through N-20 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of Champions Golf & Country Club, Phase II recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book A15 at Page 178.

Fairway Lot. "Fairway Lot" shall mean and refer to each of Lots 9 through 12, 14 through 16, 28 through 65, 74 through 91, 131 through 147, and 303 through 359 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290.

Interior Lot. "Interior Lot" shall mean and refer to each of Lots 2 through 8, 92 through 129, 148 through 251, 264 through 301, and 360 through 368 of the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Final Plat of the Champions Golf and Country Club Development recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 290

Pinnacle Phase 1 Lot. "Pinnacle Phase 1 Lot" shall mean and refer to each of the numbered Lots within Phase 1 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 1 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 19 at Page 203.

Pinnacle Phase 2 Lot. "Pinnacle Phase 2 Lot" shall mean and refer to each of the numbered Lots within Phase 2 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 2 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 799.

Pinnacle Phase 3 Lot. "Pinnacle Phase 3 Lot" shall mean and refer to each of the numbered Lots within Phase 3 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Final Plat of The Pinnacle Subdivision Phase 3 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book P2 at Page 909.

Pinnacle Phase 4 Lot. "Pinnacle Phase 4 Lot" shall mean and refer to each of the numbered Lots within Phase 4 of the Pinnacle Subdivision of the City of Rogers, Arkansas as such Lots are depicted in the Corrected Final Plat of Pinnacle Subdivision Phase 4 recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 2004 at Page 712.

**Products:**

- #1 Cedar Shakes
- Slate Tile
- Concrete Tile
- Clay Tile
- Synthetic Polymer Formulated Shake Shingles as manufactured by DaVinci Roofscapes Shake Shingles or equal
- Architectural Laminated Fiber Glass Asphalt Composition Shingles providing a minimum of a 40 year limited warranty with a minimum weight of 250 lbs. per square.
- Materials of an aesthetic appearance, quality and color as reasonably determined by the Architectural Control Committee.
- Note: Metal roofing materials other than copper will not be approved.

**Subdivision:**

Town Home Lot. shall mean and refer to each of Lots T-1 through T-54 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas as such Lots are depicted on the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

**Product:**

- #1 Cedar Shakes
- Architectural Laminated Fiber Glass Asphalt Composition Shingles providing a minimum of a 40 year limited warranty with a minimum weight of 250 lbs. per square. Weathered Wood color only.
- Note: Same type roofing material is required on each side of the two unit town homes.

**Subdivision:**

Patio Home Lot. "Patio Home Lot" shall mean and refer to each of Lots P-1 through P-17 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas, as such Lots are depicted in the Replat of the Final Plat of Pinnacle Town Homes recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas in Plat Book 20 at Page 152.

**Product:**

Concrete tile of same color as existing patio homes.

**Subdivision:**

Garden Villa Lot. "Garden Villa Lot" shall mean and refer to each of Lots A-1 through A-20 within the Champions Golf and Country Club Development to the City of Rogers, Arkansas

as such Lots are depicted on the Final Plat of Garden Villas, Champions Golf and Country Club recorded with the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas at Plat Book 14 at Page 323.

Pinnacle Architectural Control Committee

**Product:**

DaVinci Roofscapes Bellaforte Shake shingles in the Abruzzo Tuscano, Verona, or Harbor Gray colors, or materials of an aesthetic appearance, quality, and color substantially similar to the DaVinci Roofscapes Bellaforte as reasonably determined by the Architectural Control Committee.

Pinnacle Architecture Control Committee

A handwritten signature in blue ink that reads "Tom Hopper". The signature is fluid and cursive, with the first name "Tom" and last name "Hopper" clearly distinguishable.

Tom Hopper  
President

FILED FOR RECORD  
At 11:10 AM

JUL 09 1990

SUE HODGES

Clerk and Recorder  
BENTON COUNTY, ARK

PROTECTIVE COVENANTS

CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT

TO THE CITY OF ROGERS, ARKANSAS, PATIO HOMES

4020350

Champions Golf and Country Club Limited Partnership is the sole owner and developer of Champions Golf and Country Club Development to the City of Rogers, Arkansas, and does hereby establish and create the following protective covenants, which shall apply to said lots as shown on the recorded Plat of the said subdivision.

1. LEGAL DESCRIPTION. The Patio Home Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be deemed to consist of Lots P-1 through P-17.

2. INTENT. It is the intent of Champions Golf and Country Club Limited Partnership that these protective covenants be construed with the intention of promoting orderly and continuous development within Champions Golf and Country Club Development. Any action inconsistent with this express intent which would unreasonably delay or impair such orderly and continuous development of Champions Golf and Country Club Development which is not specifically covered within the terms of these protective covenants shall be deemed a violation of these protective covenants.

3. LAND USE AND BUILDING TYPE. All lots within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be governed by the provisions of the Rogers City Code governing single-family residences as governed by RMF-6A, with approved variances, on the date these covenants are executed.

4. BUILDING LIMITATIONS. The subdivision and building codes of the City of Rogers, Arkansas, as they presently exist or are hereinafter amended, shall be and are hereby made applicable to all lots in Champions Golf and Country Club Development to the City of Rogers, Arkansas. All dwellings and other improvements shall comply with said ordinances as they exist on the date of such construction. Any conflict between such ordinances and the provisions of these protective covenants shall be resolved in favor of the more restrictive provisions. Building, architectural, and design specifications shall be in accordance with those set forth in the Rogers City Code and those standards and specifications required by the Architectural Control Committee. No dwelling structure shall be constructed upon any lot within the Patio Home Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, of a size less than one thousand eight hundred (1,800) square feet of heated living space. All dwellings constructed upon Patio Home lots within Champions Golf and Country Club Development shall be constructed by Champions Construction Company, Inc., or its successors and assigns. Further, each dwelling shall have a private garage for not less than two (2) cars, which shall be served by a concrete driveway with a minimum width of not less than sixteen (16) feet. All homes or outbuildings constructed on any lot must use fire code approved roofing material selected by the Architectural Control Committee. In addition, all specifications and plans for structures to be constructed upon any lot within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be submitted for approval to the Architectural Control Committee, which shall view all such plans and specifications prior to construction and be given the power to require amendment or alteration to any such designs or specifications prior to approval for construction in Champions Golf and Country Club Development to the City of Rogers, Arkansas. The specifications and requirements of the above mentioned zoning RMF-6A, with approved variances, are designed as minimum requirements for architectural and design specifications and may be supplemented from time to time, where not inconsistent, by the Architectural Control Committee, and same shall be binding. All owners should contact the Architectural Control Committee prior to commencement of construction, to be apprised of current requirements.

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5. ARCHITECTURAL CONTROL COMMITTEE. No building shall be erected, placed, or added on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee. Such plans shall be submitted to the Architectural Control Committee at least fifteen (15) days prior to the commencement of construction of same, and the written approval of the Architectural Control Committee shall be required before commencement of construction. In this regard, it is the intention and purpose of the covenants contained in this paragraph to assure that all dwellings and accessory buildings shall be of a quality of workmanship and materials substantially the same or better than that which is being produced on the day these protective covenants are recorded, and to assure that the exterior design of all dwellings and accessory buildings will be aesthetically compatible with the other dwellings and accessory buildings in the subdivision. The Architectural Control Committee for Champions Golf and Country Club Development shall consist of the officers of Champions Golf and Country Club, Inc., General Partner, and any other persons designated by Champions Golf and Country Club, Inc., General Partner. The members of said committee shall serve for a period of thirty (30) years, and thereafter as replaced by an election of the majority of the then lot owners (one lot, one vote) in Champions Golf and Country Club Development. The Architectural Control Committee's approval or disapproval as required in this paragraph shall be in writing. Should any plans submitted hereunder fail to be approved or disapproved within the time period herein provided, or in any event, if no suit to enjoin the construction proposed is commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with. The Architectural Control Committee as herein established may amend the architectural standards for Champions Golf and Country Club Development at any time with or without notice. Such amendment shall not affect plans or specifications for construction approved in writing prior to the date of such amendment. The Architectural Control Committee will make available from time to time written copies of the architectural standards to apply to the Champions Golf and Country Club Development. Provided further, the Architectural Control Committee shall have the power to grant variances as needed for the orderly development of the area so long as same are not in violation of the minimum requirements of Rogers City Code.

6. HOME OCCUPATIONS. Home occupations as defined by the Rogers City Code shall be prohibited.

7. YARD SPACE RESTRICTIONS AND BUILDING LOCATION. The Architectural Control Committee shall have sole and exclusive power to make all decisions regarding yard space restrictions and building locations, so long as same are not in violation of Rogers City Code. In exercising its power, the Architectural Control Committee shall have all powers granted in paragraph 5 hereinabove.

8. FENCES AND SHRUBS. Fencing of front yards is prohibited. Any fence located on any lot must be approved as to material, location, height, and width by the Architectural Control Committee prior to commencement of construction. Chain link fences and other forms of wire fencing are specifically prohibited. The Architectural Control Committee shall have the authority to establish setback requirements for any fences approved by it as set forth herein. Developer will construct all fencing surrounding the Patio Home Development area.

9. GARAGES. Attached garages must be kept closed at all times except for immediate ingress and egress.

10. SWIMMING POOLS. Swimming pools may be constructed upon any lot but must comply with all setback requirements, if any, shown on the Plat of the Patio Home area. The design of any swimming pool and its screening or fencing must be approved by the Architectural Control Committee in writing in advance and must conform to all City Code requirements in effect for the City of Rogers at the time of such construction. No swimming pool shall be permitted to drain onto the golf course. All swimming pool equipment must be screened from the street and the golf course, and such screening must be approved by the Architectural Control Committee.



**11. MAINTENANCE OF COMMON AREAS, FENCES, AND ROADS.** Champions Golf and Country Club, Inc., General Partner, shall be responsible for maintaining all common areas, fences constructed by the developer, drainage structures, easements, and roads within the development. All drainage structures, easements, and roads within the development will be constructed and maintained by Champions Golf and Country Club, Inc., General Partner, as required under the applicable regulations and ordinances of the Rogers City Code, except for those regulations and ordinances expressly waived by the City of Rogers. Champions Golf and Country Club, Inc., General Partner, may from time to time require assessments, either monthly or annually, in the sole discretion of Champions Golf and Country Club, Inc., General Partner. Such assessment shall be \$400.00 per year per lot for the first five (5) years from the date of execution hereof and shall increase thereafter, if necessary, in accordance with any changes in the Consumer Price Index. The five (5) year term of this assessment shall begin and run from the initial date of recording of these Protective Covenants.

