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PRESENTED: 05-09-2023 01:21:50 PM RECORDED: 05-09-2023 01:30:12 PM

In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE \$20.00

AMENDED AND CORRECTED
BILL OF ASSURANCE
FOR
LOTS 1 THRU 35
MILLERS RIDGE ESTATES PHASE 1
AND DEDICATION OF A PORTION OF FERN RIDGE ROAD AND
TRACTS "A" & "B" TO THE CITY OF SHERWOOD



KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Grantor as described in Bill of Assurance recorded as Instrument No. 2023019048 desires to amend the Bill of Assurance to make certain changes as reflected herein;

NOW, THEREFORE, the Grantors signing hereto agree and hereby amend the Bill of Assurance as follows:

Paragraph Section (2) Setback Requirements shall be deleted and replaced with the following:

(2) Setback Requirements

No building or fence shall be constructed on any lot nearer than the "25' Building Setback" shown on said Plat and no building, fence, deck, slab or structure of any kind shall be constructed on any lot within the "no clearing areas" on the rear property line as shown on the Plat.

(a) Residential Use - The front yard setback shall be Twenty-five feet (25') or as shown on the Plat. The rear yard setback shall be twenty-five feet (25') or greater on lots with a "no clearing area" shown on the rear of the lot. No buildings are allowed in the "no clearing areas" as shown on the Plat. The side yard setback shall be for the main structure ten percent (10%) of the average width of the lot provided such side yard need not exceed eight feet (8') in width.

Paragraph Section (20) Green Space shall be deleted and replaced with the following:

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(20) Green Space

(a) No lot owner shall excavate, plant, build, construct or install any structure in or upon or otherwise improve any portion of his or her lot which lies within the area that is shown as "no clearing areas" on the plat of his or her lot. Such area shall remain in its natural state, provided however, a lot owner shall remove any trash, refuse or rubbish from such area on their lot.

(b) A fence may be constructed within the "no clearing area" provided said fence is no closer than 100 feet of the rear lot line. Fence right-of-way for clearing shall be no wider than 5 feet. All fences shall be approved by the Architectural Control Committee.

(c) Nothing herein shall diminish or obviate a lot owner's obligation to pay any and all real estate taxes on his or her lot.

All other provisions, paragraphs, and language of the Bill of Assurance shall remain in full force and effect.

WITNESS our hands and seal this 9th day of May, 2023.

GRANTOR:

OAKDALE ESTATE, LLC
AN Arkansas limited liability company

By: [Signature]
Title: President & Manager

ACKNOWLEDGEMENT

STATE OF ARKANSAS)

COUNTY OF PULASKI)

On this day before me, a Notary Public, duly commissioned, qualified, and acting within and for the State and County of LONOKE, appeared in person RANDY WIGGINS, who acknowledged himself to be the MANAGER of OAKDALE ESTATES, L.L.C., and Arkansas limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as and that such corporation executed the foregoing instrument as manager of such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9th day of May, 2023.



[Signature]

Notary Public