

Covenants:  
**Morsani Acres**  
**Tontitown, Arkansas**

1. Minimum heated and cooled square footage (excluding garages and porches) is to be 1300.
2. Homes must have at least a 2 car attached garage.
3. No farm animals allowed. Hens to be allowed in accordance to the city ordinances, but no roosters allowed.
4. No chain link fences, only 6' wood privacy or wrought iron fences allowed. Wood privacy fences must be properly maintained. They must be treated within 1 year of installation, and every 5 years thereafter.
5. Storage buildings are allowed in the back yard. They are not allowed to exceed 500 square feet, and sidewalls must not exceed 9' in height. Roof pitch no greater than 6/12. Storage buildings may be mobile or permanent.
6. No cars can be parked in the street. No "junk" or inoperable cars can be kept outside where visible.
7. Antennas or satellites must not be visible from the street.
8. Designed drainage swales are not to be blocked by fences, and must not be filled in or altered.

9. A POA is hereby established. It will be the responsibility of the POA to maintain the public areas (the detention ponds, basketball court area, soccer field area and the entrance.) The POA is also responsible for paying the monthly electric bill for the street lights. POA dues are hereby established to be \$75 per year per lot. The developer is not required to pay the POA dues, they begin once a lot is transferred out of the developers name (Developer is Bader Homes, LLC or Michael Bader). Once 50% of the homes are sold, the POA will then be the responsibility of the homeowners. The homeowners will elect either a board or officers to act on behalf of the POA. Dues will be collected (pro-rated) at the closing of each lot or new home, and will then be due by the last day of January of each following year.
10. These covenants can be amended by a vote from the current property owners, with 60% in favor of amendments. The developers vote counts as 10 votes per lot.
11. The developer or POA will be authorized to charge a late fee for any POA dues that are not paid on time.
12. The community mailboxes are the responsibility of the individual property owners. Damaged or broken locks, lost keys, or issues with the mailbox are to be handled by homeowners, and are not the responsibility of the developer or the POA.

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Bader Homes, LLC:

Date:

**ACKNOWLEDGMENT**

STATE OF ARKANSAS,  
County of Washington

On this April 3, 2017, before me the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Michael Bader, to me personally well known who stated that he is the Managing Member of the corporation, Bader Homes, LLC and Developer of South Barrington Road Subdivision and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he has 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

My Commission Expires:

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