**A. Lien for Assessments.** All sums assessed against any lot pursuant to this declaration, together with any late charges as provided herein, shall be secured by a lien on such lot in favor of Champions Golf and Country Club, Inc., General Partner. Such lien shall be superior to all liens and encumbrances on such lot except for:

(1) Liens of ad valorem taxes;

(2) A lien for all sums unpaid on a first mortgage, any purchase money mortgage, or any mortgage to Champions Golf and Country Club Limited Partnership duly recorded in the public records of Benton County, Arkansas, and all amounts advanced pursuant to such mortgage and secured thereby in accordance.

All persons acquiring liens or encumbrances on any lot after these protective covenants shall have been recorded in said records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens or assessments as provided herein, whether or not prior consent be specifically set forth in the instruments creating such liens or encumbrances.

**B. Effect of Nonpayment of Assessments, Remedies of Champions Golf and Country Club, Inc., General Partner.** Any assessments which are not paid when due shall be delinquent. Any assessment due for a period of ten (10) days shall incur a late charge in an amount as the officers of Champions Golf and Country Club, Inc., General Partner, may reasonably determine from time to time. Champions Golf and Country Club, Inc., General Partner, shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien as herein provided for shall attach, and, in addition, the lien shall include a late charge of a maximum allowable rate from the date first due and payable, all costs of collection, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, Champions Golf and Country Club, Inc., General Partner, may, as its officers shall determine, institute suit to collect such amounts or to foreclose its lien. Each owner, by his or her acceptance of a deed to a lot, vests in Champions Golf and Country Club, Inc., General Partner, or its agents, the right and power to bring all actions against him or her personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this article shall be in favor of Champions Golf and Country Club, Inc., General Partner. Champions Golf and Country Club, Inc., General Partner, shall have the power to bid on the lot at any foreclosure sale or to acquire, hold, lease, mortgage, and convey the same. No owner may waive or otherwise escape liability for the assessments provided herein, including, by way of illustration but not limitation, abandonment of his or her lot.

All assessments shall be due and payable in a manner and on a schedule as the officers of Champions Golf and Country Club, Inc., General Partner, may provide. Assessments may be levied upon each lot regardless of construction, or lack thereof, upon said lot.

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12. SIGNS. No signs, either permanent or temporary, of any kind, shall be placed or erected on any property, except as approved by the Architectural Control Committee. Provided further, however, the developer, Champions Golf and Country Club Limited Partnership, hereby reserves the right to construct signs to designate the name of the addition and to advertise same.

13. TEMPORARY STRUCTURES. No trailer, basement, tent, shack, garage, barn, or other outbuilding 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. This restriction specifically prohibits the storing of any vehicles or boats on the lots other than inside the attached garage.

14. OUTBUILDINGS. All outbuildings are prohibited unless specifically approved in writing by the Architectural Control Committee.

15. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted, nor shall oil wells, crude oil tanks, tunnels, mineral excavations, or shafts be permitted upon or on any building site. No derrick or other structure designed for use in boring for oil, natural gas, salt, or any other mineral or petroleum product shall be erected, maintained, or permitted upon any building site.

16. PETS, LIVESTOCK, AND POULTRY. No animals, livestock, or poultry of any kind shall be raised or kept on any residential building site, except that dogs, cats, or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes. No more than two (2) pets shall be maintained upon any lot within Champions Golf and Country Club Development. Any pets maintained upon said lots must be maintained indoors and shall not be allowed to roam outdoors unless on a leash and attended by a person. No reptiles shall be kept as pets.

17. MISCELLANEOUS.

A. Satellite Dishes. Satellite television receiver dishes are specifically prohibited from being installed within Champions Golf and Country Club Development.

B. Basketball Goals. Basketball goals are specifically prohibited within the Garden Villa area.

C. Exterior Lighting. All exterior lighting must be approved by the Architectural Control Committee.

D. Common Fence Attachments. No lot owner shall attach anything to any fence constructed by the developer without the specific written permission of the Architectural Control Committee.

E. Parking. No vehicles or boats shall be stored in any Patio Home driveway for a period of more than twenty-four (24) hours. Common area parking within the Patio Home area is for guest use only.

F. Trees. All trees must be preserved which do not impede construction, and any major clearing on a lot must be approved by the Architectural Control Committee.

G. Clothes Lines. No permanent outdoor clothes lines are permitted.

H. Gas Meters. All gas meters serving houses constructed within this phase shall be set on the rear side of such house.

18. PROHIBITED HOUSING. No subterranean housing or other form of housing covered by earth or earthworks shall be permitted within Champions Golf and Country Club Development.

19. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat and over

the rear of each lot. Trees, incinerator structures, buildings, pavement, or similar improvements shall be grown, built, or maintained within the area of the utility easements. Owners are hereby put on notice that any structures or plant material in the easements are subject to removal. Provided further, each lot shall have a two (2) foot easement along the entire perimeter of said lot, which shall be servient to the adjacent lots and run in perpetuity, for the express purpose of allowing roof overhangs and/or footings necessary to construct on said lots using the "zero lot line concept."

20. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereupon which may be or may become an annoyance or a nuisance to the neighborhood. Household pets may be kept, provided they are not kept or maintained for any commercial purposes. Grass, weeds, and tree sprouts shall be kept neatly cut and shall not be allowed to exceed six (6) inches from the ground surface. Fences or outside structures or outdoor decorations shall be maintained so as not to become unsightly or an annoyance or a nuisance to the neighborhood. Upon owner's failure to comply with this subsection, the developer or other property owners may cut grass or weeds or perform maintenance upon fences, outside structures, or outdoor decorations and shall be entitled to charge a reasonable fee to the owner of the lot for said service. No building material of any kind or character shall be placed or stored upon any lot in the subdivision until the owner is ready to commence construction of the improvements requiring such materials. Building materials shall not be placed or stored in the street or between the street and property lines. Upon completion of the improvements requiring such materials, all remaining building materials shall be removed from the subdivision.

21. **INOPERATIVE VEHICLES.** No vehicle, bus, tractor, or other vehicle or other conveyance or rig, other than a lawn grass apparatus, shall be left inoperative on any platted lot for a period of more than twenty-four (24) hours.

22. **VIOLATIONS.** In the event of any violation or attempt to violate any of the covenants or restrictions herein before the expiration date hereof (whether the original expiration date or the expiration date of any extensions thereof), it shall be lawful for any person or persons owning any lots in this subdivision to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate such covenants or restrictions, and either to prevent him or them from so doing and/or to recover damages for such violations.

23. **BINDING EFFECT AND AMENDMENTS OF COVENANTS.** All persons or corporations who now or shall hereafter acquire any of the lots within the Patio Home Development of Champions Golf and Country Club Development shall be deemed to have agreed and covenanted with the owners of all other lots in the Patio Home Development and with their heirs, successors, and assigns to conform and observe the restrictions, covenants, and stipulations contained herein for a period as hereinafter set forth. These covenants may be amended at any time upon the affirmative vote of seventy-five percent (75%) of the then existing votes within the Patio Home Development of Champions Golf and Country Club Development. By virtue of ownership and continued maintenance of the common area, the developer is hereby designated to have twenty-one (21) votes, which shall be computed in determining whether or not the seventy-five percent (75%) requirement has been met. It is expressly determined that the owner of each of the original sixteen (16) platted lots shall have one (1) vote for each of said platted lots owned at the time of any such election or vote. The developer shall have one (1) vote for each lot still owned by the developer at the time of any such vote or election in addition to the above described eight (8) votes. A vote of seventy-five percent (75%) of the combined total of the sixteen (16) original platted lots and the developer's twenty-one (21) common area votes shall be deemed sufficient to amend these covenants. Further, no amendments shall be allowed which would be in violation of the zoning designation in effect at the time of the amendment or which would reduce or eliminate assessments as set forth in paragraph 11.

24. **DURATION OF COVENANTS.** These covenants and restrictions shall run with the land for a minimum period of thirty (30) years, to be automatically extended for successive periods of five (5) years without further



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action unless terminated by a majority of the property owners in the development, casting votes as hereinabove set forth in the amendment section of these covenants, and voting one (1) vote for each lot. It is the intent that these covenants promote the aesthetic value of Champions Golf and Country Club Development.

25. SEVERABILITY. Invalidation of any restriction set forth herein, or any part thereof, by an 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 4<sup>th</sup> day of July, 1990.

CHAMPIONS GOLF AND COUNTRY CLUB  
LIMITED PARTNERSHIP

By: CHAMPIONS GOLF AND COUNTRY  
CLUB, INC., General Partner

By: Deborah E. Berckefeldt  
Deborah E. Berckefeldt, President

ACKNOWLEDGMENT

STATE OF ARKANSAS    )  
                                  ) ss:  
COUNTY OF BENTON    )

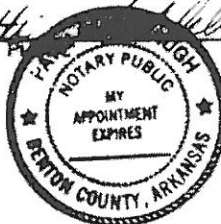
On this 4<sup>th</sup> day of July, 1990, before me, a Notary Public, duly commissioned, qualified, and acting within and for said county and state, appeared Deborah E. Berckefeldt, President of Champions Golf and Country Club, Inc., General Partner of Champions Golf and Country Club Limited Partnership, and stated and acknowledged that she had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes herein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Notary Public the day and year first hereinabove written.

My commission expires:

5-22-92

Notary Public



✓  
18. Scotty [Signature]  
P.O. box 86  
Rogers Ark 72957

93-16904

FILED FOR RECORD  
At 10:45 O'clock AM

MAR 24 1993

AMENDED PROTECTIVE COVENANTS  
CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT  
TO THE CITY OF ROGERS, ARKANSAS  
(PATIO HOMES)

**GUE HODGES**  
Clerk and Recorder  
BENTON COUNTY, ARK.

New Champions Land Development Limited Partnership is the owner and developer of certain lots at Champions Golf and Country Club Development to the City of Rogers, Arkansas, and does hereby amend the Protective Covenants on Patio Homes filed of record July 9, 1990, in Instrument Record 90-20350 which shall apply to the following lots as shown on the recorded Plat and Replat of said subdivision:

1. Legal Description. The Patio Homes Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be deemed to consist of Lots P-1 through P-17.

2. Intent. It is the intent of Champions Golf and Country Club Limited Partnership that these protective covenants be construed with the intention of promoting orderly and continuous development within Champions Golf and Country Club Development. Any action inconsistent with this express intent which would unreasonably delay or impair such orderly and continuous development of Champions Golf and Country Club Development which is not specifically covered within the terms of these protective covenants shall be deemed a violation of these protective covenants.

