

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



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PRESENTED: 10-24-2023 02:44:11 PM RECORDED: 10-24-2023 02:54:26 PM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE \$25.00



**THIRTY-SEVENTH SUPPLEMENTAL TO
DECLARATION OF COVENANTS AND RESTRICTIONS
OF CHENAL VALLEY**

This Thirty-Seventh Supplemental to the Declaration of Covenants and Restrictions of Chenal Valley (“Thirty-Seventh Supplemental”) is made this 24th day of October, 2023, by PotlatchDeltic Real Estate, LLC, successor by name change of Deltic Real Estate, LLC, successor to Deltic Timber Corporation (the “Developer” or the “Declarant”).

WHEREAS, Developer caused to be filed in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas, that certain Declaration of Covenants and Restrictions of Chenal Valley on November 22, 1989, as Instrument No. 89-61706 and additional supplements and amendments thereto (collectively the “Covenants and Restrictions”) creating a community known as “Chenal Valley”;


WHEREAS, Article II of said Covenants and Restrictions specifically provides that the Developer has the right to bring within the Plan of the Covenants and Restrictions additional properties provided such additions are in accord with the general plan of development; and

WHEREAS, Developer files this Thirty-Seventh Supplemental for the purpose of adding additional property to the community known as Chenal Valley;

NOW, THEREFORE, the Developer hereby dedicates and declares that the property described on Exhibit “A” attached hereto and made a part hereof, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, assessments, charges and liens set forth in the Covenants and Restrictions, and all supplements thereto, and such Property herein described on Exhibit “A” shall be forever known as and constitute a part of the community of Chenal Valley.

EXECUTED on the date first mentioned above.

POTLATCHDELTAIC REAL ESTATE, LLC

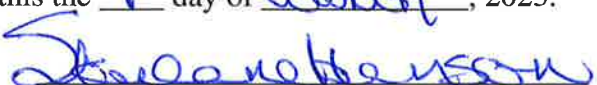
By: 
David Meghreblian, Vice President

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
COUNTY OF PULASKI)

Personally appeared before me the undersigned authority in and for said County and State David Meghreblian, who acknowledged himself to be Vice President for PotlatchDeltic Real Estate, LLC, and he, as such Vice President, being duly authorized to do so, signed and delivered the foregoing instrument on the day and year therein mentioned as the act and deed of said limited liability company.

Given under my hand and official seal on this the 9 day of October, 2023.


Notary Public

My Commission Expires:

6-1-2028



EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 15, AND PART OF THE SOUTHEAST 1/4 OF SECTION 16, ALL IN T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 61, CHALLAIN PLACE SUBDIVISION, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, AS RECORDED AS INSTRUMENT NO. 2003049204, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE N01°53'59"W, 108.72 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF CHALAMONT DRIVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE ARC OF A 507.47 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N67°31'39"E, 356.65 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S17°42'24"E, 495.29 FEET; THENCE N72°17'36"E, 211.00 FEET; THENCE S17°42'24"E, 16.80 FEET; THENCE ALONG THE ARC OF A 322.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S16°28'06"E, 13.94 FEET; THENCE N74°46'12"E, 135.04 FEET; THENCE S86°11'47"E, 65.53 FEET; THENCE S04°01'23"W, 304.24 FEET TO A POINT ON THE WESTERN BOUNDARY OF DUQUESNE COMMUNITY SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE CONTINUING SOUTHERLY ALONG SAID WESTERN BOUNDARY THE FOLLOWING COURSES: (1) S12°38'44"W, 159.88 FEET; (2) S30°24'40"E, 160.02 FEET; THENCE LEAVING SAID BOUNDARY, S71°18'37"W, 497.76 FEET; THENCE S88°50'50"W, 298.82 FEET; THENCE N01°09'10"W, 139.37 FEET; THENCE N12°14'01"E, 120.00 FEET; THENCE N77°45'59"W, 44.37 FEET; THENCE N12°14'01"E, 45.00 FEET; THENCE S77°45'59"E, 12.52 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF N57°14'01"E, 35.36 FEET; THENCE N12°14'01"E, 130.07 FEET; THENCE N67°27'16"W, 232.13 FEET; THENCE N10°04'09"W, 133.14 FEET TO A POINT ON THE EASTERN BOUNDARY OF CHALLAIN PLACE SUBDIVISION, CHENAL VALLEY AS PREVIOUSLY SAID; THENCE NORTHERLY ALONG SAID BOUNDARY THE FOLLOWING COURSES; (1) N33°14'34"E, 139.31 FEET; (2) N14°09'53"W, 137.90 FEET TO THE POINT OF BEGINNING, CONTAINING 15.3898 ACRES MORE OR LESS.