

This instrument prepared by:

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



2023037891

PRESENTED: 07-21-2023 12:37:03 PM RECORDED: 07-21-2023 12:46:03 PM

In Official Records of Terri Hollingsworth Circuit/County Clerk  
PULASKI CO, AR FEE \$25.00

*plat 2023037891*

**THIRD SUPPLEMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS  
OF FLETCHER VALLEY**

This Third Supplement to the Declaration of Covenants and Restrictions of Fletcher Valley ("Third Supplement") is made this 20 day of July, 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 Fletcher Valley on November 19, 2020, as Instrument No. 2020077705" (the "Covenant of Restrictions") creating a community known as "Fletcher 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 Third Supplement for the purpose of adding additional property to the community known as Fletcher Valley;

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 Fletcher 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 V. 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 20 day of July, 2023.

Starlene Henson  
Notary Public

My Commission Expires:  
6-1-2028



EXHIBIT A

LEGAL DESCRIPTION:

PART OF THE SE1/4 SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT G, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021058116, RECORDS OF PULASKI COUNTY ARKANSAS, THENCE N08°11'20"E, 191.58 FEET; THENCE N05°23'44"W, 207.89 FEET; THENCE N12°41'43"E, 42.51 FEET; THENCE S77°18'17"E, 57.00 FEET; THENCE N12°41'43"E, 44.73 FEET; THENCE N36°44'41"E, 44.73 FEET; THENCE N50°46'28"E, 101.82 FEET; THENCE N64°48'16"E, 86.38 FEET; THENCE S78°38'21"E, 60.76 FEET; THENCE S89°28'57"E, 259.39 FEET; THENCE S87°44'42"E, 47.54 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT J, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2022040617, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE SOUTHERLY ALONG WESTERN BOUNDARY OF SAID TRACT J THE FOLLOWING COURSES: 1) S02°14'42"W, 138.72 FEET; 2) S05°23'44"E, 502.48 FEET; 3) S35°45'08"W, 52.26 FEET TO A POINT OF THE NORTHERN RIGHT-OF-WAY OF FLETCHER RIDGE DRIVE; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY N54°14'52"W, 1.69 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S35°45'08"W, 160.00 FEET TO A POINT OF NORTHERN BOUNDARY OF TRACT H, BLOCK 3, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021058116, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE CONTINUING WESTERLY ALONG SAID NORTHERN BOUNDARY OF TRACT H, N54°14'52"W, 84.79 FEET; THENCE N37°09'06"W, 79.68 FEET; THENCE N22°25'12"W, 73.68 FEET; THENCE LEAVING SAID NORTHERN BOUNDARY OF TRACT H, N83°03'19"W, 27.33 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 3, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021058116, RECORDS OF PULASKI COUNTY ARKANSAS; THENCE CONTINUING WESTERLY ALONG NORTH LINE OF SAID LOT 18, BLOCK 3, S84°36'16"W, 160.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF FLETCHER VALLEY DRIVE; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF S00°54'30"E, 19.56 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 28, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, RECORDED AS INSTRUMENT NO. 2021058116, RECORDS OF PULASKI COUNTY ARKANSAS, THENCE CONTINUING WESTERLY ALONG NORTH LINE OF SAID LOT 28, BLOCK 1, N78°15'01"W, 141.35 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT G, BLOCK 1; THENCE N62°29'17"W, 89.81 FEET TO THE POINT OF BEGINNING, CONTAINING 9.4366 ACRES, MORE OR LESS.