3. Land Use and Building Type. All lots within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be governed by the provisions of the Rogers City Code governing single family residences as governed by RMF-6A, with approved variances, on the date these covenants are executed.

4. Building Limitations. The subdivision and building codes of the City of Rogers, Arkansas, as they presently exist or are hereinafter amended, shall be and are hereby made applicable to all lots in Champions Golf and Country Club Development to the City of Rogers, Arkansas. All dwellings and other improvements shall comply with said ordinances as they exist on the date of such construction. Any conflict between such ordinances and the provisions of these protective covenants shall be resolved in favor of the more restrictive provisions. Building, architectural, and design specifications shall be in accordance with those set forth in the Rogers City Code and those standards and specifications required by the Architectural Control Committee. No dwelling structure shall be constructed upon any lot within the Patio Home Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, of a size less than one thousand eight hundred (1,800) square feet of heated living space. Further, each dwelling shall have a private garage for not less than two (2) cars, which shall be served by a concrete driveway with a minimum width of not less than sixteen (16) feet. All homes or outbuildings constructed on any lot must use fire code approved roofing material selected by the Architectural Control Committee. In addition, all specifications and plans for structures to be constructed upon any lot within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be submitted for approval to the Architectural Control Committee, which shall view all such plans and specifications prior to construction and be given the power

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to require amendment or alteration to any such designs or specifications prior to approval for construction in Champions Golf and Country Club Development to the City of Rogers, Arkansas. The specifications and requirements of the above mentioned zoning RMF6-A, with approved variances, are designed as minimum requirements for architectural and design specifications and may be supplemented from time to time, where not inconsistent, by the Architectural Control Committee, and same shall be binding. All owners should contact the Architectural Control Committee prior to commencement of construction, to be apprised of current requirements.

5. **Architectural Control Committee.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee. Such plans shall be submitted to the Architectural Control Committee at least fifteen (15) days prior to the commencement of construction of same, and the written approval of the Architectural Control Committee shall be required before commencement of construction. In this regard, it is the intention and purpose of the covenants contained in this paragraph to assure that all dwellings and accessory buildings shall be of a quality of workmanship and materials substantially the same or better than that which is being produced on the day these protective covenants are recorded and to assure that the exterior design of all dwellings and accessory buildings will be aesthetically compatible with the other dwellings and accessory buildings in the subdivision. The Architectural Control Committee for Champions Golf and Country Club Development shall consist of the officers of Sunrise Land Corporation, Inc., General Partner, and any other persons designated by Sunrise Land Corporation, Inc., General Partner. The members of said committee shall serve for a period of thirty (30) years, and thereafter as replaced by an election of the majority of the then lot owners (one lot, one vote) in Champions Golf and Country Club Development. The Architectural Control Committee's approval or disapproval as required in this paragraph shall be in writing. Should any plans submitted hereunder fail to be approved or disapproved within the time period herein provided, or in any event, if no suit to enjoin the construction proposed is commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with. The Architectural Control Committee as herein established may amend the architectural standards for Champions Golf and Country Club Development at any time with or without notice. Such amendment shall not affect plans or specifications for construction approved in writing prior to the date of such amendment. The Architectural Control Committee will make available from time to time written copies of the architectural standards to apply to the Champions Golf and Country Club Development. No adjacent lots or streets are to be used for storage of any building materials during or after construction. The use of any prefabricated lattice work on any decks, porches, overhangs, or other portions dwellings is prohibited unless with written approval by the Architectural Control Committee.

6. **Home Occupations.** Home occupations as defined by the Rogers City Code shall be prohibited.

7. **Yard Space Restrictions and Building Locations.** The Architectural Control Committee shall have sole and exclusive power to make all decisions regarding yard space restrictions and building locations, so long as same are not

in violation of Rogers City Code. In exercising its power, the Architectural Control Committee shall have all powers granted in paragraph 5 hereinabove.

8. **Fences and Shrubs.** Fencing of front yards is prohibited. Any fence located on any lot must be approved as to material, location, height, and width by the Architectural Control Committee prior to commencement of construction. Chain link fences and other forms of wire fencing are specifically prohibited. The Architectural Control Committee shall have the authority to establish setback requirements for any fences approved by it as set forth herein. Developer will construct all fencing surrounding Patio Home Development area.

9. **Garages.** Attached garages must be kept closed at all times except for immediate ingress or egress.

10. **Swimming Pools.** Swimming pools may be constructed upon any lot but must comply with the setback requirements set forth above. The design of any swimming pool and its screening or fencing must be approved by the Architectural Control Committee in writing in advance and must conform to all City Code requirements in effect for the City of Rogers at the time of such construction. No swimming pool shall be permitted to drain onto the golf course. All swimming pool equipment must be screened from the street and the golf course, and such screening must be approved by the Architectural Control Committee. Any fencing immediately surrounding the swimming pool shall be approved by the Architectural Control Committee and shall be wrought iron with an open view.

11. **Maintenance of Common Areas, Fences, and Roads.** Sunrise Land Corporation, General Partner, shall be responsible for maintaining all common areas, fences constructed by the developer, and roads within the development. Sunrise Land Corporation, General Partner, may from time to time require assessments, either monthly or annually, in the sole discretion of Sunrise Land Corporation, General Partner. The amount of any such assessment shall be equal for each lot owner based on the estimated cost of maintenance requirements divided by the number of lots in the development. Such assessment shall be up to \$1,000.00 per year for the first 10 years and shall increase thereafter if necessary. However, any increase shall not be more than \$100.00 per year over the previous year's assessment.

A. **Lien for Assessments.** All sums assessed against any lot pursuant to this declaration, together with any late charges as provided herein, shall be secured by a lien on such lot in favor of Sunrise Land Corporation, General Partner. Such lien shall be superior to all liens and encumbrances on such lot except for:

(1) Liens of ad valorem taxes;

(2) A lien for all sums unpaid on a first mortgage, any purchase money mortgage, or any mortgage to Champions Golf and Country Club Limited Partnership duly recorded in the public records of Benton County, Arkansas, and all amounts advanced pursuant to such mortgage and secured thereby in accordance.

All persons acquiring liens or encumbrances on any lot after these protective covenants shall have been recorded in said records shall be deemed

to consent that such liens or encumbrances shall be inferior to future lines or assessments as provided herein, whether or not prior consent be specifically set forth in the instruments creating such liens or encumbrances.

**B. Effect of Nonpayment of Assessments, Remedies of Sunrise Land Corporation, General Partner.** Any assessments which are not paid when due shall be delinquent. Any assessment due for a period of ten (10) days shall incur a late charge in an amount as the officers of Sunrise Land Corporation, General Partner, may reasonably determine from time to time. Sunrise Land Corporation, General Partner, shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien as herein provided for shall attach, and, in addition, the lien shall include a late charge of a maximum allowable rate from the date first due and payable, all costs of collection, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, Sunrise Land Corporation, General Partner, may, as its officers shall determine, institute suit to collect such amounts or to foreclose its lien. Each owner, by his or her acceptance of a deed to a lot, vests Sunrise Land Corporation, General Partner, or its agents, the right and power to bring all actions against him or her personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this article shall be in favor of Sunrise Land Corporation, General Partner. Sunrise Land Corporation, General Partner, shall have the power to bid on the lot at any foreclosure sale or to acquire, hold, lease, mortgage, and convey the same. No owner may waive or otherwise escape liability for the assessments provided herein, including, by way of illustration but not limitation, abandonment of his or her lot.

All assessments shall be due and payable in a manner and on a schedule as the officers of Sunrise Land Corporation, General Partner, may provide. Assessments may be levied upon each lot regardless of construction, or lack thereof, upon said lot.

**12. Signs.** No signs, either permanent or temporary of any kind, including realtors signs or signs advertising sale of lots, shall be placed or erected on any property, except as approved by the Architectural Control Committee. Provided further, however, the developer hereby reserves the right to construct signs to designate the name of the addition and to advertise same.

**13. Temporary Structures.** No trailer, basement, tent, shack, garage, barn, or other outbuildings 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. This restriction specifically prohibits the storing of any vehicles or boats on the lots other than inside the attached garage.

**14. Outbuildings.** The use of or erection of any detached storage building or outbuilding of any kind is prohibited on any lot in the subdivision.

15. **Oil and Mining Operations.** No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted, nor shall oil wells, crude oil 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, natural gas, salt, or any other mineral or petroleum product shall be erected, maintained, or permitted upon any building site.

16. **Pets, Livestock, and Poultry.** No animals, livestock, or poultry of any kind shall be raised or kept on any residential building site, except that dogs, cats, or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes. No more than two (2) pets shall be maintained upon any lot within Champions Golf and Country Club Development. Any pets maintained upon said lots must be maintained indoors and shall not be allowed to roam outdoors unless on a leash and attended by a person. No reptiles shall be kept as pets.

17. **Miscellaneous.**

A. **Satellite Dishes.** Satellite television receiver dishes are specifically prohibited from being installed within Champions Golf and Country Club Development.

B. **Basketball Goals.** Basketball goals are specifically prohibited within the Patio Home area.

C. **Exterior Lighting.** All exterior lighting must be approved by the Architectural Control Committee. Furthermore, all Christmas decorations and lighting must be removed by January 15th of the year following the preceding Christmas.

D. **Common Fence Attachments.** No lot owner shall attach anything to any fence constructed by the developer without the specific written permission of the Architectural Control Committee.

E. **Parking.** No vehicles or boats shall be stored in any Patio Home driveway for a period of more than twenty-four (24) hours. Common area parking within the Patio Home area is for guest use only. Should the number of guests in the Garden Villa area at any time exceed the available parking spaces within that area, guests are required to use existing clubhouse or tennis facility parking. Parking is specifically prohibited along the interior streets of the Garden Villa area except in designated parking spaces.

F. **Trees.** All trees must be preserved which do not impede construction, and any major clearing on a lot must be approved by the Architectural Control Committee.

G. **Clothes Lines.** No permanent outdoor clothes lines are permitted.

H. **Gas Meters.** All gas meters serving houses constructed within this phase shall be set on the rear side of such house.

I. **Motor Homes.** Motor homes are not permitted in the development without preauthorized approval in an area designated by the general partner.



J. Boats and Golf Carts. Boats and golf carts are not to be left unattended and must reside at all times in owner's garage.

K. Other Vehicles. The use or operation of motor cycles, recreational vehicles, off-road vehicles, go-carts, model airplanes, mopeds, or any other motorized conveyance and any manually operated machines (excluding golf carts and bicycles) shall be considered a nuisance and are prohibited.

