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In Official Records of Terri Hollingsworth Circuit/County Clerk

PULASKI CO, AR FEE \$80.00

This instrument prepared by:

James C. Clark, Jr.
Friday, Eldredge & Clark
400 West Capitol, Suite 2000
Little Rock, AR 72201



THIRD SUPPLEMENT TO BILL OF ASSURANCE

This Third Supplement to Bill of Assurance executed this 7th day of December, 2021, is made by PotlatchDeltic Real Estate, LLC ("PotlatchDeltic," also "Developer" or "Declarant") as hereinafter set forth:

WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Bill of Assurance to Chenal Valley, an addition to the City of Little Rock, Arkansas, on March 26, 2019, Instrument No. 2019018007, First Supplement to Bill of Assurance of Chenal Valley on June 21, 2019, as Instrument No. 2019038264 and Second Supplement to Bill of Assurance of Chenal Valley on March 4, 2021 as Instrument No. 2021013802, creating the Falstone Court Neighborhood (collectively, the "Bill of Assurance");

WHEREAS, paragraph 1 of the Bill of Assurance specifically provides that the Developer has the right to bring within the plan and the Bill of Assurance additional properties provided such properties are in accord with the general plan of development and may contain such complementary additions and modifications of the provisions of the Bill of Assurance necessary to reflect the different character, if any, of the added properties; and

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

PLAT #2021087567

BEING A PORTION OF SECTION 25, T-2-N, R-14-W AND A PART OF THE WEST 1/2 OF SECTION 30, T-2-N, R-13-W, PULASKI COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN PROPERTY LINE OF LOT 39, BLOCK 135 OF CHENAL VALLEY (FALSTONE COURT), AS RECORDED IN INSTRUMENT NO. 2019038265, RECORDS OF PULASKI COUNTY ARKANSAS AND THE EASTERN RIGHT OF WAY LINE OF FALSTONE DRIVE; SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG THE SOUTH LINE OF SAID LOT 39, BLOCK 135 A BEARING AND DISTANCE OF S79°19'11"E, 145.19 FEET; THENCE S10°40'49"W, 1.15 FEET; THENCE S63°46'39"W, 119.99 FEET; THENCE S26°13'21"E, 120.00 FEET; THENCE S29°23'52"W, 115.11 FEET; THENCE S26°13'23"E, 185.00 FEET; THENCE N63°46'37"E, 250.00 FEET; THENCE S32°45'50"E, 190.39 FEET; THENCE S49°19'21"E, 304.30 FEET; THENCE S37°47'41"E, 118.52 FEET; THENCE S19°18'01"E, 246.95 FEET; THENCE S00°56'47"W, 242.93 FEET; THENCE S63°22'55"W, 260.82 FEET, THENCE

N78°08'14"W, 816.74 FEET; THENCE N60°35'31"W, 99.63 FEET; THENCE N42°55'52"W, 289.67 FEET, THENCE N24°41'16"W, 80.69 FEET; THENCE N83°09'36"W, 155.80 FEET; THENCE S74°13'58"W, 65.83 FEET; THENCE S50°21'14"W, 100.53 FEET; THENCE S39°33'51"W, 103.47 FEET; THENCE S23°19'32"W, 171.80 FEET; THENCE N56°33'29"W, 550.00 FEET; THENCE N55°02'00"E, 49.67 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF BLOCK 136 OF CHENAL VALLEY; THENCE CONTINUING ALONG SAID SOUTH LINE, N86°20'10"E, 129.86 FEET; THENCE N66°33'39"E, 104.90 FEET; THENCE N54°18'39"E, 327.27 FEET; THENCE N47°36'04"E, 171.17 FEET; THENCE N54°18'39"E, 80.72 FEET; THENCE N71°33'40"E, 61.11 FEET; THENCE S79°10'12"E, 525.80 FEET; THENCE S44°30'43"E, 49.04 FEET; THENCE N56°33'30"E, 183.17 FEET TO A POINT LOCATED ON THE EASTERN RIGHT OF WAY LINE OF FALSTONE DRIVE; THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY AN ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N18°42'01"W, 190.84 FEET; THENCE N03°57'32"W, 190.96 FEET; THENCE ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N03°21'39"E, 95.55 FEET; BACK TO THE POINT OF BEGINNING, CONTAINING 29.8285 ACRES (MORE OR LESS).

