



FIRST SUPPLEMENT TO COVENANTS AND RESTRICTIONS

This First Supplement to Covenants and Restrictions executed this 6th day of April, 2015, is made by Deltic Timber Corporation ("Deltic", also "Developer" or "Declarant") as hereinafter set forth:

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 Wildwood Place, an addition to the City of Little Rock, Arkansas, on July 29, 2014, Instrument No. 2014043312 (the "Original Covenants and Restrictions"), creating the Wildwood Place Neighborhood;

Plat # 2015021371

WHEREAS, Article II, paragraph 2 of the Original Covenants and Restrictions specifically provides that the Developer has the right to bring within the plan and the Original Covenants and Restrictions, as amended, additional properties provided such properties are in accord with the general plan of development and may contain such complimentary additions and modifications of the provisions of the Original Covenants and Restrictions necessary to reflect the different character, if any, of the added properties; and

WHEREAS, Developer files this First Supplement to Covenants and Restrictions for the purpose of adding additional property to the Wildwood Place Neighborhood, which property is owned by the Developer and is described as follows:

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Friday, Eldredge & Clark
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Little Rock, AR 72201

PART OF THE E1/2 OF SECTION 34, T-2-N, R-14-W, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 43, BLOCK 1, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, SAID CORNER LYING ON THE NORTH RIGHT-OF-WAY LINE OF WILDWOOD PLACE CIRCLE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE BEING THE ARC OF A 795.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N55°00'53"W, 12.73 FT. TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 18, BLOCK 2, SAID WILDWOOD PLACE; THENCE S34°31'35"W ALONG SAID WEST LINE, 159.80 FT. TO THE SOUTHWEST CORNER OF SAID LOT 18; THENCE S52°50'53"E ALONG THE SOUTH LINE OF SAID LOT 18, 8.33 FT. TO THE NORTHWEST CORNER OF LOT 6, SAID BLOCK 2; THENCE S35°16'40"W ALONG THE WEST LINE OF SAID LOT 6, EXTENDED 159.88 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WILDWOOD PLACE CIRCLE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING THE ARC OF A 475.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S50°26'41"E, 70.86 FT.; THENCE S46°10'02"E CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE EXTENDED 279.13 FT. TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WILDWOOD PLACE CIRCLE AND THE WEST LINE OF LOT 10, BLOCK 1, WILDWOOD PLACE; THENCE S44°04'24"W ALONG SAID EAST RIGHT-OF-WAY LINE AND WEST LINE OF SAID LOT 10, 4.51 FT. TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE S45°55'36"E ALONG THE SOUTH LINE OF SAID LOT 10 AND ALONG THE SOUTH LINE OF TRACT C, SAID BLOCK 1, 153.23 FT.; THENCE S44°04'24"W, 341.23 FT.; THENCE N33°48'27"W, 900.01 FT.; THENCE N02°16'59"E, 390.90 FT.; THENCE N62°29'30"E, 327.62 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DENNY ROAD, BEING 25.00 FT. FROM THE CENTERLINE THEREOF; THENCE S58°07'56"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 407.89 FT.; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING THE ARC OF A 975.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF S55°24'11"E, 45.36 FT. TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF TRACT A, SAID BLOCK 1, WILDWOOD PLACE; THENCE S35°26'39"W ALONG SAID WEST LINE AND ALONG THE WEST LINE OF SAID LOT 43, BLOCK 1,

233.49 FT. TO THE POINT OF BEGINNING, CONTAINING 11.4001 ACRES
MORE OR LESS

shown on the Plat hereinafter mentioned, as Lots 11–42, Block 1, Lots 7-17, Block 2, and Tracts D and E, Block 1, Wildwood Place, an Addition to the City of Little Rock, Arkansas (which property together with the property described in the Original Covenants and Restrictions is hereinafter referred to as the “Wildwood Place Neighborhood”); and Developer has caused to be incorporated Wildwood Place Property Owners Association, Inc., for the purpose of administering the maintenance of the common area tracts and amenities in the Wildwood Place Neighborhood;

