

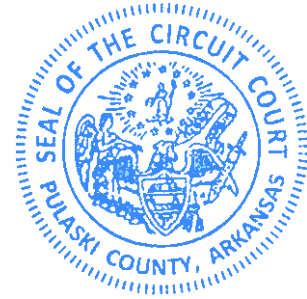


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PRESENTED: 08-18-2021 09:30:39 AM RECORDED: 08-18-2021 09:34:05 AM

In Official Records of Terri Hollingsworth Circuit/County Clerk

PULASKI CO, AR FEE \$25.00



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

This First Supplement to the Declaration of Covenants and Restrictions of Fletcher Valley (“First Supplement”) is made this 17th day of August, 2021, 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 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 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 First 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
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.

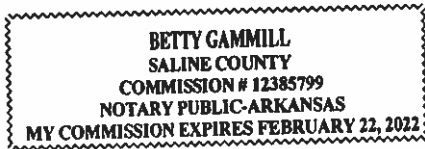
Given under my hand and official seal on this the 17 day of August, 2021.



Notary Public

My Commission Expires:

Feb 22, 2022



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.

 8/17/21

City of Little Rock Planning Commission

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.

 8/17/21

City of Little Rock Planning Commission

EXHIBIT A

LEGAL DESCRIPTION:

PART OF SECTION 3, T-1-N,R-14-W & SECTION 34, T-2-N,R-14-W, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, BLOCK 1, FLETCHER VALLEY, AN ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, THENCE; ALONG THE NORTH LINE OF SAID LOT 22, N64°27'19"W, A DISTANCE OF 199.75 FEET, THENCE; N21°49'31"E, A DISTANCE OF 102.19 FEET, THENCE; S62°29'17"E, A DISTANCE OF 89.81 FEET, THENCE; S78°15'01"E, A DISTANCE OF 141.35 FEET TO THE WESTERLY RIGHT OF WAY OF FLETCHER RIDGE DRIVE, THENCE ALONG SAID RIGHT OF WAY THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N00°54'30"W AND CHORD DISTANCE OF 19.56 FEET, THENCE LEAVING SAID RIGHT OF WAY, N84°36'16"E, A DISTANCE OF 160.00 FEET, THENCE; S83°03'19"E, 27.33 FEET, THENCE; S22°25'12"E, 73.68 FEET, THENCE; S37°09'06"E, 79.68 FEET, THENCE; S54°14'52"E, 218.17 FEET, THENCE; S61°45'14"E, 47.40 FEET, THENCE; S66°43'13"E, 288.98 FEET, THENCE; S77°06'32"E, 105.32 FEET TO THE WESTERLY RIGHT OF WAY OF FLETCHER RIDGE DRIVE, THENCE ALONG SAID RIGHT OF WAY, N05°25'52"E A DISTANCE OF 4.75 FEET, THENCE LEAVING SAID RIGHT OF WAY, S84°34'08"E A DISTANCE OF 160.00 FEET, THENCE; S05°25'52"W, 338.10 FEET, THENCE; S18°43'43"W, 70.06 FEET, THENCE; S33°27'38"W, 73.68 FEET, THENCE; S48°11'32"W, 36.84 FEET, THENCE; N41°48'28"W, 110.00 FEET TO THE EASTERLY RIGHT OF WAY OF FLETCHER RIDGE DRIVE, THENCE ALONG SAID RIGHT OF WAY THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT HAVING CHORD BEARING OF N32°33'08"E AND CHORD DISTANCE OF 94.36 FEET, THENCE; N73°05'16"W, 50.00 FEET TO THE WESTERLY RIGHT OF WAY OF FLETCHER RIDGE DRIVE, THENCE ALONG THE SAID RIGHT OF WAY THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF N11°10'26"E AND CHORD DISTANCE OF 25.01 FEET, THENCE LEAVING SAID RIGHT OF WAY, N77°34'02"W, A DISTANCE OF 150.45 FEET, THENCE, N66°43'13"W, 378.68 FEET, THENCE; N59°13'19"W, 47.40 FEET, THENCE; N54°14'52"W, 453.41 FEET TO THE EASTERLY RIGHT OF WAY OF FLETCHER RIDGE CIRCLE, THENCE ALONG SAID RIGHT OF WAY, N25°32'41"E, 51.96 FEET, THENCE ALONG SAID RIGHT OF WAY THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING OF N39°04'22"E AND CHORD DISTANCE OF 23.39 FEET, THENCE LEAVING SAID RIGHT OF WAY N37°23'57"W A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT OF WAY OF FLETCHER RIDGE CIRCLE, ALSO BEING THE POINT OF BEGINNING. CONTAINING 8.9919 ACRES, MORE OR LESS.