L. Curbing. The painting of any curbing or rock surfacing on any street in the development is prohibited.

M. Disrepair. Any improvements on lots which fall to disrepair in the discretion and opinion of the Architectural Control Committee and not repaired or maintained after 10 days notice to the owner will be repaired by the developer and will be billed to the lot owner. Sunrise Land Corporation, General Partner, shall have the same lien rights for the repairs pursuant to this paragraph as are set out in paragraph 11 set forth above.

N. Swing Sets. Swing sets shall be allowed only by approval and site location by the Architectural Control Committee. Any swing sets allowed shall only be constructed of treated wood without flags and any canvas coverings shall be natural canvas color or sherwood green to blend with the general landscape.

18. Prohibited Housing. No subterranean housing or other form of housing covered by earth or earthworks shall be permitted within Champions Golf and Country Club Development.

19. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat and over the rear of each lot. No trees, incinerator structures, buildings, pavement, or similar improvements shall be grown, built, or maintained within the area of the utility easements. Owners are hereby put on notice that any structures or plant material in the easements are subject to removal. Provided further, each lot shall have a two (2) foot easement along the entire perimeter of said lot, which shall be servient to the adjacent lots and run in perpetuity, for the express purpose of allowing roof overhangs and/or footings necessary to construct on said lots using the "zero lot line concept."

20. Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereupon which may be or may become an annoyance or a nuisance to the neighborhood. Household pets may be kept provided they are not kept or maintained for any commercial purposes. Grass, weeds, and tree sprouts shall be kept cut by the developer until construction is commenced by the lot owner. An annual fee in the sum of \$250.00 shall be assessed by developer for said grass cutting and maintenance. Upon initiation of construction of dwellings, the owner is responsible to keep the lot grass maintained at 6 inches or less at all times. If the grass is not maintained at less than 6 inches in height during construction, the developer shall cut said grass and the owner of said lot shall be assessed a fee in the sum of \$250.00 for said maintenance. Sunrise Land Corporation shall have the same lien rights as set forth in paragraph 11 above for any assessments pursuant to this paragraph. Yard maintenance after construction and landscaping shall be borne by the land owner at land owner's cost. Fences or outside structures or other

outdoor decorations shall be maintained so as not to become unsightly or an annoyance or a nuisance to the neighborhood. No building material of any kind or character shall be placed or stored upon any lot in the subdivision until the owner is ready to commence construction of the improvements requiring such materials. Building materials shall not be placed or stored in the street or between the street and property lines. Upon completion of the improvements requiring such materials, all remaining building materials shall be removed from the subdivision.

21. **Inoperative Vehicles.** No vehicle, bus, tractor, or other vehicle or other conveyance or rig, other than a lawn grass apparatus, shall be left inoperative on any platted lot for a period of more than twenty-four (24) hours.

22. **Violations.** In the event of any violation or attempt to violate any of the covenants or restrictions herein before the expiration date hereof (whether the original expiration date or the expiration date of any extensions thereof), it shall be lawful for any person or persons owning any lots in the subdivision to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate such covenants or restrictions, and either to prevent him or them from so doing and/or to recover damages for such violations.

23. **Binding Effect and Amendments of Covenants.** All persons or corporations who now or shall hereafter acquire any of the lots within the Patio Home Development of Champions Golf and Country Club Development shall be deemed to have agreed and covenanted with the owners of all other lots in the Patio Home Development and with their heirs, successors, and assigns to conform and observe the restrictions, covenants, and stipulations contained herein for a period as hereinafter set forth. These covenants may be amended at any time upon the affirmative vote of seventy-five percent (75%) of the then existing votes within the Patio Home Development of Champions Golf and Country Club Development. By virtue of ownership and continued maintenance of the common area, the developer is hereby designated to have twenty-one (21) votes, which shall be computed in determining whether or not the seventy-five percent (75%) requirement has been met. It is expressly determined that the owner of each of the original sixteen (16) platted lots shall have one (1) vote for each of said platted lots owned at the time of any such election or vote. The developer shall have one (1) vote for each lot still owned by the developer at the time of any such vote or election in addition to the above described twenty-one (21) votes. A vote of seventy-five percent (75%) of the combined total of the sixteen (16) original platted lots and the developer's twenty-one (21) common area votes shall be deemed sufficient to amend these covenants. Further, no amendments shall be allowed which would be in violation of the zoning designation in effect at the time of the amendment or which would reduce or eliminate assessments as set forth in paragraph 11.

24. **Duration of Covenants.** These covenants and restrictions shall run with the land for a minimum period of thirty (30) years, to be automatically extended for successive periods of five (5) years without further action unless terminated by a majority of the property owners in the development, casting votes as hereinabove set forth in the amendment section of these covenants, and voting one (1) vote for each lot. It is the intent that these covenants promote the aesthetic value of Champions Golf and Country Club Development.



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25. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an 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.

93 16912

PATIO HOMES

Lots P-2, P-3, P-4, P-6, P-8, P-9, P-10, P-11, P-12, P-14, and 21 votes for common area pursuant to original covenants.

NEW CHAMPIONS LAND DEVELOPMENT  
LIMITED PARTNERSHIP BY  
SUNRISE LAND CORPORATION,  
GENERAL PARTNER

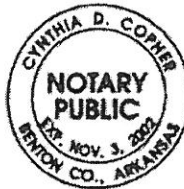
By: E. Scott Blevins  
E. Scott Blevins, President

STATE OF ARKANSAS        )  
COUNTY OF BENTON        ) ss

Subscribed and sworn to before me, a notary public, this 22nd day of  
March, 1993.

Cynthia D. Copier  
Notary Public

My Commission Expires:  
November 3, 2002



93 16904

FILED FOR RECORD  
At 12:00 O'clock P.M.

MAR 24 1993

AMENDED PROTECTIVE COVENANTS  
CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT  
TO THE CITY OF ROGERS, ARKANSAS  
(PATIO HOMES)

SUE HODGES  
Clerk and Recorder  
BENTON COUNTY, ARK.

New Champions Land Development Limited Partnership is the owner and developer of certain lots at Champions Golf and Country Club Development to the City of Rogers, Arkansas, and does hereby amend the Protective Covenants on Patio Homes filed of record July 9, 1990, in Instrument Record 90-20350 which shall apply to the following lots as shown on the recorded Plat and Replat of said subdivision:

1. **Legal Description.** The Patio Homes Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be deemed to consist of Lots P-1 through P-17.
2. **Intent.** It is the intent of Champions Golf and Country Club Limited Partnership that these protective covenants be construed with the intention of promoting orderly and continuous development within Champions Golf and Country Club Development. Any action inconsistent with this express intent which would unreasonably delay or impair such orderly and continuous development of Champions Golf and Country Club Development which is not specifically covered within the terms of these protective covenants shall be deemed a violation of these protective covenants.
3. **Land Use and Building Type.** All lots within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be governed by the provisions of the Rogers City Code governing single family residences as governed by RMF-6A, with approved variances, on the date these covenants are executed.
4. **Building Limitations.** The subdivision and building codes of the City of Rogers, Arkansas, as they presently exist or are hereinafter amended, shall be and are hereby made applicable to all lots in Champions Golf and Country Club Development to the City of Rogers, Arkansas. All dwellings and other improvements shall comply with said ordinances as they exist on the date of such construction. Any conflict between such ordinances and the provisions of these protective covenants shall be resolved in favor of the more restrictive provisions. Building, architectural, and design specifications shall be in accordance with those set forth in the Rogers City Code and those standards and specifications required by the Architectural Control Committee. No dwelling structure shall be constructed upon any lot within the Patio Home Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, of a size less than one thousand eight hundred (1,800) square feet of heated living space. Further, each dwelling shall have a private garage for not less than two (2) cars, which shall be served by a concrete driveway with a minimum width of not less than sixteen (16) feet. All homes or outbuildings constructed on any lot must use fire code approved roofing material selected by the Architectural Control Committee. In addition, all specifications and plans for structures to be constructed upon any lot within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be submitted for approval to the Architectural Control Committee, which shall view all such plans and specifications prior to construction and be given the power

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**5. Architectural Control Committee.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee. Such plans shall be submitted to the Architectural Control Committee at least fifteen (15) days prior to the commencement of construction of same, and the written approval of the Architectural Control Committee shall be required before commencement of construction. In this regard, it is the intention and purpose of the covenants contained in this paragraph to assure that all dwellings and accessory buildings shall be of a quality of workmanship and materials substantially the same or better than that which is being produced on the day these protective covenants are recorded and to assure that the exterior design of all dwellings and accessory buildings will be aesthetically compatible with the other dwellings and accessory buildings in the subdivision. The Architectural Control Committee for Champions Golf and Country Club Development shall consist of the officers of Sunrise Land Corporation, Inc., General Partner, and any other persons designated by Sunrise Land Corporation, Inc., General Partner. The members of said committee shall serve for a period of thirty (30) years, and thereafter as replaced by an election of the majority of the then lot owners (one lot, one vote) in Champions Golf and Country Club Development. The Architectural Control Committee's approval or disapproval as required in this paragraph shall be in writing. Should any plans submitted hereunder fail to be approved or disapproved within the time period herein provided, or in any event, if no suit to enjoin the construction proposed is commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with. The Architectural Control Committee as herein established may amend the architectural standards for Champions Golf and Country Club Development at any time with or without notice. Such amendment shall not affect plans or specifications for construction approved in writing prior to the date of such amendment. The Architectural Control Committee will make available from time to time written copies of the architectural standards to apply to the Champions Golf and Country Club Development. No adjacent lots or streets are to be used for storage of any building materials during or after construction. The use of any prefabricated lattice work on any decks, porches, overhangs, or other portions dwellings is prohibited unless with written approval by the Architectural Control Committee.

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in violation of Rogers City Code. In exercising its power, the Architectural Control Committee shall have all powers granted in paragraph 5 hereinabove.

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11. **Maintenance of Common Areas, Fences, and Roads.** Sunrise Land Corporation, General Partner, shall be responsible for maintaining all common areas, fences constructed by the developer, and roads within the development. Sunrise Land Corporation, General Partner, may from time to time require assessments, either monthly or annually, in the sole discretion of Sunrise Land Corporation, General Partner. The amount of any such assessment shall be equal for each lot owner based on the estimated cost of maintenance requirements divided by the number of lots in the development. Such assessment shall be up to \$1,000.00 per year for the first 10 years and shall increase thereafter if necessary. However, any increase shall not be more than \$100.00 per year over the previous year's assessment.

