

FILED FOR RECORD

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WASHINGTON CO AR
K. HARNESS

AMENDMENT OF
DECLARATION

OF

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

BRIDGEPORT ADDITION

PHASE I

The undersigned, being owners of a majority of all lots in Bridgeport Addition, Phase I, in the City of Fayetteville, Washington County, Arkansas, and as shown on the recorded plat of said addition in plat record book 13 at page 58 of the records of Washington County, Arkansas, do hereby amend the Declaration of Protective Covenants, Conditions and Restrictions for Bridgeport Addition, Phase I previously recorded on the 11th day of October, 1994, as instrument number 94-061353 et seq.

Provision I, paragraph 4 is hereby amended to read as follow:

4. All houses shall have a minimum of 1,800 sq. ft. heated space except houses constructed on lots 1 through 4, 26 through 43 and lot 60 which shall have a minimum of 2,000 sq. ft. of heated space. All houses shall be constructed with an enclosed two-car garage. There shall be no carports. All driveways shall be concrete, brick or stone.

Provision I, paragraph 6 is hereby amended to read as follow:

6. All homes shall have a minimum of 60% masonry exterior wall veneer. Masonite material shall not be used for exterior siding or soffits. All exterior materials for siding or soffits shall be wood or an approved maintenance free material. All homes shall have metal gutters and down spouts. All roofs shall have a minimum 6/12 pitch slope. All composition shingles to be architectural grade, have a 25 year warranty and be self-sealing.

Provision I, paragraph 7 is hereby amended to read as follows:

7. All mailboxes shall be identical and shall be purchased from Bridgeport Property Owners Association at the Association's cost.

Except as herein specifically amended, the original Declaration of Protective Covenants, Conditions and Restrictions shall remain in full force and effect.

95003288

Dated this 17 day of January, 1995.

CREEKWOOD HILLS DEVELOPMENT, INC.

ATTEST:

John T. Mack
JOHN T. MACK, Secretary

Wayne Burnett
WAYNE BURNETT, President

ACKNOWLEDGMENT BY CORPORATION

State of Arkansas
County of Benton

On this 17 day of January, 1995, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Wayne Burnett and John T. Mack, being the person or persons authorized by said corporation to execute such instrument, who stated that they were the President and Secretary of Creekwood Hills Development, Inc., a corporation, and were duly authorized in their respective capacities to execute the foregoing instruments for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

Sworn to and subscribed before me this 17 day of January, 1995.

Larry Eaton
Notary Public

My commission expires:
07-01-07

