

March 1, 2008

To all Valley Subdivision residents,

RE: Valley Subdivision Protective Covenants and Restrictions

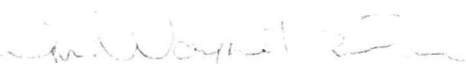
Effective May 26, 2006, the Architectural Control, Plans, and Policy Committee (ACPPC) was reinstated. The following residents are on this committee: Wayne Burton, Dianne Doughty, Bill McClellan, Gloria Mikesch, and Bud Wilson.

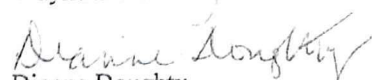
The ACPPC wants to emphasize the necessity for all residents to comply with the Valley Subdivision Protective Covenants and Restrictions. The committee is aware that the vast majority of the residents do comply with the covenants and restrictions.

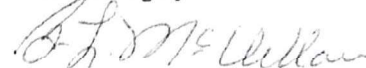
We have noticed the following issues which we have highlighted on the attached copy of the Valley Subdivision covenants. Please address the ones that may pertain to your property.

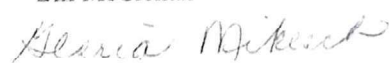
It is recognized that any rule or regulation in a homeowner type organization is dependent on voluntary compliance. We need your assistance in this matter. We hope that you will cooperate with us. It is very important that if you may need assistance in coming into compliance that you contact any member of the committee. We would be happy to assist you physically or help you interpret the protective covenants and restrictions. It's our primary goal to insure that the Valley Subdivision continue to maintain its appearance to its highest level and to ensure and enhance the property values for all.

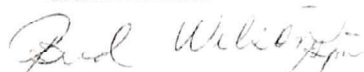
Sincerely the ACPPC Board,


Wayne Burton


Dianne Doughty


Bill McClellan


Gloria Mikesch


Bud Wilson

THE VALLEY SUBDIVISION PROTECTIVE COVENANTS AND RESTRICTIONS

ORIGINAL COVENANTS: September 30, 1972

1. All wells and sewage disposal systems shall meet State Health Standards.
2. No mobile homes, trailers or temporary structures shall be permitted.
3. No construction shall be closer than fifty feet from front street and five feet from side and rear lot lines, except where lot line is adjacent to runway.
4. No obstruction shall be constructed within thirty feet of property lines adjacent to runway.
5. Easements are reserved where needed for installation and maintenance and underground utilities.
6. Owners of lots, improved or unimproved, are responsible for the care and maintenance of their lots. If the owner does not maintain his lot properly, Coba, Inc., is authorized to mow same and otherwise maintain the lot at a reasonable cost at the expense of the lot owner or owners.
7. No livestock, horses, fowl, or animals other than ordinary small household pets shall be permitted.
8. All plans and specifications of buildings and homes or cottages shall be approved by the Architectural Control, Plan and Policy Committee prior to commencement of construction. This committee shall consist of three members, elected by a majority of lot owners. The owner of each lot is entitled to one vote.
9. When construction of home or cottage commences, same must be completed within a reasonable time.
10. All lots shall be used for residential purposes only, except in areas that may hereafter be designated as airplane storage or work areas, as set up by the Architectural Control and Plan Committee.
11. No noxious or offensive activity shall be permitted.

12. No signs shall be permitted except "For Sale" signs and these shall be governed by the Committee as to size.

13. Each owner shall be responsible for the proper removal of trash and garbage or Coba, Inc., is authorized to so remove and clean up the lot at a reasonable cost to be paid by the lot owner.

14. Any person who is an owner of a lot or who has contracted to purchase a lot, shall be entitled to the implied privileges of the areas indicated: runway; taxi way; tie-downs, walkway and access. Any alleged abuses of these privileges are under the control of the Policy Committee.

15. These protective covenants and restrictions may be altered, deleted, added to, amended, modified or changed in any manner upon the consent in writing by at least 2/3 majority of owners of lots. The owner of each lot is entitled to one vote.

AMENDMENT TO THE VALLEY COVENANTS: October 5, 1976

WHEREAS, COBA INC. is the owner of certain lots located in THE VALLEY, a Subdivision located in Baxter County, Arkansas, as shown by the recorded plat thereof;

NOW THEREFORE, said COBA INC. declares that they waive and relinquish to the Architectural Control Plan and Policy Committee any and all rights which were reserved to the developer, COBA INC., in the aforementioned reservations and restrictions applying to The Valley Subdivision. Said Architectural Control Plan and Policy Committee nor any of the members thereto shall be appointed by the developer but shall be elected by the property owners in said subdivision.

AMENDMENT TO THE VALLEY COVENANTS: October 5, 1995

1. No multiple family housing is permitted.

2. The minimum size residence shall be no less than 1200 square feet of living space. Garages, hangars, carports, etc. are not considered living space.

3. Construction of any type building is not permitted on a lot that has been subdivided to less than 150 feet wide.

AMENDMENT TO THE VALLEY COVENANTS: July 26, 1996

1. The Architectural Control, Plan and Policy Committee is the successor to Coba, Inc. in all matters pertaining to the Protective Covenants and Restrictions, and shall assume the responsibilities and duties as specified in the Protective Covenants and Restrictions of the Valley Subdivision.
2. The Architectural Control, Plan and Policy Committee shall have the right to enforce all Covenants and Restrictions of the Valley Subdivision.
3. Members of the Architectural Control, Plan and Policy Committee shall be elected to a three year term.

AMENDMENT TO THE VALLEY COVENANTS: MAY 9, 2006

1. No obstruction shall be constructed, built, planted or otherwise caused to exist that could be an impediment to aircraft movement within sixty (60) feet of property lines adjacent to the runway.
2. The minimum square footage of the residence shall be no less than twelve hundred (1200) square feet of living space with a minimum of eight (8) foot ceilings on the main floor. Garages, hangars, carports, etc., are not considered living space.
3. All construction will be residential style homes. Attached or detached hangars of a design compatible with the home are permitted. Quonset huts, pole barns, or commercial style hangars with metal exterior are not permitted. Hangars with built-in living quarters or apartments, or "hangar only" structures are not permitted.
4. The main entrance or "front" of the house shall face the street. The house design must be consistent with the residential architecture.

AMENDMENT TO THE VALLEY COVENANTS: MAY 23, 2006

1. The minimum square footage of the residence shall be no less than twelve hundred (1200) square feet of living space on the main floor with a minimum of eight (8) foot ceilings. Garages, hangars, carports, etc., are not considered living space.
2. The main entrance or "front" of the house shall face the street or be designed to present acceptable "curb appeal". The house design must be consistent with the residential architectural standards of The Valley Subdivision.
3. All plans and specifications of buildings and homes or cottages shall be approved by the Architectural Control, Plans, and Policy Committee prior to commencement of construction. This committee shall consist of five (5) members, elected by a majority of lot owners. They shall serve a term of three (3) years. The owner of each lot is entitled to one vote.

**AMENDMENT TO RESTRICTIONS
FOR THE VALLEY SUBDIVISION**



Pursuant to Paragraph 15 of the Protective Covenants of the Valley Subdivision, as shown by the recorded plat therefore, Baxter County, Arkansas, we, the undersigned, being the lot owners of more than two thirds of the lots in the Valley subdivision hereby amend the restrictions to provide as follows:

1. There will be no vacation rentals by owner (VRBO) or AIRBNB rentals in the Valley Subdivision. As set forth by our association by-laws, we strive to maintain the integrity of our subdivision to the established high standards.

This restriction shall be added to the existing restrictions, and any conflict therewith these restrictions shall modify those original restrictions.

DATED this July day of 6th, 2018.