A. **Lien for Assessments.** All sums assessed against any lot pursuant to this declaration, together with any late charges as provided herein, shall be secured by a lien on such lot in favor of Sunrise Land Corporation, General Partner. Such lien shall be superior to all liens and encumbrances on such lot except for:

(1) Liens of ad valorem taxes;

(2) A lien for all sums unpaid on a first mortgage, any purchase money mortgage, or any mortgage to Champions Golf and Country Club Limited Partnership duly recorded in the public records of Benton County, Arkansas, and all amounts advanced pursuant to such mortgage and secured thereby in accordance.

All persons acquiring liens or encumbrances on any lot after these protective covenants shall have been recorded in said records shall be deemed

to consent that such liens or encumbrances shall be inferior to future lines or assessments as provided herein, whether or not prior consent be specifically set forth in the instruments creating such liens or encumbrances.

**B. Effect of Nonpayment of Assessments, Remedies of Sunrise Land Corporation, General Partner.** Any assessments which are not paid when due shall be delinquent. Any assessment due for a period of ten (10) days shall incur a late charge in an amount as the officers of Sunrise Land Corporation, General Partner, may reasonably determine from time to time. Sunrise Land Corporation, General Partner, shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien as herein provided for shall attach, and, in addition, the lien shall include a late charge of a maximum allowable rate from the date first due and payable, all costs of collection, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, Sunrise Land Corporation, General Partner, may, as its officers shall determine, institute suit to collect such amounts or to foreclose its lien. Each owner, by his or her acceptance of a deed to a lot, vests Sunrise Land Corporation, General Partner, or its agents, the right and power to bring all actions against him or her personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this article shall be in favor of Sunrise Land Corporation, General Partner. Sunrise Land Corporation, General Partner, shall have the power to bid on the lot at any foreclosure sale or to acquire, hold, lease, mortgage, and convey the same. No owner may waive or otherwise escape liability for the assessments provided herein, including, by way of illustration but not limitation, abandonment of his or her lot.

All assessments shall be due and payable in a manner and on a schedule as the officers of Sunrise Land Corporation, General Partner, may provide. Assessments may be levied upon each lot regardless of construction, or lack thereof, upon said lot.

**12. Signs.** No signs, either permanent or temporary of any kind, including realtors signs or signs advertising sale of lots, shall be placed or erected on any property, except as approved by the Architectural Control Committee. Provided further, however, the developer hereby reserves the right to construct signs to designate the name of the addition and to advertise same.

**13. Temporary Structures.** No trailer, basement, tent, shack, garage, barn, or other outbuildings 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. This restriction specifically prohibits the storing of any vehicles or boats on the lots other than inside the attached garage.

**14. Outbuildings.** The use of or erection of any detached storage building or outbuilding of any kind is prohibited on any lot in the subdivision.

**15. Oil and Mining Operations.** No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted, nor shall oil wells, crude oil 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, natural gas, salt, or any other mineral or petroleum product shall be erected, maintained, or permitted upon any building site.

**16. Pets, Livestock, and Poultry.** No animals, livestock, or poultry of any kind shall be raised or kept on any residential building site, except that dogs, cats, or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes. No more than two (2) pets shall be maintained upon any lot within Champions Golf and Country Club Development. Any pets maintained upon said lots must be maintained indoors and shall not be allowed to roam outdoors unless on a leash and attended by a person. No reptiles shall be kept as pets.

**17. Miscellaneous**

**A. Satellite Dishes.** Satellite television receiver dishes are specifically prohibited from being installed within Champions Golf and Country Club Development.

**B. Basketball Goals.** Basketball goals are specifically prohibited within the Patio Home area.

**C. Exterior Lighting.** All exterior lighting must be approved by the Architectural Control Committee. Furthermore, all Christmas decorations and lighting must be removed by January 15th of the year following the preceding Christmas.

**D. Common Fence Attachments.** No lot owner shall attach anything to any fence constructed by the developer without the specific written permission of the Architectural Control Committee.

**E. Parking.** No vehicles or boats shall be stored in any Patio Home driveway for a period of more than twenty-four (24) hours. Common area parking within the Patio Home area is for guest use only. Should the number of guests in the Garden Villa area at any time exceed the available parking spaces within that area, guests are required to use existing clubhouse or tennis facility parking. Parking is specifically prohibited along the interior streets of the Garden Villa area except in designated parking spaces.

**F. Trees.** All trees must be preserved which do not impede construction, and any major clearing on a lot must be approved by the Architectural Control Committee.

**G. Clothes Lines.** No permanent outdoor clothes lines are permitted.

**H. Gas Meters.** All gas meters serving houses constructed within this phase shall be set on the rear side of such house.

**I. Motor Homes.** Motor homes are not permitted in the development without preauthorized approval in an area designated by the general partner.



J. Boats and Golf Carts. Boats and golf carts are not to be left unattended and must reside at all times in owner's garage.

K. Other Vehicles. The use or operation of motor cycles, recreational vehicles, off-road vehicles, go-carts, model airplanes, mopeds, or any other motorized conveyance and any manually operated machines (excluding golf carts and bicycles) shall be considered a nuisance and are prohibited.

L. Curbing. The painting of any curbing or rock surfacing on any street in the development is prohibited.

M. Disrepair. Any improvements on lots which fall to disrepair in the discretion and opinion of the Architectural Control Committee and not repaired or maintained after 10 days notice to the owner will be repaired by the developer and will be billed to the lot owner. Sunrise Land Corporation, General Partner, shall have the same lien rights for the repairs pursuant to this paragraph as are set out in paragraph 11 set forth above.

N. Swing Sets. Swing sets shall be allowed only by approval and site location by the Architectural Control Committee. Any swing sets allowed shall only be constructed of treated wood without flags and any canvas coverings shall be natural canvas color or sherwood green to blend with the general landscape.

18. Prohibited Housing. No subterranean housing or other form of housing covered by earth or earthworks shall be permitted within Champions Golf and Country Club Development.

19. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat and over the rear of each lot. No trees, incinerator structures, buildings, pavement, or similar improvements shall be grown, built, or maintained within the area of the utility easements. Owners are hereby put on notice that any structures or plant material in the easements are subject to removal. Provided further, each lot shall have a two (2) foot easement along the entire perimeter of said lot, which shall be servient to the adjacent lots and run in perpetuity, for the express purpose of allowing roof overhangs and/or footings necessary to construct on said lots using the "zero lot line concept."

20. Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereupon which may be or may become an annoyance or a nuisance to the neighborhood. Household pets may be kept provided they are not kept or maintained for any commercial purposes. Grass, weeds, and tree sprouts shall be kept cut by the developer until construction is commenced by the lot owner. An annual fee in the sum of \$250.00 shall be assessed by developer for said grass cutting and maintenance. Upon initiation of construction of dwellings, the owner is responsible to keep the lot grass maintained at 6 inches or less at all times. If the grass is not maintained at less than 6 inches in height during construction, the developer shall cut said grass and the owner of said lot shall be assessed a fee in the sum of \$250.00 for said maintenance. Sunrise Land Corporation shall have the same lien rights as set forth in paragraph 11 above for any assessments pursuant to this paragraph. Yard maintenance after construction and landscaping shall be borne by the land owner at land owner's cost. Fences or outside structures or other

outdoor decorations shall be maintained so as not to become unsightly or an annoyance or a nuisance to the neighborhood. No building material of any kind or character shall be placed or stored upon any lot in the subdivision until the owner is ready to commence construction of the improvements requiring such materials. Building materials shall not be placed or stored in the street or between the street and property lines. Upon completion of the improvements requiring such materials, all remaining building materials shall be removed from the subdivision.

**21. Inoperative Vehicles.** No vehicle, bus, tractor, or other vehicle or other conveyance or rig, other than a lawn grass apparatus, shall be left inoperative on any platted lot for a period of more than twenty-four (24) hours.

**22. Violations.** In the event of any violation or attempt to violate any of the covenants or restrictions herein before the expiration date hereof (whether the original expiration date or the expiration date of any extensions thereof), it shall be lawful for any person or persons owning any lots in the subdivision to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate such covenants or restrictions, and either to prevent him or them from so doing and/or to recover damages for such violations.

**23. Binding Effect and Amendments of Covenants.** All persons or corporations who now or shall hereafter acquire any of the lots within the Patio Home Development of Champions Golf and Country Club Development shall be deemed to have agreed and covenanted with the owners of all other lots in the Patio Home Development and with their heirs, successors, and assigns to conform and observe the restrictions, covenants, and stipulations contained herein for a period as hereinafter set forth. These covenants may be amended at any time upon the affirmative vote of seventy-five percent (75%) of the then existing votes within the Patio Home Development of Champions Golf and Country Club Development. By virtue of ownership and continued maintenance of the common area, the developer is hereby designated to have twenty-one (21) votes, which shall be computed in determining whether or not the seventy-five percent (75%) requirement has been met. It is expressly determined that the owner of each of the original sixteen (16) platted lots shall have one (1) vote for each of said platted lots owned at the time of any such election or vote. The developer shall have one (1) vote for each lot still owned by the developer at the time of any such vote or election in addition to the above described twenty-one (21) votes. A vote of seventy-five percent (75%) of the combined total of the sixteen (16) original platted lots and the developer's twenty-one (21) common area votes shall be deemed sufficient to amend these covenants. Further, no amendments shall be allowed which would be in violation of the zoning designation in effect at the time of the amendment or which would reduce or eliminate assessments as set forth in paragraph 11.

**24. Duration of Covenants.** These covenants and restrictions shall run with the land for a minimum period of thirty (30) years, to be automatically extended for successive periods of five (5) years without further action unless terminated by a majority of the property owners in the development, casting votes as hereinabove set forth in the amendment section of these covenants, and voting one (1) vote for each lot. It is the intent that these covenants promote the aesthetic value of Champions Golf and Country Club Development.

93 16911

25. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an 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.

93 16912

PATIO HOMES

Lots P-2, P-3, P-4, P-6, P-8, P-9, P-10, P-11, P-12, P-14, and 21 votes for common area pursuant to original covenants.

NEW CHAMPIONS LAND DEVELOPMENT  
LIMITED PARTNERSHIP BY  
SUNRISE LAND CORPORATION,  
GENERAL PARTNER

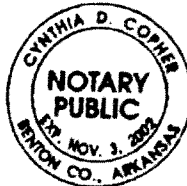
By: E. Scott Blevins  
E. Scott Blevins, President

STATE OF ARKANSAS     )  
                                  ) ss  
COUNTY OF BENTON     )

Subscribed and sworn to before me, a notary public, this 22nd day of  
March, 1993.

