



## 2022 New Home Construction Packet

Welcome to Hot Springs Village!

Revised July 22, 2022

Our Permitting and Inspections staff is pleased to assist in your new home construction project. They may be reached by email at [bellison@hsvpoa.org](mailto:bellison@hsvpoa.org) or by phone 501-922-5559.

Below is the new home construction permitting document checklist. Please submit all items to [bellison@hsvpoa.org](mailto:bellison@hsvpoa.org) or deliver to the P&I Department. Applications will not be reviewed for approval until all items on the checklist have been received. P&I will issue the permit after approval. All applications are reviewed on a case by case basis and new home permits are valid for a twelve (12) month period.

Applications requesting variances into the utility easements will not be reviewed without written release from Cooper Communities. Contact Anne George at 479-246-6690 to request an easement release.

If your lot is not currently served with water or sewer services, the POA may offer a property trade to a lot that has water and sewer lines already extended.

### New Home Construction Checklist:

1.  Signed Building Permit Application along with payment
2.  Copy of recorded Warranty Deed
3.  Copy of Workman's Compensation Policy
4.  Copy of Builder's Risk Policy
5.  Bank letter containing loan commitment, dollar amount and physical address of property or copy of contract (and allowances) between owner and builder and documentation showing sufficient funds to complete construction.



6.  Plot plan (scale 1"=20'). Survey showing proposed residence, all setbacks and easements and 5-foot elevation contours submitted in PDF format.
7.  House construction drawings (submitted in High Definition PDF format) showing front, rear and side elevations. Pitch of the roof should be indicated. Drawings should indicate square footage of heated and cooled space, garage, patios, and decks.
8.  Specification list of materials used on the exterior of the house (stone, brick, stucco, vinyl material etc.).
9.  Land Surveyor's Certification (within last 90 days) & pins clearly marked on lot.
10.  Signed Construction Advisory Statement
11.  Signed Mailbox Installation Acknowledgment
12.  Signed Fire Policy
13.  Proof of current Contractor's License (or notarized statement from owner building their own home)
14.  Tree Conservation Plan – flag trees that will be preserved on lots over 1/2 acre in size
15.  Erosion Control Plan
16.  Garland County Storm Water Permit (only required for homes built in Garland County)

*We hope the following information will assist with your new construction project, please review each carefully:*

**Addresses:** The Arkansas Fire Prevention Code requires all residential homes and commercial buildings to have visible street address number(s) posted on the house or building.

**Building Codes:** All structures must comply with the current version of the following codes as applicable: International Residential Code, International Building Code, Arkansas Fire Prevention Code, Arkansas Plumbing Code, Arkansas Mechanical Code, National Electrical Code, Arkansas Propane Code, Environmental Protection Agency, Arkansas Department of Environmental Quality, Americans with Disabilities Act.

**Change of Contractor:** To change contractors submit a letter from the owner advising that they no longer wish to have the current contractor on the job.

**Construction Drawings:** One complete set of construction drawings must be on jobsite at all times during construction.

**Culverts:** Culvert sizing is determined by the Public Services Division.

**Incomplete Applications:** The Permitting & Inspection Coordinator is pleased to assist you during the application process. Incomplete applications will not be accepted for review.

**Drainage:** Hot Springs Village POA does not intervene when water or drainage problems occur between property owners. Concerns over drainage or water problems should be resolved between property owners or between owners and contractors.

**Erosion:** Erosion control must be in place during all phases of construction including clearing, grubbing and grading. Any ground disturbance of areas larger than one acre require permitting from the Arkansas Department of Environmental Quality.

**Electrical:** Electrical wiring gauge must 12 gauge or greater (i.e. 14 gauge is not permitted), except low voltage wiring is acceptable.

**Landscaping:** Landscaping must be completed within 12 months from final inspection. Landscaping requires a separate permit and approval by the Architectural Control Committee.

**Driveway:** All Driveways must be paved using concrete or asphalt. Special materials and finishes may be approved by the ACC.

**Seawalls and Rip Rap:** New home construction on a lake lot must submit an application for either rip rap or a seawall prior to final inspection and the issuance of a certificate of occupancy.