WHEREAS, all owners of lots within the Wildwood Place Neighborhood are members of Wildwood Place Property Owners Association, Inc. as provided for in the Original Covenants and Restrictions; and

WHEREAS, it is deemed advisable that all of the property shown on the plat hereinafter mentioned be subdivided into building lots, tracts and streets as shown on the Plat filed herein, and that said property be held, owned and conveyed subject to the protective covenants contained in the Original Covenants and Restrictions and this First Supplement to Covenants and Restrictions, in order to enhance the value of the Wildwood Place Neighborhood.

NOW, THEREFORE, Developer for and in consideration of the benefits to accrue to it, its successors and assigns, which benefits it acknowledges to be of value has caused to be made a plat showing a survey made by Paul M. White, Registered Land Surveyor, dated 4/6/15, and bearing a Certificate of Approval executed by the Department of Comprehensive Planning of the City of Little Rock, and showing the boundaries and dimensions of the property now being subdivided into lots, tracts and streets (the “Plat”).

Deltic hereby donates and dedicates to the public an easement of way on, over and under the streets and right of way on said Plat to be used as public streets. In addition to the said streets, there are shown on said Plat certain easements for drainage and/or utilities which Deltic hereby donates and dedicates, subject to other provisions of this First Supplement to Covenants and Restrictions, to and for the use of utilities ("utilities"), the same being, without limiting the generality of the foregoing, electric power, gas, telephone, water, sewer and cable television with the right hereby granted to the persons, firms or corporations engaged in the supplying of such utilities to use and occupy such easements, and to have free ingress and egress therefrom for the installation, maintenance, repair and replacement of such utility services.

No trees, shrubbery, structures, fences or similar improvements shall be grown, built or maintained within the area of such utility easement. In the event any trees, shrubbery, structures, fences or similar improvements shall be grown, built or maintained within the area of such

easement, no person, firm or corporation engaged in supplying public utility services shall be liable for the destruction of same in the installation, maintenance, repair or replacement of any utility service located within the area of such easement.

Subject to the terms and conditions of the Plat, the Original Covenants and Restrictions, as hereby amended, and the restrictions of the U.S. Corps of Engineers described hereinafter, the use of the areas designated on the Plat as Tracts D and E, Block 1, Wildwood Place, an addition to the City of Little Rock, Arkansas, is hereby donated and dedicated by Deltic to the owners, as they may exist from time to time, of lots within the Wildwood Place Neighborhood with the right to use these areas, upon being given prior written approval by Developer and Wildwood Place Property Owners Association, Inc., for drainage, pedestrian paths, trails and landscaping. Wildwood Place Property Owners Association, Inc. shall maintain such areas and above-ground improvements, including landscaping in Tract E, at its sole cost.

ADDITIONALLY, DEVELOPER HEREBY GRANTS TO ANY UTILITY PROVIDER, AFTER RECEIVING WRITTEN CONSENT FROM DEVELOPER, ARCHITECTURAL CONTROL COMMITTEE OF WILDWOOD PLACE AND WILDWOOD PLACE PROPERTY OWNERS ASSOCIATION, INC., THE NONEXCLUSIVE RIGHT TO USE THOSE LOCATIONS WITHIN SAID TRACTS SPECIFICALLY DESIGNATED, IDENTIFIED AND APPROVED BY DEVELOPER AND WILDWOOD PLACE PROPERTY OWNERS ASSOCIATION, INC. FOR UTILITY AND DRAINAGE EASEMENTS PROVIDED SUCH UTILITY AND DRAINAGE IMPROVEMENTS ARE MAINTAINED BY SAID UTILITIES AND ARE IN COMPLIANCE WITH THE PLAT, THE ORIGINAL COVENANTS AND RESTRICTIONS, AS AMENDED, AND THE RESTRICTIONS OF THE CORPS OF ENGINEERS, HEREINAFTER DESCRIBED. No other improvements shall be placed on the areas designated as Tracts D and E, Block 1, Wildwood Place, an addition to the City of Little Rock, Arkansas, unless first approved by the appropriate agencies of the City of Little Rock, Developer, Wildwood Place Property Owners Association, Inc. and the Architectural Control Committee of Wildwood Place.