Cynthia D. Corner  
Notary Public

My Commission Expires:  
November 3, 2002



**AMENDMENTS TO  
PROTECTIVE COVENANTS  
OF**

**CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT  
TO THE CITY OF ROGERS, ARKANSAS  
PATIO HOMES**

2006 3650  
Recorded in the Above  
Book & Page  
01-19-2006 09:04:21 AM  
Brenda DeShields-Circuit Clerk  
Benton County, AR  
006/3650  
Term/Owner: CIRCLK01 / dpefer  
Print: 3788.113464.315850  
Recorded: 01-19-2006 09:04:27

This is an Amendment to the Protective Covenants of Champions Golf and Country Club Development to the City of Rogers, Arkansas, Garden Villas, executed by more than two-thirds of the existing lot owners.

WHEREAS, the Protective Covenants of Champions Golf and Country Club Development to the City of Rogers, Arkansas, Garden Villas, were filed for record on July 5, 1989, with the Clerk and Recorder of Benton County, Arkansas, at Book 705, Page 77 (herein the "Protective Covenants", and

WHEREAS, seventy-five percent (75%) of the present and existing lot owners pursuant to Paragraph 25 of the Protective Covenants have voted to amend the Protective Covenants to provide a provision for assessment and payment per lot the sum of \$70.00 per month for security services provided by Sunrise Land Corporation, General Partner.

IT IS, THEREFORE, AGREED that the Protective Covenants be amended as follows:

1. **Assessments for Security.** Sunrise Land Corporation, General Partner of New Champions Golf and Country Club, a Limited Partnership (hereinafter "General Partner," shall be responsible for maintaining the security guard buildings, fences constructed by the developers, and security operations located at the club and the various subdivisions. The General Partner may, from time to time, require assessments, either monthly or annually, in the sole discretion of the General Partner to provide for the security services and maintenance of the fences, guard gate and the security operations. Such assessments shall be \$70.00 per month per lot, and shall increase thereafter, if necessary, in accordance with any changes in the Consumer Price Index.

2. **Liens for Assessments.**

(a) All sums assessed against any lot pursuant to this Protective Covenant Amendment, together with any late charges provided herein, shall be secured by a lien on such lot in favor of the General Partner. Such lien shall be superior to all liens and encumbrances on such lot except for: (i) Lien for ad valorem taxes; (ii) Lien for all sums unpaid on a first mortgage or construction mortgage duly recorded in the public records of Benton County, Arkansas, and all amounts advanced pursuant to such mortgage and secured thereby.

(b) Effect of Non-Payment of Assessments, Remedies of Sunrise Land Corporation, General Partner. Any assessments which are not paid when due shall be delinquent. Any assessment due for a period of ten (10) days shall incur a late charge in an amount of the amount the general partner may reasonably determine from time to time. General Partner shall cause a notice of delinquency to be given to any member has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien as herein provided shall

2006 3651

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attach, and, in addition, the lien shall include a late charge of a maximum allowable rate from the date due and payable, all costs of collections, reasonable attorney fees actually incurred, and any other amounts provided or permitted by law. In the event the assessment remains unpaid after sixty (60) days, the General Partner may, as its officers shall determine, institute suit to collect such amounts or to foreclose its lien. Each owner, by his or her acceptance of a deed to a lot, vests in the General Partner or its agents the right and power to bring all actions against him or her personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens shall for the improvement of real property. The lien provided for in this article shall be in favor of the General Partner. The General Partner shall have the power to bid on the lot at any foreclosure sale or to acquire, hold, lease, mortgage and convey the same. No owner may waive or otherwise escape liability for the assessment provided herein, including by way of illustration but not limitation, abandonment of his or her lot.

(c) All security assessments shall begin and run from the date of the start of the lot's proposed structures construction.

3. The original Protective Covenants, as amended by this instrument, constitutes the complete agreement between the parties, and any amendments or modifications shall be in writing.

4. This agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, successors and assigns.

5. The Protective Covenants remain in full force and effect except as herein modified.

### **LOT OWNER SIGNATURE PAGES ATTACHED**

2006 3652

Recorded in the Above

Book & Page

Subscribed: 08/04/05

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY 9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-5 Champions Patio Homes,  
Rogers. Replat 20-151

Lot Owner

Deceased  
KENNETH A. HOLKE

Doris J. Holke  
DORIS J. HOLKE

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON    )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting, within and for the state and county aforesaid, appeared KENNETH A. HOLKE and DORIS J. HOLKE, known to me to be the person(s) who executed the foregoing instrument, and did acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 31st day of December, 2005.

10-1-09  
Commission Expires:

Gary Wayne Harp  
NOTARY PUBLIC

"NOTARY SEAL"

Gary Wayne Harp, Notary Public  
State of Arkansas, Washington County  
My Comm.     Oct. 1, 2009



2006 3653  
Recorded in the Above  
Deed Book & Page  
90-20350-20351

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-16 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

THE RANDALL E. COLE TRUST

BY: Randall E Cole  
Randall E. Cole, Trustee

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON     )

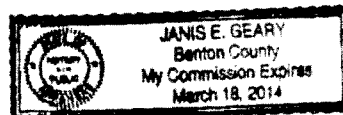
ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared Randall E. Cole, Trustee of the Randall E.  
Cole Trust, known to me to be the person(s) who executed the foregoing instrument, and did  
acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 7<sup>th</sup> day  
of November, 2005.

Janis E. Geary  
NOTARY PUBLIC

3-18-2014  
Commission Expires:



2006 3654  
Recorded in the Above  
Deed Book & Page  
01-19-2006 08:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-14 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

THE PHILLIPS NOMINEE TRUST I  
DATED AUGUST 23, 1990

BY: Marilyn Phillips  
MARILYN PHILLIPS, Trustee

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON    )

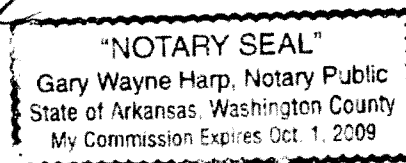
ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared Marilyn Phillips, Trustee of the Phillips  
Nominee Trust I Dated August 23, 1990, known to me to be the person(s) who executed the  
foregoing instrument, and did acknowledge that such had been so executed for the consideration and  
purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 22<sup>nd</sup> day  
of November, 2005.

10-1-09  
Commission Expires:

Gary Wayne Harp  
NOTARY PUBLIC



2006 3655

Recorded in the Above

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY 9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-3 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

JACK E. COUNIHAN REVOCABLE  
TRUST DATED AUGUST 19, 1998

BY:

Jack E. Counihan  
Jack E. Counihan, Trustee

SHEILA COUNIHAN REVOCABLE  
TRUST DATED AUGUST 19, 1998

Sheila Counihan

Sheila Counihan, Trustee

STATE OF ARKANSAS     )  
                                      ) ss.  
COUNTY OF BENTON     )

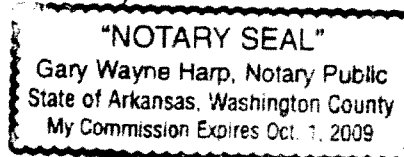
ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting, within and for the state and county aforesaid, appeared Jack E. Counihan, Trustee of the Jack E. Counihan Revocable Trust Dated August 19, 1998, and Sheila Counihan, Trustee of the Sheila Revocable Trust Dated August 19, 1998, known to me to be the person(s) who executed the foregoing instrument, and did acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 9th day of November, 2005.

10-1-09  
Commission Expires:

Gary Wayne Harp  
NOTARY PUBLIC



2006 3656  
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01-12-2006 09:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-9 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

TALLCHAMPS, LLC

BY: Jon Harper

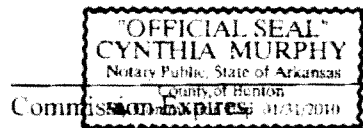
Title: MANAGER

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON     )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared  
                                  of TALLCHAMPS, LLC, known to me to be the person(s) who executed the  
foregoing instrument, and did acknowledge that such had been so executed for the consideration and  
purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Cynthia Murphy  
NOTARY PUBLIC

2006 3657  
Recorded in the Above  
Deed Book & Page  
01-19-2006 08:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-11 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

TALLCHAMPS, LLC

BY: Tom Hopper

Title: MANAGER

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON    )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared  
                    of TALLCHAMPS, LLC, known to me to be the person(s) who executed the  
foregoing instrument, and did acknowledge that such had been so executed for the consideration and  
purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Commission Expires:

Cynthia Murphy  
NOTARY PUBLIC

2006 3658  
Recorded in the Above  
Used Book & Page  
01-18-2006 09:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-10 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

TALLCHAMPS, LLC

BY: Tom Hopper

Title: MANAGER

STATE OF ARKANSAS     )  
  ) ss.  
COUNTY OF BENTON     )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared  
of TALLCHAMPS, LLC, known to me to be the person(s) who executed the  
foregoing instrument, and did acknowledge that such had been so executed for the consideration and  
purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Commission Expires:

Cynthia Murphy  
NOTARY PUBLIC

2006 3659

Recorded in the Above

Deed Book & Page

01-16-2006 08:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY 9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-4, Champions Patio Homes,  
Rogers

Lot Owner

*Thomas E. Hopper*

THOMAS E. HOPPER

*Gloria W. Hopper*

GLORIA W. HOPPER

STATE OF ARKANSAS )

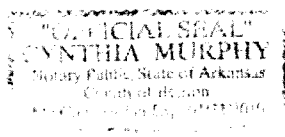
) ss.

ACKNOWLEDGMENT

COUNTY OF BENTON )

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting, within and for the state and county aforesaid, appeared THOMAS E. HOPPER and GLORIA W. HOPPER, known to me to be the person(s) who executed the foregoing instrument, and did acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day of November, 2005.



*Cynthia Murphy*  
NOTARY PUBLIC

Commission Expires:



2006 3660  
Recorded in the Above  
Deed Book & Page

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO ~~PROTECTIVE COVENANTS~~  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

**Lot Description**

Lot P-8 Champions Patio Homes,  
Rogers, Replat 20-151

**Lot Owner**

TALLCHAMPS, LLC

BY: Jim Rogers

Title: MANAGER

STATE OF ARKANSAS )

) ss.