**Storm Shelter/Safe Room:** Shelters must meet or exceed the following standards: FEMA 320 4<sup>th</sup> edition (December 2014, FEMA 361 Guidelines, ICC 500 (2014 standard)

**Inspections:** Inspections are stipulated on the permit and must be scheduled by contacting the Permitting & Inspections office 24 hour in advance. Permits must be posted on the job site and kept in a dry and protected location.

**HVAC:** Load calculation and specification sheet for the A/C unit must be submitted just prior to the framing inspection. If these items are not submitted, the framing inspection will not be conducted.

### **Electrical Panel Location**

**Please review the following specifications for external electrical panel location and wiring requirements from the panel to the 1000-gallon tank/grinder tank.**

- A. There shall be a minimum of ¾" thick plywood board or wafer board (four by eight) installed as support for the exterior sewer tank electrical panel for houses covered with siding. Brick or stone exterior houses do not need a plywood support.
- B. There will be a minimum of three feet of electrical conductor on the exterior of the building for the above panel. The height of the electrical conductor on the exterior shall be a minimum of four feet and a maximum of five feet from grade level.
- C. There will be a minimum of thirteen inches clearance on the left side of the pump conductor wire.
- D. All conductors going through building foundation blocks or cement walls will be sleeved with a one-inch PVC conduit or 'A' CARFLEX.
- E. Contact the Public Utilities Department at 501-922-5524 for conduit installation prior to concrete work.
- F. Maintain 3'0" clearance from panel front A/C unit.
- G. 1 ½" and 1" PVC conduit will be used for grinders and 1 ½" inch and ¾" inch PVC conduit will be used for the one-thousand-gallon tank.
- H. Any questions regarding this directive should be directed to Permitting and Inspections Office, phone 922-5559.
- I. A new home will not pass final inspection if any of the above specifications are not followed.



## Construction Work Site Rules:

### I. PURPOSE

1. To establish control and disposal of litter and debris on work sites within the confines of Hot Springs Village.
2. To preclude the excess, buildup of litter that may be blown to the surrounding properties.
3. To maintain a reasonable level of aesthetics on and around the building site.

### II. AUTHORITY

1. Hot Springs Village Protective Covenants and Art. XI, P.O.A. Declaration and Protective Covenants.

### III. ENFORCEMENT

1. The Hot Springs Village Property Owners' Association is the enforcing agency. Enforcement is primarily the Code Enforcement Department but may be enforced by any POA official.

### IV. RESTRICTIONS AND REGULATIONS

1. A portable toilet is required on each new home or commercial construction site. Adjacent construction sites may share a portable toilet if it is properly maintained.
2. All work sites shall always be kept clean of litter. Litter containers will be disposed of prior to the container overflowing. Overflowing containers are not acceptable. The building inspector will monitor each job site for compliance.
3. Construction waste materials will be contained on the site. These materials must be either disposed of weekly or contained in an enclosure screened from view until removal. Walled trailers are acceptable and may be kept on the site for construction waste materials provided the trailer is screened from view. Cut trees, logs, branches, and brush must be disposed of as soon as possible, and in all cases, must be removed within two weeks of cutting. Trees, logs, and branches must be maintained on the property and not stored in adjacent lots or rights-of-way.
4. All building material, construction debris, construction equipment and waste items including excess concrete will be kept on the building site. No items may be placed on adjacent lots or common property.
5. The flow of water will be maintained in all ditches. Storm drainage pipe will remain free of construction debris. Flushing of the empty concrete trucks anywhere other than the property under construction is prohibited. Partial loads shall be returned to the mixing plant.
6. Contractors will make every effort to keep street surface clean during construction. Soil will not be allowed to accumulate to a point where it causes problems for passing motorists or pedestrians. The contractor will clean the pavement surface, as necessary. The building inspector will monitor road conditions for compliance.
7. Contractors will maintain erosion control on all construction sites. Erosion control shall meet ADEQ standards.
8. Site inspections for litter will be conducted regularly by the Code Enforcement Department. In the case job sites are found to be unsightly, the contractor will first receive a verbal notice to clean up the site within a given time. If the site remains unsightly, the contractor will receive written notification and is subject to a "Stop Work Order" until the site is acceptable. Failure to comply may result in the Property Owners Association cleaning up the area in accordance with Article XII of the Declaration and billing the contractor for the work. The property may be subject to fines and no further building permits will be issued to any contractor that fails to pay the billed amount.
9. Construction activities will only be conducted from 7:00 am to 5:00 pm for the period September 16 through May 14; and from 6:00 am to 6:00 pm for the period May 15 through September 15, except for emergency situations requiring immediate action. Any variance must be approved through the Permitting & Inspections office.