THE USE AND DEVELOPMENT OF PORTIONS OF TRACT D, BLOCK 1, ARE FURTHER RESTRICTED PURSUANT TO U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT NO. 2010-00682 AND THE PLAT. A COPY OF SUCH PERMIT MAY BE ACQUIRED FROM THE LITTLE ROCK, ARKANSAS DISTRICT OFFICE OF THE U.S. ARMY CORPS OF ENGINEERS. THE UNIMPROVED TRACTS MAY NOT BE ALTERED OR IMPROVEMENTS CONSTRUCTED OR PLACED THEREON EXCEPT IN ACCORDANCE WITH THE AFOREMENTIONED PERMIT.

EXCEPT AS SPECIFICALLY PROVIDED HEREIN AND ON THE PLAT, THE AREAS SHOWN ON THE PLAT AS MITIGATION SITES SHALL BE PRESERVED FOR WETLANDS, STREAMS, RIPARIAN BUFFER AND WILDLIFE HABITAT MITIGATION,

AND MAY NOT BE CONVERTED TO ANOTHER USE, INCLUDING, BUT NOT LIMITED TO, CLEARING, LOGGING, BUSH HOGGING, MOWING, SPRAYING WITH HERBICIDES, FILLING, LEVELING, DRAINING AND DUMPING. CONSTRUCTION OF ANY STRUCTURE OR ANY OTHER ACTIVITY THAT WOULD ADVERSELY IMPACT THE NATURAL STATE OF THE AREA IS PROHIBITED IN THE AREAS SHOWN AS MITIGATION SITE. REFER TO U.S. ARMY CORPS OF ENGINEERS SECTION 404 PERMIT NO. 210-00682.

PRIOR TO THE COMMENCEMENT OF ANY INSTALLATION OF UTILITIES WITHIN THE UTILITY EASEMENTS REFLECTED ON THE PLAT OR WITHIN TRACTS D AND E, BLOCK 1, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, THE UTILITIES PROVIDER MUST SUBMIT WRITTEN PLANS AND SPECIFICATIONS OF THE PROPOSED IMPROVEMENTS TO THE ARCHITECTURAL CONTROL COMMITTEE OF WILDWOOD PLACE AND DEVELOPER FOR REVIEW AND APPROVAL.

ALL UTILITIES TO BE INSTALLED BY UTILITIES PROVIDERS AFTER PLATTING OF THE RIGHTS-OF-WAY MUST BE APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF LITTLE ROCK AND IF SUBSEQUENTLY INSTALLED IN THE RIGHTS-OF-WAY OR IN ANY EASEMENT ADJACENT TO THE RIGHTS-OF-WAY SUCH INSTALLATION MUST BE AT A DEPTH OF AT LEAST 30" BELOW THE ELEVATION OF THE ADJACENT STREET.

The filing of this First Supplement to Covenants and Restrictions and Plat for record in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the streets and easements subject to the limitations herein set out.

The lands embraced in the Plat shall be forever known as Lots 11-42, Block 1, Lots 7-17, Block 2 and Tracts D and E, Block 1, Wildwood Place, an Addition to the City of Little Rock, Arkansas, and any and every deed of conveyance of any lot in the Wildwood Place Neighborhood, describing the same by the number shown on said plat shall always be deemed a sufficient description thereof.