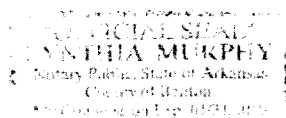
COUNTY OF BENTON )

**ACKNOWLEDGMENT**

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared

of TALLCHAMPS, LLC, known to me to be the person(s) who executed the  
foregoing instrument, and did acknowledge that such had been so executed for the consideration and  
purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Cynthia Murphy  
NOTARY PUBLIC

Commission Expires:

2006 3661  
Recorded in the Above  
Deed Book & Page  
01-19-2006 09:04:21 AM

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-17 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

*Thomas E. Hopper*

THOMAS E. HOPPER

*Gloria W. Hopper*

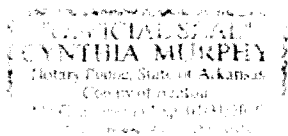
GLORIA W. HOPPER

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON    )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared THOMAS E. HOPPER and GLORIA W.  
HOPPER, known to me to be the person(s) who executed the foregoing instrument, and did  
acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



*Cynthia Murphy*  
NOTARY PUBLIC

Commission Expires:

2006 3662

Recorded in the Above

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY 9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot P-6 Champions Patio Homes,  
Rogers, Replat 20-151

Lot Owner

TALLCHAMPS, LLC

BY: Tom Hopper

Title: manager

STATE OF ARKANSAS )

) ss.

COUNTY OF BENTON )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting, within and for the state and county aforesaid, appeared

of TALLCHAMPS, LLC, known to me to be the person(s) who executed the foregoing instrument, and did acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day of November, 2005.

NOTARY PUBLIC  
CYNTHIA MURPHY  
Notary Public, State of Arkansas  
County of Benton

Cynthia Murphy  
NOTARY PUBLIC

Commission Expires:

2006 3663  
Recorded in the Above  
Deed Book 3 Page

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot Owner

Lot P-2 Champions Patio Homes,  
Rogers, Replat 20-151

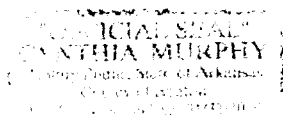
Thomas E. Hopper  
THOMAS E. HOPPER  
Gloria W. Hopper  
GLORIA W. HOPPER

STATE OF ARKANSAS     )  
                                  ) ss.  
COUNTY OF BENTON    )

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared THOMAS E. HOPPER and GLORIA W.  
HOPPER, known to me to be the person(s) who executed the foregoing instrument, and did  
acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Cynthia Murphy  
NOTARY PUBLIC

2006 3664  
Recorded in the Above  
Deed Book & Page

LOT OWNER SIGNATURE PAGE FOR AMENDMENTS TO PROTECTIVE COVENANTS  
OF CHAMPIONS PATIO HOMES, CHAMPIONS GOLF AND COUNTRY CLUB  
DEVELOPMENT TO THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD JULY  
9, 1990, WITH THE CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AT  
INSTRUMENT RECORD 90-20350, AND AMENDED ON MARCH 24, 1993, AND FILED  
FOR RECORD AT INSTRUMENT NO. 93-16904.

Lot Description

Lot Owner

Lot P-1 Champions Patio Homes,  
Rogers, Replat 20-151

Thomas E. Hopper  
THOMAS E. HOPPER  
Gloria W. Hopper  
GLORIA W. HOPPER

STATE OF ARKANSAS )  
COUNTY OF BENTON ) ss.

ACKNOWLEDGMENT

Be it remembered that before me, a Notary Public, duly commissioned, qualified and acting,  
within and for the state and county aforesaid, appeared THOMAS E. HOPPER and GLORIA W.  
HOPPER, known to me to be the person(s) who executed the foregoing instrument, and did  
acknowledge that such had been so executed for the consideration and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 21 day  
of November, 2005.



Commission Expires:

Cynthia Murphy  
NOTARY PUBLIC

Benton County - AR  
I certify this instrument was filed on  
11-19-2006 09:04:21 AM  
and recorded in Deed Book  
2006 at pages 3650 - 3664  
Brenda DeShields-Circuit Clerk

93.16904

FILED FOR RECORD  
At 12:45 O'clock A M

MAR 24 1993

AMENDED PROTECTIVE COVENANTS  
CHAMPIONS GOLF AND COUNTRY CLUB DEVELOPMENT  
TO THE CITY OF ROGERS, ARKANSAS  
(PATIO HOMES)

GUE HODGES  
Clerk and Recorder  
BENTON COUNTY, ARK.

New Champions Land Development Limited Partnership is the owner and developer of certain lots at Champions Golf and Country Club Development to the City of Rogers, Arkansas, and does hereby amend the Protective Covenants on Patio Homes filed of record July 9, 1990, in Instrument Record 90-20350 which shall apply to the following lots as shown on the recorded Plat and Replat of said subdivision:

1. **Legal Description.** The Patio Homes Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be deemed to consist of Lots P-1 through P-17.
2. **Intent.** It is the intent of Champions Golf and Country Club Limited Partnership that these protective covenants be construed with the intention of promoting orderly and continuous development within Champions Golf and Country Club Development. Any action inconsistent with this express intent which would unreasonably delay or impair such orderly and continuous development of Champions Golf and Country Club Development which is not specifically covered within the terms of these protective covenants shall be deemed a violation of these protective covenants.
3. **Land Use and Building Type.** All lots within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be governed by the provisions of the Rogers City Code governing single family residences as governed by RMF-6A, with approved variances, on the date these covenants are executed.
4. **Building Limitations.** The subdivision and building codes of the City of Rogers, Arkansas, as they presently exist or are hereinafter amended, shall be and are hereby made applicable to all lots in Champions Golf and Country Club Development to the City of Rogers, Arkansas. All dwellings and other improvements shall comply with said ordinances as they exist on the date of such construction. Any conflict between such ordinances and the provisions of these protective covenants shall be resolved in favor of the more restrictive provisions. Building, architectural, and design specifications shall be in accordance with those set forth in the Rogers City Code and those standards and specifications required by the Architectural Control Committee. No dwelling structure shall be constructed upon any lot within the Patio Home Development of Champions Golf and Country Club Development to the City of Rogers, Arkansas, of a size less than one thousand eight hundred (1,800) square feet of heated living space. Further, each dwelling shall have a private garage for not less than two (2) cars, which shall be served by a concrete driveway with a minimum width of not less than sixteen (16) feet. All homes or outbuildings constructed on any lot must use fire code approved roofing material selected by the Architectural Control Committee. In addition, all specifications and plans for structures to be constructed upon any lot within Champions Golf and Country Club Development to the City of Rogers, Arkansas, shall be submitted for approval to the Architectural Control Committee, which shall view all such plans and specifications prior to construction and be given the power

5546

to require amendment or alteration to any such designs or specifications prior to approval for construction in Champions Golf and Country Club Development to the City of Rogers, Arkansas. The specifications and requirements of the above mentioned zoning RMF6-A, with approved variances, are designed as minimum requirements for architectural and design specifications and may be supplemented from time to time, where not inconsistent, by the Architectural Control Committee, and same shall be binding. All owners should contact the Architectural Control Committee prior to commencement of construction, to be apprised of current requirements.

5. **Architectural Control Committee.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by the Architectural Control Committee. Such plans shall be submitted to the Architectural Control Committee at least fifteen (15) days prior to the commencement of construction of same, and the written approval of the Architectural Control Committee shall be required before commencement of construction. In this regard, it is the intention and purpose of the covenants contained in this paragraph to assure that all dwellings and accessory buildings shall be of a quality of workmanship and materials substantially the same or better than that which is being produced on the day these protective covenants are recorded and to assure that the exterior design of all dwellings and accessory buildings will be aesthetically compatible with the other dwellings and accessory buildings in the subdivision. The Architectural Control Committee for Champions Golf and Country Club Development shall consist of the officers of Sunrise Land Corporation, Inc., General Partner, and any other persons designated by Sunrise Land Corporation, Inc., General Partner. The members of said committee shall serve for a period of thirty (30) years, and thereafter as replaced by an election of the majority of the then lot owners (one lot, one vote) in Champions Golf and Country Club Development. The Architectural Control Committee's approval or disapproval as required in this paragraph shall be in writing. Should any plans submitted hereunder fail to be approved or disapproved within the time period herein provided, or in any event, if no suit to enjoin the construction proposed is commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with. The Architectural Control Committee as herein established may amend the architectural standards for Champions Golf and Country Club Development at any time with or without notice. Such amendment shall not affect plans or specifications for construction approved in writing prior to the date of such amendment. The Architectural Control Committee will make available from time to time written copies of the architectural standards to apply to the Champions Golf and Country Club Development. No adjacent lots or streets are to be used for storage of any building materials during or after construction. The use of any prefabricated lattice work on any decks, porches, overhangs, or other portions dwellings is prohibited unless with written approval by the Architectural Control Committee.

6. **Home Occupations.** Home occupations as defined by the Rogers City Code shall be prohibited.

7. **Yard Space Restrictions and Building Locations.** The Architectural Control Committee shall have sole and exclusive power to make all decisions regarding yard space restrictions and building locations, so long as same are not



in violation of Rogers City Code. In exercising its power, the Architectural Control Committee shall have all powers granted in paragraph 5 hereinabove.

8. **Fences and Shrubs.** Fencing of front yards is prohibited. Any fence located on any lot must be approved as to material, location, height, and width by the Architectural Control Committee prior to commencement of construction. Chain link fences and other forms of wire fencing are specifically prohibited. The Architectural Control Committee shall have the authority to establish setback requirements for any fences approved by it as set forth herein. Developer will construct all fencing surrounding Patio Home Development area.

9. **Garages.** Attached garages must be kept closed at all times except for immediate ingress or egress.

10. **Swimming Pools.** Swimming pools may be constructed upon any lot but must comply with the setback requirements set forth above. The design of any swimming pool and its screening or fencing must be approved by the Architectural Control Committee in writing in advance and must conform to all City Code requirements in effect for the City of Rogers at the time of such construction. No swimming pool shall be permitted to drain onto the golf course. All swimming pool equipment must be screened from the street and the golf course, and such screening must be approved by the Architectural Control Committee. Any fencing immediately surrounding the swimming pool shall be approved by the Architectural Control Committee and shall be wrought iron with an open view.

11. **Maintenance of Common Areas, Fences, and Roads.** Sunrise Land Corporation, General Partner, shall be responsible for maintaining all common areas, fences constructed by the developer, and roads within the development. Sunrise Land Corporation, General Partner, may from time to time require assessments, either monthly or annually, in the sole discretion of Sunrise Land Corporation, General Partner. The amount of any such assessment shall be equal for each lot owner based on the estimated cost of maintenance requirements divided by the number of lots in the development. Such assessment shall be up to \$1,000.00 per year for the first 10 years and shall increase thereafter if necessary. However, any increase shall not be more than \$100.00 per year over the previous year's assessment.