Charlie Brown, Community Development Manager

\_\_\_\_\_  
Contractor's Signature

\_\_\_\_\_  
Date

## 2022 New Home Construction Application Fees

### Permitting and Inspections Fees

Permit Fee – first 1000 sq. ft.	\$ 200.00 _____
Each additional sq ft over 1000 (Sq Feet _____)	\$ .30 _____
Plan Review	\$ 75.00 _____
Inspections (Electric, HVAC, Plumbing, Footing, Foundation, Location, Slab, Framing, Insulation, Dry Wall, Driveway, Final)	\$ 480.00 _____
<b>Total</b>	<b>\$ _____</b>

**Transitional Fee:** If applicable, there will be a \$1250.00 buy-in fee for transitioning an unimproved lot to an improved lot.

### Public Services Fees

Electrical Connection	\$ 655.20 _
Water Meter Deposit	\$ 100.00 _
Roadway Fee	\$1,560.00 _____
Water Service & Sewer Service	\$2,500.00 _____
Simplex Sanitation Tank (POA Installation)	\$ <del>6,150.00</del> _____
Inspections (If contractor installs simplex unit)	
<b>Total</b>	<b>\$ _____</b>

**Owner/Contractor may choose to install simplex system within specifications provided by Public Services.**

Public Services Signature \_\_\_\_\_, Date \_\_\_\_\_

**Total Permit Fee** \$ \_\_\_\_\_

**Permit Duration:** Permit is valid for one year from date of issuance. Construction that exceeds the one-year timeline will be charged a re-filing fee of \$480.00 to extend the permit 3 months.

**Administrative Fines:** Fines shall be imposed by the HSV POA for failure to obtain the proper permit prior to any work being performed. Fines are \$150.00 for any single incident with a \$25.00 per day fine for any unresolved and ongoing infractions. Accumulated monetary penalties for ongoing infractions shall not exceed five times the total of the annual assessment. Any such monetary penalties shall be the personal obligation of the member committing such infraction.

## Construction Details

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Physical Address of property: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Is this lot currently served with water and sewer lines? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Contractors Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Office Number: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

License # \_\_\_\_\_ House Contract Amount: \$ \_\_\_\_\_

*PLUMBERS, ELECTRICIANS, AND HEAT & AIR CONTRACTORS MUST BE LICENSED IN ARKANSAS*

Master Plumber	Address	Phone	License #
Electrician	Address	Phone	License #
HVAC/R	Address	Phone	License #
Framing Contractor	Address	Phone	License #
Masonry (Foundation) Contractor	Address	Phone	License #
Concrete Contractor	Address	Phone	License #

---

Electric or LPG HVAC

House Color

Shingles Color

---

I certify that the above, together with attached plot plan and building specifications, constitute a true description for a building permit. I further certify that I will comply with the current Arkansas Fire Prevention Code Volume III.

**No work shall be started until the permit along with any conditions of note is posted on the job site.**

*NOTE: If new construction is near, or in proximity of POA Amenities, the following may be required:*

- 1. Drainage Plan, 2. Engineering Construction Plan, 3. Lot Exchange Plan*

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractors Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Acknowledgement and Agreement: HSV Property Owner and Contractor, by signatures on the Permit Application form, acknowledge and agree to the requirements of this permit and further acknowledge and agree that failure to comply with the requirements of this permit may result in a monetary penalty and an ongoing per day monetary penalty for violations which are not corrected within thirty (30) days of written notice, as per the current HSV POA fine policy. Enforcement may also include denial of future permits to the member and/or contractor.*

**DISCLAIMER:** No warranty is made or implied to any individual property owner that the actions of the ACC in the approval process to obtain an HSV Building Permit is intended as a tacit approval of the quality, safety, desirability or suitability of such design or construction.

**Administrative Use Only:**

Scanned \_\_\_\_\_

Assigned To \_\_\_\_\_

Payment Received \_\_\_\_\_

Administrative Review Date \_\_\_\_\_

Signature of Reviewer \_\_\_\_\_

Conditions Noted on Permit \_\_\_\_\_

Accounting Review \_\_\_\_\_

Culvert Size \_\_\_\_\_

Public Services Signature \_\_\_\_\_

# Construction Advisory

## 1. OFF-SITE ENCROACHMENTS

The undersigned Contractor and Owner understand that the issuance of a building permit for the construction of the new residence is for the construction, per the site plan, of the dwelling itself on the lot. This permit does not give permission for any work to be performed on common property, road right-of-way property or in any easement or setback as defined on the certified plat.