1. Emergency Access Easement. An easement is granted to the public over the area designated on Tract D as 20' Emergency Access Easement for access to the Lots in case of a reasonable need created by fire, public safety or other occurrence necessitating access to a Lot by any utility, sanitation department, fire department, police department, United States Postal Service or other public agency. Any improvements constructed or placed within the Emergency Access Easement shall be maintained, replaced or repaired at the sole cost and by the Wildwood

Place Property Owners Association, Inc., all in accordance with the Plat, Original Covenants and Restrictions, as amended, and the restrictions of the U.S. Army Corps of Engineers.

2. Pedestrian Path. Within the boundaries of Tract D, located generally between Lots 33 and 34, Block 1, is a pedestrian path as generally reflected on the Plat. Deltic hereby grants a perpetual easement to all owners of Lots in Wildwood Place and the Wildwood Place Property Owners Association, Inc., their guests and invitees, over, upon and across such pedestrian path for passage by foot and non-motorized vehicles. Developer disclaims any liability associated with said use of either Tract D or Tract E for recreational use in accordance with Ark. Code Ann. § 18-11-301 et seq.

The pedestrian path shall be maintained, replaced or repaired by the Wildwood Place Property Owners Association, all in accordance with the Plat, Original Covenants and Restrictions, as amended, and the restrictions of the U.S. Army Corps of Engineers.

3. Access Easement For Lots 7 - 17, Block 2. The use of the area designated on the Plat as Access and Utility Easement is restricted to the Owners of Lots 7-17, Block 2, Wildwood Place, an Addition to the City of Little Rock, their guests, invitees, family members and contractors; provided, however, an easement is also hereby granted to the public for access to the aforementioned Lots in the case of a reasonable need created by fire, public safety, or other occurrence necessitating access to a Lot by any utility, sanitation department, fire department, police department, United States Postal Service or other public agency. The roadway constructed within the Access Easement shall be maintained by the Wildwood Place Property Owners Association, Inc. THERE SHALL BE NO VEHICULAR ACCESS TO THE STREET DESIGNATED ON THE PLAT AS WILDWOOD PLACE CIRCLE FROM ANY PORTION OF THE AFOREMENTIONED LOTS ADJACENT TO WILDWOOD PLACE CIRCLE. THESE LOTS WILL HAVE ACCESS TO WILDWOOD PLACE CIRCLE SOLELY FROM THE ACCESS EASEMENT LOCATED AT THE REAR OF THEIR LOT AS REFLECTED ON THE PLAT.

NO GARAGE FOR A DWELLING ACCESSING WILDWOOD PLACE CIRCLE OVER THE ACCESS EASEMENT DESCRIBED HEREIN AND REFLECTED ON THE PLAT SHALL BE LOCATED WITHIN TWENTY (20) FEET OF THE PAVEMENT OF THE ACCESS EASEMENT ROADWAY.

Declarant reserves the right to: (a) execute and record documentation confirming and defining the rights of any third person maintaining facilities in easement areas, and (b) to assign its rights hereunder, all of which acts shall be binding upon each Lot in Wildwood Place.

4. Covenants and Restrictions. Said lands herein platted and any interest therein are hereby added to and made a part of the Wildwood Place Neighborhood and shall, on and after the date hereof, be subject to the Original Covenants and Restrictions.

EXECUTED this 6th day of April, 2015.

DELTIC TIMBER CORPORATION

BY: Ray C. Dillon

Ray C. Dillon, President

Attest:

Jim F. Andrews, Jr.
Jim F. Andrews, Jr., Secretary

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

[Signature] 4/14/15
City of Little Rock Planning Commission

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Union

On this day before me, a Notary Public, duly commissioned, qualified and acting within and for said county and state, appeared the within named Ray C. Dillon and Jim F. Andrews, Jr., to me well known, who stated that they were the President and Secretary, respectively, of DELTIC TIMBER CORPORATION and were designated and duly authorized in their respective capacities by said DELTIC TIMBER CORPORATION to execute the above instrument for and in the name and behalf of said DELTIC TIMBER CORPORATION and further acknowledged that they had 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 seal this 6th day of April, 2015.

Linda Harvey
Notary Public

My Commission Expires:

August 26, 2016