AND

BEING A PORTION OF SECTION 25, T-2-N, R-14-W, PULASKI COUNTY ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF TRACT B, BLOCK 135 OF CHENAL VALLEY (FALSTONE COURT), AS RECORDED IN INSTRUMENT NO. 2019018008, RECORDS OF PULASKI COUNTY ARKANSAS AND THE EASTERN RIGHT OF WAY LINE OF LAMARCHE DRIVE; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERN RIGHT OF WAY OF LAMARCHE DRIVE, AN ARC OF A 630.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N03°55'08"E, 183.86 FEET; THENCE LEAVING SAID RIGHT OF WAY N85°31'41"E, 60.60 FEET; THENCE S03°40'40"W, 218.10 FEET; THENCE N63°26'12"W, 65.95 FEET; BACK TO THE POINT OF BEGINNING. CONTAINING 0.2596 ACRES, (MORE OR LESS)

shown on the Plat hereinafter mentioned, as Lots 87-129, Block 136, Tracts G & H, Block 136 and Tract I, Block 135, Chenal Valley, an Addition to the City of Little Rock, Arkansas (which property together with the property described in the Bill of Assurance is hereinafter referred to as the "Falstone Court Neighborhood"); and Developer has caused to be incorporated Falstone Court Property Owners Association, Inc., for the purpose of administering the maintenance of the common area tracts and amenities in the Falstone Court Neighborhood and Chenal Valley Property Owners Association, Inc. for the purpose of administering the maintenance of the common area tracts and amenities of Chenal Valley;

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

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

NOW, THEREFORE, Developer for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value has caused to be made a plat showing a survey made by Marion Scott Foster, Registered Land Surveyor, dated 10/7/2024, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the "Plat").

PotlatchDeltic hereby donates and dedicates to the public an easement of right-of-way on, over and under the streets and right-of-way reflected on said Plat to be used as public streets. There are certain easements for drainage, sanitary sewer and utilities as reflected more particularly on the Plat which PotlatchDeltic hereby donates and dedicates to and for the use of public utilities in accordance with further terms and conditions of this Third Supplement to Bill of Assurance, the same being, without limiting the generality of the foregoing, electric power, gas, water, sanitary sewer and telecommunications with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use and occupy such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

ALL DRAINAGE EASEMENTS ARE TO REMAIN UNOBSTRUCTED.

The use of the area designated on the Plat as Tract G, Block 136, Chenal Valley, an addition to the City of Little Rock, Arkansas, is hereby donated and dedicated by PotlatchDeltic to the owners, as they may exist from time to time, of lots within the Falstone Court Neighborhood with the right, subject to further terms and conditions of the Plat and the Bill of Assurance, as amended, to use this area for landscaping, pedestrian paths, drainage, storm drains, storm drainage overflow, sanitary sewer easements and a United States Postal Service kiosk. Tract G, Block 136 is further subject to water easements and an access easement as reflected on the Plat. The Falstone Court Property Owners Association, Inc. shall maintain such above ground area and improvements, including all storm drainage ditches, at its sole cost. The City of Little Rock shall maintain, repair, and replace all underground improvements provided, however, notwithstanding the above, sanitary sewer lines shall be maintained by Little Rock Water Reclamation Authority. No improvements by any party shall be placed on the area designated as Tract G, Block 136, an

addition to the City of Little Rock, Arkansas, unless first approved by PotlatchDeltic, the appropriate agencies of the City of Little Rock, if necessary, Falstone Court Property Owners Association, Inc. and the Architectural Control Committee established pursuant to the Covenants and Restrictions of Chenal Valley.

The use of the area designated on the Plat as Tract H, Block 136, Chenal Valley, an addition to the City of Little Rock, Arkansas, is hereby donated and dedicated by PotlatchDeltic to the owners, as they may exist from time to time, of lots within Falstone Court Neighborhood with the right, subject to further terms and conditions of the Plat and the Bill of Assurance as amended to use the area for landscaping, sanitary sewer easements, drainage and pedestrian paths. Tract H, Block 136 is further subject to a water easement as reflected on the Plat. The Falstone Court Property Owners Association, Inc. shall maintain such above ground area and improvements, at its sole cost. Little Rock Water Reclamation Authority shall be solely responsible for maintenance, repair and replacement of any sanitary sewer line. No improvements by any party shall be placed on the area designated as Tract H, Block 136, an addition to the City of Little Rock, Arkansas, unless first approved by PotlatchDeltic, the appropriate agencies of the City of Little Rock, if necessary, Falstone Court Property Owners Association, Inc. and the Architectural Control Committee established pursuant to the Covenants and Restrictions of Chenal Valley.