A copy of the common property procedure is available at the Permitting and Inspections Office.

## 2. ADDITIONAL PERMITS

The undersigned Owner and Contractor understand that any and all other related projects, including but not necessarily limited to, landscaping, home additions, boat docks, seawalls, and fences, relative to this permitted structure, require additional permits from the P&I Department before work begins.

## 3. BUILDING SITE ENCROACHMENTS

The undersigned Contractor and Owner understand that no structures constructed on the building site shall encroach into the sideline easements or the front and rear building setback lines. Any encroachments require, in advance of construction, a variance approval from the Architectural Control Committee or Cooper Communities whichever governing entity has authority.

## 4. CHANGES TO APPROVED SITE PLAN

The undersigned Contractor and Owner understand that should there be any revisions to the approved Site Plan, such as changing the building location or orientation on the site or modifying or "flipping" the floor plan on the site; such changes require that a revised site plan be submitted to the Permitting and Inspections Office for approval prior to the construction of such changes.

## 5. SUB-SURFACE WATER

The rolling, rock-filled character of land in Hot Springs Village provides many underground channels for water flow. These are unknown to anyone and generally evidence themselves during construction or after a building has been built, with flow and seepage noticed during and often long after a rain. Sub-surface water is controlled by the proper installation of waterproofing, damp proofing and foundation/sump systems.

## 6. FINES

For failure to obtain the proper permit prior to any work being performed. Fines will be \$150.00 for any single incident with a \$25.00 per day fine for any unresolved and ongoing infractions. Accumulated monetary penalties for ongoing infractions shall not exceed five times the total of the annual assessment. Any such monetary penalties shall be the personal obligation of the member committing such infraction.

Failure to obtain a Final Inspection and Certificate of Occupancy before moving anything inside the structure (other than normal kitchen, utility and bathroom appliances) will result in an immediate fine.

## 7. ENFORCEMENT

The Hot Springs Village Property Owners' Association is the enforcing agency.

The undersigned Contractor and Owner understand and agree that it is their joint responsibility to discuss and agree upon what methods of water control is to be utilized in the construction of the home. Both the Contractor and Owner understand that should problems develop with respect to water control issues, there is no public body (Committee, Board or local government unit) to which either can turn to seek a remedy.

---

Contractor

Date

Owner

Date



ARTICLE 2  
FIRE POLICY

Section 1. Purpose

To establish guidelines for the use of warming barrels, recreational fire pits, bonfires and open burning.

Section 2. Regulation

All burn permits will be issued by the Fire Department, according to established procedures.

All open burning (any fire not contained) is prohibited without a written permit from the Fire Department.

During periods of a "burn ban" declaration by the county judge of Garland, or Saline counties, no burn permits will be authorized.

Warming barrels are prohibited between April 1 and October 31. Warming barrels will be allowed between November 1 and March 31, with a valid permit.

Permanent recreational fire pits must be inspected and permitted prior to first usage. Portable recreational fire pits must be inspected and permitted annually.

Any fire Department response caused by a warming barrel or recreational fire pit will subject the person(s) listed on the permit to a service fee as established by the Board of Directors.

Any Fire Department response caused by a violation of this policy will subject the person, or person(s), responsible to a service fee as established by the Board of Directors.

*Failure on the part of a property owner to pay the service fee may result in appropriate sanctions as determined by the Board of Directors. Failure on the part of a non-property owner to pay the service fee may result in cancellation of work pass privileges and/or gate card privileges.*

Section 3. Enforcement

- (1) The Hot Springs Village Property Owners Association shall be the enforcing agency.
- (2) The Board of Directors empowers the Hot Springs Village Fire Department to enforce this regulation.

Adopted 10-76 BOD, Amended 9-26-01, 10-16-01, 11-14-01, 7-17-02, 6-18-14

**Owner Signature**

**Date**

## Mailbox Installation Acknowledgement

Please follow U.S. Postal Service (USPS) guidelines for installing and placing a new mailbox at your home. You may contact your local USPS branch or visit the USPS website.