A. **Lien for Assessments.** All sums assessed against any lot pursuant to this declaration, together with any late charges as provided herein, shall be secured by a lien on such lot in favor of Sunrise Land Corporation, General Partner. Such lien shall be superior to all liens and encumbrances on such lot except for:

(1) Liens of ad valorem taxes;

(2) A lien for all sums unpaid on a first mortgage, any purchase money mortgage, or any mortgage to Champions Golf and Country Club Limited Partnership duly recorded in the public records of Benton County, Arkansas, and all amounts advanced pursuant to such mortgage and secured thereby in accordance.

All persons acquiring liens or encumbrances on any lot after these protective covenants shall have been recorded in said records shall be deemed

to consent that such liens or encumbrances shall be inferior to future lines or assessments as provided herein, whether or not prior consent be specifically set forth in the instruments creating such liens or encumbrances.

**B. Effect of Nonpayment of Assessments, Remedies of Sunrise Land Corporation, General Partner.** Any assessments which are not paid when due shall be delinquent. Any assessment due for a period of ten (10) days shall incur a late charge in an amount as the officers of Sunrise Land Corporation, General Partner, may reasonably determine from time to time. Sunrise Land Corporation, General Partner, shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien as herein provided for shall attach, and, in addition, the lien shall include a late charge of a maximum allowable rate from the date first due and payable, all costs of collection, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, Sunrise Land Corporation, General Partner, may, as its officers shall determine, institute suit to collect such amounts or to foreclose its lien. Each owner, by his or her acceptance of a deed to a lot, vests Sunrise Land Corporation, General Partner, or its agents, the right and power to bring all actions against him or her personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this article shall be in favor of Sunrise Land Corporation, General Partner. Sunrise Land Corporation, General Partner, shall have the power to bid on the lot at any foreclosure sale or to acquire, hold, lease, mortgage, and convey the same. No owner may waive or otherwise escape liability for the assessments provided herein, including, by way of illustration but not limitation, abandonment of his or her lot.

All assessments shall be due and payable in a manner and on a schedule as the officers of Sunrise Land Corporation, General Partner, may provide. Assessments may be levied upon each lot regardless of construction, or lack thereof, upon said lot.

**12. Signs.** No signs, either permanent or temporary of any kind, including realtors signs or signs advertising sale of lots, shall be placed or erected on any property, except as approved by the Architectural Control Committee. Provided further, however, the developer hereby reserves the right to construct signs to designate the name of the addition and to advertise same.

**13. Temporary Structures.** No trailer, basement, tent, shack, garage, barn, or other outbuildings 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. This restriction specifically prohibits the storing of any vehicles or boats on the lots other than inside the attached garage.

**14. Outbuildings.** The use of or erection of any detached storage building or outbuilding of any kind is prohibited on any lot in the subdivision.

15. **Oil and Mining Operations.** No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted, nor shall oil wells, crude oil 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, natural gas, salt, or any other mineral or petroleum product shall be erected, maintained, or permitted upon any building site.

16. **Pets, Livestock, and Poultry.** No animals, livestock, or poultry of any kind shall be raised or kept on any residential building site, except that dogs, cats, or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes. No more than two (2) pets shall be maintained upon any lot within Champions Golf and Country Club Development. Any pets maintained upon said lots must be maintained indoors and shall not be allowed to roam outdoors unless on a leash and attended by a person. No reptiles shall be kept as pets.

17. **Miscellaneous.**

A. **Satellite Dishes.** Satellite television receiver dishes are specifically prohibited from being installed within Champions Golf and Country Club Development.

B. **Basketball Goals.** Basketball goals are specifically prohibited within the Patio Home area.

C. **Exterior Lighting.** All exterior lighting must be approved by the Architectural Control Committee. Furthermore, all Christmas decorations and lighting must be removed by January 15th of the year following the preceding Christmas.

D. **Common Fence Attachments.** No lot owner shall attach anything to any fence constructed by the developer without the specific written permission of the Architectural Control Committee.

E. **Parking.** No vehicles or boats shall be stored in any Patio Home driveway for a period of more than twenty-four (24) hours. Common area parking within the Patio Home area is for guest use only. Should the number of guests in the Garden Villa area at any time exceed the available parking spaces within that area, guests are required to use existing clubhouse or tennis facility parking. Parking is specifically prohibited along the interior streets of the Garden Villa area except in designated parking spaces.

F. **Trees.** All trees must be preserved which do not impede construction, and any major clearing on a lot must be approved by the Architectural Control Committee.

G. **Clothes Lines.** No permanent outdoor clothes lines are permitted.

H. **Gas Meters.** All gas meters serving houses constructed within this phase shall be set on the rear side of such house.

I. **Motor Homes.** Motor homes are not permitted in the development without preauthorized approval in an area designated by the general partner.

J. Boats and Golf Carts. Boats and golf carts are not to be left unattended and must reside at all times in owner's garage.

K. Other Vehicles. The use or operation of motor cycles, recreational vehicles, off-road vehicles, go-carts, model airplanes, mopeds, or any other motorized conveyance and any manually operated machines (excluding golf carts and bicycles) shall be considered a nuisance and are prohibited.

L. Curbing. The painting of any curbing or rock surfacing on any street in the development is prohibited.

M. Disrepair. Any improvements on lots which fall to disrepair in the discretion and opinion of the Architectural Control Committee and not repaired or maintained after 10 days notice to the owner will be repaired by the developer and will be billed to the lot owner. Sunrise Land Corporation, General Partner, shall have the same lien rights for the repairs pursuant to this paragraph as are set out in paragraph 11 set forth above.

N. Swing Sets. Swing sets shall be allowed only by approval and site location by the Architectural Control Committee. Any swing sets allowed shall only be constructed of treated wood without flags and any canvas coverings shall be natural canvas color or sherwood green to blend with the general landscape.

18. Prohibited Housing. No subterranean housing or other form of housing covered by earth or earthworks shall be permitted within Champions Golf and Country Club Development.

19. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plat and over the rear of each lot. No trees, incinerator structures, buildings, pavement, or similar improvements shall be grown, built, or maintained within the area of the utility easements. Owners are hereby put on notice that any structures or plant material in the easements are subject to removal. Provided further, each lot shall have a two (2) foot easement along the entire perimeter of said lot, which shall be servient to the adjacent lots and run in perpetuity, for the express purpose of allowing roof overhangs and/or footings necessary to construct on said lots using the "zero lot line concept."

20. Nuisances. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereupon which may be or may become an annoyance or a nuisance to the neighborhood. Household pets may be kept provided they are not kept or maintained for any commercial purposes. Grass, weeds, and tree sprouts shall be kept cut by the developer until construction is commenced by the lot owner. An annual fee in the sum of \$250.00 shall be assessed by developer for said grass cutting and maintenance. Upon initiation of construction of dwellings, the owner is responsible to keep the lot grass maintained at 6 inches or less at all times. If the grass is not maintained at less than 6 inches in height during construction, the developer shall cut said grass and the owner of said lot shall be assessed a fee in the sum of \$250.00 for said maintenance. Sunrise Land Corporation shall have the same lien rights as set forth in paragraph 11 above for any assessments pursuant to this paragraph. Yard maintenance after construction and landscaping shall be borne by the land owner at land owner's cost. Fences or outside structures or other

outdoor decorations shall be maintained so as not to become unsightly or an annoyance or a nuisance to the neighborhood. No building material of any kind or character shall be placed or stored upon any lot in the subdivision until the owner is ready to commence construction of the improvements requiring such materials. Building materials shall not be placed or stored in the street or between the street and property lines. Upon completion of the improvements requiring such materials, all remaining building materials shall be removed from the subdivision.

21. **Inoperative Vehicles.** No vehicle, bus, tractor, or other vehicle or other conveyance or rig, other than a lawn grass apparatus, shall be left inoperative on any platted lot for a period of more than twenty-four (24) hours.

22. **Violations.** In the event of any violation or attempt to violate any of the covenants or restrictions herein before the expiration date hereof (whether the original expiration date or the expiration date of any extensions thereof), it shall be lawful for any person or persons owning any lots in the subdivision to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate such covenants or restrictions, and either to prevent him or them from so doing and/or to recover damages for such violations.

23. **Binding Effect and Amendments of Covenants.** All persons or corporations who now or shall hereafter acquire any of the lots within the Patio Home Development of Champions Golf and Country Club Development shall be deemed to have agreed and covenanted with the owners of all other lots in the Patio Home Development and with their heirs, successors, and assigns to conform and observe the restrictions, covenants, and stipulations contained herein for a period as hereinafter set forth. These covenants may be amended at any time upon the affirmative vote of seventy-five percent (75%) of the then existing votes within the Patio Home Development of Champions Golf and Country Club Development. By virtue of ownership and continued maintenance of the common area, the developer is hereby designated to have twenty-one (21) votes, which shall be computed in determining whether or not the seventy-five percent (75%) requirement has been met. It is expressly determined that the owner of each of the original sixteen (16) platted lots shall have one (1) vote for each of said platted lots owned at the time of any such election or vote. The developer shall have one (1) vote for each lot still owned by the developer at the time of any such vote or election in addition to the above described twenty-one (21) votes. A vote of seventy-five percent (75%) of the combined total of the sixteen (16) original platted lots and the developer's twenty-one (21) common area votes shall be deemed sufficient to amend these covenants. Further, no amendments shall be allowed which would be in violation of the zoning designation in effect at the time of the amendment or which would reduce or eliminate assessments as set forth in paragraph 11.

24. **Duration of Covenants.** These covenants and restrictions shall run with the land for a minimum period of thirty (30) years, to be automatically extended for successive periods of five (5) years without further action unless terminated by a majority of the property owners in the development, casting votes as hereinabove set forth in the amendment section of these covenants, and voting one (1) vote for each lot. It is the intent that these covenants promote the aesthetic value of Champions Golf and Country Club Development.

93 16911

25. Severability. Invalidation of any restriction set forth herein, or any part thereof, by an 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.

93.16912

PATIO HOMES

Lots P-2, P-3, P-4, P-6, P-8, P-9, P-10, P-11, P-12, P-14, and 21 votes for common area pursuant to original covenants.

NEW CHAMPIONS LAND DEVELOPMENT  
LIMITED PARTNERSHIP BY  
SUNRISE LAND CORPORATION,  
GENERAL PARTNER

By: E. Scott Blevins  
E. Scott Blevins, President

STATE OF ARKANSAS     )  
                                  ) ss  
COUNTY OF BENTON     )

Subscribed and sworn to before me, a notary public, this 22nd day of  
March, 1993.

Cynthia D. Copier  
Notary Public

My Commission Expires:  
November 3, 2002