The use of the area designated on the Plat as Tract I, Block 135, Chenal Valley, an addition to the City of Little Rock, Arkansas, is hereby donated and dedicated by PotlatchDeltic to the owners, as they may exist from time to time, of lots within Falstone Court Neighborhood with the right, subject to further terms and conditions of the Plat and Bill of Assurance, as amended, to use the area for landscaping, pedestrian paths and a United States Postal kiosk. The Falstone Court Property Owners Association, Inc. shall maintain such above ground area and improvements, at its sole cost, including paved surfaces and sidewalks serving the United States Postal kiosk area within the Tract. No improvements by any party shall be placed on the area designated as Tract I, Block 135, an addition to the City of Little Rock, Arkansas, unless first approved by PotlatchDeltic, the appropriate agencies of the City of Little Rock, if necessary, Falstone Court Property Owners Association, Inc. and the Architectural Control Committee established pursuant to the Covenants and Restrictions of Chenal Valley.

PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION OF UTILITIES WITHIN THE UTILITY EASEMENTS REFLECTED ON THE PLAT, THE PUBLIC UTILITIES MUST SUBMIT WRITTEN PLANS AND SPECIFICATIONS OF THE PROPOSED IMPROVEMENTS TO THE ARCHITECTURAL CONTROL COMMITTEE FOR REVIEW AND APPROVAL.

ALL UTILITIES TO BE INSTALLED BY PUBLIC UTILITIES AFTER PLATTING OF THE PUBLIC STREETS MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO COMMENCEMENT OF CONSTRUCTION AND IF SUBSEQUENTLY INSTALLED IN THE PUBLIC STREETS OR IN ANY EASEMENT ADJACENT TO THE PUBLIC STREETS, SUCH INSTALLATION MUST BE AT A DEPTH OF AT LEAST 30" BELOW THE ELEVATION OF THE ADJACENT STREET.

DEVELOPER, ITS SUCCESSORS OR ASSIGNS, HAS NO DUTY TO MAINTAIN, REPAIR OR REPLACE ANY IMPROVEMENTS LOCATED WITHIN THE TRACTS OR WITHIN OTHER EASEMENT AREAS REFLECTED ON THE PLAT. ALL COSTS ASSOCIATED WITH ANY SUCH MAINTENANCE, REPAIR OR REPLACEMENT OF SUCH IMPROVEMENTS, AND ALL LANDSCAPING TREATMENTS, IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE ASSOCIATION, TO THE EXTENT SUCH COSTS ARE NOT A RESPONSIBILITY OF THE CITY OF LITTLE ROCK, ARKANSAS.

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

The lands embraced in the Plat shall be forever known as Lots 87-129, Block 136, Tracts G & H, Block 136, and Tract I, Block 135, Chenal Valley, an Addition to the City of Little Rock, Arkansas, and any and every deed of conveyance of any lot in the Falstone Court Neighborhood, describing the same by the number shown on said plat shall always be deemed a sufficient description thereof.

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

2. Architectural Control. No improvements shall be constructed or maintained upon any lot or Tract and no alteration or repainting to the exterior of any improvement, including, but not limited to, walls, retaining walls and swimming pools, shall be made and no landscaping performed unless approved by the Architectural Control Committee as provided for in the Covenants and Restrictions and the Bill of Assurance.

3. Common Amenities. The area designated on the Plat as Tracts G & H, Block 136, and Tract I, Block 135, all improvements thereon, and landscaped areas shall be maintained by the Falstone Court Property Owners Association, Inc., to the extent they are not the responsibility of the City of Little Rock, except for public utility improvements, which are maintained by such public utilities.

4. Setback Requirements. No residence shall be located on any lot nearer to the front lot line or the side street line than twenty-five (25) feet. No building shall be located nearer to an interior lot side line than eight (8) feet. Unless provided for to the contrary on the Plat, no principal dwelling shall be located on any lot nearer than twenty-five (25) feet to the rear lot line. For the purposes of this covenant, eaves, steps and porches not under roofs shall not be considered as a part of the building. Where two or more lots are acquired as a single building site, the site building lines shall refer only to those bordering the adjoining property owners.

