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PULASKI CO, AR FEE \$45.00



SECOND SUPPLEMENT TO COVENANTS AND RESTRICTIONS

This Second Supplement to Covenants and Restrictions executed this 5th day of December, 2016, 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, and First Supplement to Covenants and Restrictions on April 14, 2015 as Instrument No. 2015021370; *plat 2016078094*

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 Second 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:

Prepared by:
James C. Clark, Jr.
Friday, Eldredge & Clark
400 West Capitol, Suite 2000
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: COMMENCING AT THE NORTHWEST CORNER OF TRACT D, BLOCK 1, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS; THENCE N62°29'30"E, 23.24 FT. TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DENNY ROAD, BEING 25.00 FT. FROM THE CENTERLINE THEREOF; THENCE N58°07'56"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 401.35 FT.; THENCE N58°21'14"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 57.37 FT. TO THE POINT OF BEGINNING; THENCE S02°16'59"W, 622.68 FT.; THENCE N74°48'02"W, 248.00 FT.; THENCE NORTHERLY ALONG THE ARC OF A 525.00 FT. RADIUS CURVE TO THE RIGHT, A CHORD BEARING AND DISTANCE OF N17°22'04"E, 39.73 FT.; THENCE NORTHERLY ALONG THE ARC OF A 475.00 FT. RADIUS CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF N13°46'09"E, 95.47 FT.; THENCE N80°54'46"W, 73.79 FT.; THENCE N74°59'44"W, 68.56 FT.; THENCE N63°09'39"W, 68.56 FT.; THENCE N51°19'35"W, 68.56 FT.; THENCE N74°08'24"W, 65.80 FT. TO A POINT ON THE EAST LINE OF THE WILDWOOD PARK FOR THE ART'S PROPERTY; THENCE N35°28'14"W ALONG SAID EAST LINE, 304.37 FT.; THENCE N31°31'46"E CONTINUING ALONG SAID EAST LINE, 428.37 FT. TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF DENNY ROAD; THENCE S58°21'14"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 586.40 FT. TO THE POINT OF BEGINNING, CONTAINING 8.8992 ACRES MORE OR LESS.

LESS AND EXCEPT PROPERTY CONVEYED TO THE CITY OF LITTLE ROCK, ARKANSAS, FOR A SANITARY SEWER PUMP STATION, RECORDED AS INSTRUMENT NO. 2014073200, RECORDS OF PULASKI COUNTY, ARKANSAS, CONTAINING 625 SQ. FT. MORE OR LESS.

AND

LESS AND EXCEPT PROPERTY CONVEYED TO THE CITY OF LITTLE ROCK, ARKANSAS, FOR THE WILDWOOD PLACE TOWER SITE, RECORDED AS INSTRUMENT NO. 2015051021, RECORDS OF PULASKI COUNTY, ARKANSAS, CONTAINING 400 SQ. FT. MORE OR LESS

shown on the Plat hereinafter mentioned, as Lots 1-10, Block 3, Lots 92-107, Block 3, and Tracts A, B and C, Block 3, Wildwood Place, an Addition to the City of Little Rock, Arkansas (which property together with the property described in the Original Covenants and Restrictions and First Supplement thereto 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, the First Supplement to Covenants and Restrictions, and this Second 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 Daniel W. Havner, Registered Land Surveyor, dated 12/8/16, 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 Second 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. As reflected on the Plat, all lots have at least a 10 foot wide utility easement adjacent to the street right-of-way. Lots 1 – 10, Block 3, have a fifteen (15) foot utility easement adjacent to the street right-of-way. Drainage easements may be used for storm drainage and storm drainage overflow.

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.

The use of the area designated on the Plat as Tract C, Block 3, Wildwood Place, an addition to the City of Little Rock, Arkansas (herein "tract" or "Tract") 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, subject to further terms and conditions of the Plat and this Bill of Assurance, to use this area for drainage, storm drainage overflow and landscaping. The Wildwood Place Property Owners Association, Inc. shall maintain such above ground areas and improvements at its sole cost. The City of Little Rock, Arkansas shall maintain, replace and repair all underground improvements. No improvements by any party shall be placed on the area designated as Tract C, Block 3, Wildwood Place, an addition to the City of Little Rock, Arkansas, unless first approved by Deltic, the appropriate agencies of the City of Little Rock, Arkansas, Wildwood Place Property Owners Association, Inc., and the Architectural Control Committee.

Subject to the terms and conditions of the Plat, the Original Covenants and Restrictions, as amended, and the restrictions of the U.S. Corps of Engineers described hereinafter, the use of the areas designated on the Plat as Tracts A and B, Block 3, 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, storm drainage overflow, pedestrian paths and landscaping. The City of Little Rock, Arkansas shall maintain, replace and repair all underground improvements. Wildwood Place Property Owners Association, Inc. shall maintain any above- ground areas and improvements, including landscaping and pedestrian paths, at its sole cost.

IN ADDITION TO THE AFOREMENTIONED USES, TRACT A, BLOCK 3, WILDWOOD PLACE, AN ADDITION TO THE CITY OF LITTLE ROCK, MAY BE USED FOR STORM WATER DETENTION.

THE USE AND DEVELOPMENT OF PORTIONS OF TRACTS A AND B, BLOCK 3, 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.

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, 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 Second 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 1-10, Block 3, Lots 92-107, Block 3, and Tracts A, B and C, Block 3, 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. Assignment of Rights. 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.

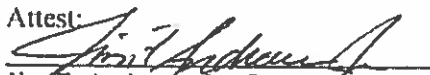
2. Covenants and Restrictions. Said lands herein platted and any interest therein are hereby added to and made a part of the Wildwood Place Neighborhood and shall, on and after


the date hereof, be subject to the Original Covenants and Restrictions and all supplements thereto.

EXECUTED this 5th day of December, 2016.

DELTIC TIMBER CORPORATION

BY: 
David Meghreblian, Vice President

Attest: 
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.
 12/9/16
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 David Meghreblian and Jim F. Andrews, Jr., to me well known, who stated that they were the Vice 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 5th day of December, 2016.



Notary Public

My Commission Expires:

August 26, 2026