- A. No mailbox will be permitted where access is prohibited by law or regulation.
- B. Require 811 locate prior to digging and setting post for mailbox.
- C. Posts of a 4" x 4" wooden support or a 2" diameter standard steel or aluminum pipe is acceptable. The ideal support is an assembly which, if struck, will bend or fall away from the striking vehicle instead of severely damaging the vehicle and injuring its occupants.
- D. Concrete blocks, brick, rock, or other design used for the enclosure of the mailbox post of supports must have the Architectural Control Committee's approval by submitting a permit application. Any questions should be directed to the POA Permitting and Inspections Department at 501-922-5562.
- E. A mailbox with the Postmaster General's (PMG) seal of approval meets USPS size and construction standards. If you build your own mailbox or buy a custom-made one, it must meet the PMG standards. Show your local postmaster your mailbox plans or your custom-made box for approval.
- F. Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- G. Put your house number on the mailbox. If your mailbox is on a different street from your house, put your full street address on the box.
- H. No mailbox will be installed within 100' from the center of a street intersection, on crest or side of hills, on curves, or any other location that could put the Postal Service employee or customer in danger of an accident.
- I. All costs of installation, any damages or liability associated therewith, and maintenance shall be borne by property owner.

---

Contractor

Date

Owner

Date



Lake Balbo

5 Talana Circle

NE 1/4 SE 1/4  
SECTION 9

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC. IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 2:30 P. M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A CORPORATION INCORPORATED IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 157, PAGE 136, ET SEQ, THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, DRAFTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WHICH HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON THE 30TH DAY OF MARCH 1972; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND EASEMENT RIGHTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT IN ACCORDANCE WITH ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 1A OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
7. THE PROPERTY LINE ALONG THE LAKE IS A MEASURE LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 220.0 M.S.L. + 0.5', AS DETERMINED FROM BEACH MARK 8103, U.S.C. & G.S., 1933.
8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE 100-YEAR FLOOD PLAIN LINE AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE 100-YEAR FLOOD LINE REPRESENTS THE LEVEL OF THE FLOOD POOL WHICH HAS A PROBABILITY OF 0.01 OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.
9. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
10. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC, AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES HERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE LIMITED COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, CRIPING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

AM  
S

Allen  
Subdi

DATED THIS 25 TH DAY OF JUNE, 1986.

COOPER COMMUNITIES, INC.  
BY W. J. Lawrence  
EXECUTIVE VICE PRESIDENT

SW 1/4 N  
SECTION  
T-1-S, R

5 Talana Circle

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERLY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (HEREBY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND WHICH HAS THE EFFECT OF BRINGING THE LAMES DECLARATION UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH, 1970, ACCESSAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS APPLICABLE TO SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INSIDE OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 15 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT A OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

7. ALL LOTS REFLECTED UPON THIS PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1700 SQUARE FEET.

8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE DEPLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID, OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL TITLES, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

9. THE PROPERTY LINE ALONG THE LAKE IS A MEASURED LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SEAWALL ELEVATION OF 525 M.S.L. ± 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.

10. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IN ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMP AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, THAT EFFORTS BE MADE TO CONSIDER THE INTERESTS OF ALL ADJACENT OWNERS AND TO MAKE SUCH IMPROVEMENTS WHICH HAVE THE EFFECT OF LESSENING ANY UNDESIRABLE EFFECTS UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS FURTHER RESERVE THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGE, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 14 DAY OF AUGUST, 1975.

COOPER COMMUNITIES, INC.

BY *Richard A. Pugh*  
SE, VICE PRESIDENT

11 Promesa Lane  
2 Bosque Place

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

JOHN A. COOPER COMPANY, HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. At 3:07 o'clock P.M. ON THE 20TH DAY OF APRIL 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 003, AT PAGE 203, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH 1970, AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1400 SQUARE FEET.
6. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
7. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 730.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK 1103, U.S.C. & G.S., 1935.
8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
9. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
10. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

1/4 SEC 3  
SEC. 3

DATED THIS FIRST DAY OF JULY, 1970.

JOHN A. COOPER COMPANY  
BY [Signature]  
VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 19th DAY OF JUNE, 1970.

[Signature]  
JAMES F. GORE R.L.S. NO. 93



'B DIVISION

6 mateo lane