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

<u>Lot Number</u>	<u>One Story Minimum Sq. Ft.</u>	<u>Multi-Story Minimum Sq. Ft.</u>
All Lots	2,200	2,600

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

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

The Owner of a lot is solely responsible for the existing drainage course across his lot. The Falstone Court Property Owners Association, Inc. is only responsible for maintenance and replacement of drainage equipment and facilities existing within the easements granted herein and described on the Plat that are not the responsibility of the City of Little Rock, and has no responsibility for the maintenance and repair of any drainage course or equipment located upon those areas of the lot outside the easement.

7. Grinder Pump Stations. Installation of Grinder Pump Stations will be required of the owner of Lots 126, 127, 128 and 129, Block 136 as part of the construction of any single family residence on the aforementioned lots.

The owner of each of the aforementioned lots, now or in the future, shall be solely responsible for the acquisition, installation, maintenance, repair or replacement of such Grinder Pump Station upon its lot.

The description and model of any Grinder Pump Station that any owner desires to install upon any lot shall be submitted to the Architectural Control Committee of Chenal Valley ("ACC") for approval as part of the written plans and specifications required to be submitted for approval to the ACC by each owner prior to the commencement of any construction upon its lot.

All construction methods shall conform to the manufacturer's requirements and recommendations. All aspects regarding installation of any Grinder Pump Station shall be subject to the inspection and approval of the ACC.

In the event the Grinder Pump Station is not properly maintained by the owner the POA reserves the right, upon three (3) days written notice being provided to the owner, to enter upon such lot to maintain, repair or replace such Grinder Pump Station. The owner of such lot shall, within thirty (30) days of completion of such maintenance, repair or replacement of such Grinder Pump Station by the POA reimburse the POA for all costs and expenses incurred by the POA for the maintenance, repair or replacement of the Grinder Pump Station.

8. Chenal Heights Drive Location. The landscaped island installed by Developer located within the circle reflected on the Plat at the end of Chenal Heights Drive as well as landscaping, rock walls and other improvements installed by Developer along the road between the Chenal Heights Drive circle and the property line of Falstone Court Neighborhood as reflected on the Plat shall be maintained by the POA at its sole cost. In addition thereto, the road between the Chenal Heights Drive circle and the property line of Falstone Court Neighborhood as reflected on the plat, shall be maintained and repaired at the sole cost of the POA.

9. Incorporation of Terms of Bill of Assurance. Said lands herein platted and any interest therein are hereby added to and made a part of the Falstone Court Neighborhood and shall, on and after the date hereof, be subject to all of those certain terms, covenants and restrictions contained in the Covenants and Restrictions described herein and the Bill of Assurance filed March 26, 2019, as Instrument No. 2019018007, and all supplements and amendments thereto, all of which are incorporated herein by reference and made a part hereof.

EXECUTED this 7th day of December, 2021.

POTLATCHDELTA REAL ESTATE, LLC

BY: 
David Meghreblian, Vice President

ACKNOWLEDGMENT

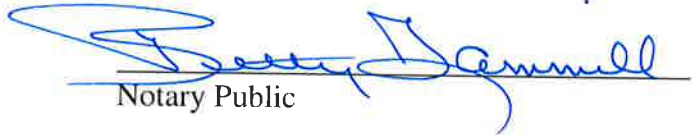
STATE OF ARKANSAS

COUNTY OF PULASKI

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named David Meghreblian, to me well known, who stated that he was the Vice President of POTLATCHDELTAIC REAL ESTATE, LLC and was designated and duly authorized in that capacity by said POTLATCHDELTAIC REAL ESTATE, LLC to execute the above instrument for and in the name and behalf of said POTLATCHDELTAIC REAL ESTATE, LLC, and further acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

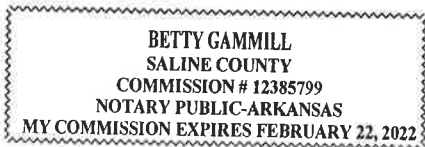
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 7th day of

December, 2021.


Notary Public

My Commission Expires:

Feb 22, 2022



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

12/8/21 
City of Little Rock Planning Commission