



**AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF MILLER COVE ADDITION
A PLANNED DEVELOPMENT**

2023-001606

I certify this instrument
was filed on:

01/30/2023 10:27:21 AM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 6
M JOHNSON

This declaration made on the date hereinafter set forth by the undersigned Lot Owners of Miller Cove Addition, to the City of Benton, Saline County, Arkansas, (hereinafter referred to as "Declarants"), WITNESSETH:

The Declarants, representing at least seventy-five percent (75%) of the Lot Owners in Miller Cove Addition, to the City of Benton, Saline County, Arkansas, do hereby amend Article VI, Use Restrictions, Section C-1, Land Use and Building Type in the Declaration of Covenants, Conditions and Restrictions dated May 10, 1994, and filed June 30, 1994, and recorded in Book 389 at Page 532 of the Records of Saline County, Arkansas to read as follows:

C – 1. LAND USE AND BUILDING TYPE.

No lot shall be used except for residential purposes. No business of any nature or kind shall at any time be conducted in any building located on any of said lots. No building located on any said lot may be rented or leased for any period of time whatsoever. Owners of any properties being leased as of the date this Amendment is passed may continue to lease their properties until such time as the Owners sell or otherwise transfer ownership of the property. If an Owner moves to another state and cannot sell the property without drastically reducing the sales price, the Board, in its sole discretion, may authorize an Owner to lease the property if the Owner would otherwise suffer an undue hardship. If the Tenant under any Lease violates the terms and conditions of the Declaration of Covenants, conditions and restrictions or any Amendment thereto, the Association or any Owner shall have the right to enforce by any proceeding at law all restrictions, conditions, covenants, reservations, liens and charges against either the Tenant or the Owner, or both. The failure of any Owner to pay any assessment due on property being leased shall act as an assignment to the Association of the monthly rent otherwise due by the Tenant to the Owner to pay for the assessment.

No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, excluding basement area, and each dwelling must include a double enclosed garage, which must be an integral part of the



dwelling or connected by an approved breezeway, except as provided in paragraph BC-9. No chain link fence shall be permitted on any lot in said Addition. All privacy fence posts shall be inside the fence. There shall be no pipe or vent of any kind allowed to be installed through roof on front of dwelling. Foundations are required to be veneered with brick or rock. Signs advertising fence companies are prohibited.

IN WITNESS WHEREOF, the undersigned represent at least seventy-five percent (75%) of the Lot Owners of Miller Cove Addition to the City of Benton, Saline County, Arkansas, being the Declarants herein, have hereunto set their hands and seals this 29th day of January, 2023.

Lot	Address	Signature
1	700 Miller Cove	
2	702 Miller Cove	William L. Davis
3	704 Miller Cove	Rebecca Bourne
4	706 Miller Cove	Maria Tanaka
5	708 Miller Cove	Deborah Green
6	710 Miller Cove	Ann [unclear]
7	712 Miller Cove	
8	714 Miller Cove	Michael [unclear]
9	715 Miller Cove	Steve M. [unclear]
10	713 Miller Cove	[unclear]
11	711 Miller Cove	Kathy [unclear]
12	709 Miller Cove	
13	707 Miller Cove	
14	701 Miller Dove	
15	601 Miller Cove	Lorinda [unclear]

16	603 Miller Cove	Jimi Jere
17	605 Miller Cove	Theresa Bailey
18	607 Miller Cove	Kali
19	609 Miller Cove	Jeff Hiltner
20	600 Miller Cove	Don Haley
21	602 Miller Cove	SM Bullard
22	604 Miller Cove	Paul & Jean
23	606 Miller Cove	Heidi
24	608 Miller Cove	Chris Beckman
25	620 Miller Cove	Natalie Nichols
26	719 Miller Cove	Trina Bates
27	624 Miller Cove	Henry & Carol
28	611 Miller Cove	Lynn Ferish
29	613 Miller Cove	
30	615 Miller Cove	
31	617 Miller Cove	John Bates
32	619 Miller Cove	Graham
33	621 Miller Cove	Yvonne
34	623 Miller Cove	
35	801 Miller Cove	Eric Breeding
36	811 Miller Cove	Veronica Camblere
37	821 Miller Cove	
38	915 Miller Cove	D. C.

39 927 Miller Cove

John Hall

40 1011 Miller Cove

Colley Bunn

41 1021 Miller Cove

Francis Raley

42 1027 Miller Cove

43 1026 Miller Cove

44 1020 Miller Cove

David

45 1014 Miller Cove

Sherry Hampel

46 1006 Miller Cove

Ferry

47 924 Miller Cove

Robert Bohn

48 918 Miller Cove

AL

49 Lot 49, Miller Loop

AL

50 1016 Miller Loop

Jefferson

51 1006 Miller Loop

Charles D. Jones

52 926 Miller Loop

Charles D. Jones

53 916 Miller Loop

Andrew D. Johnson

54 910 Miller Loop

Ha Darr

55 900 Miller Loop

Jason D. James

56 828 Miller Loop

Brenda Smith

57 816 Miller Cove

Stacy Patton

58 718 Miller Cove

Steven Mark

59 720 Miller Cove

John

60 802 Miller Cove

61 902 Miller Cove

Jane

62 1019 Miller Loop

63 827 Miller Loop

98 705 Miller Cove

99 1000 Miller Cove

Amanda L. Jones
Jeffrey W. Lamm

Jan Bracher
Jason D. James 1/29/2023
President, Miller Cove Property Owners Association

ATTEST:

Theresa Bailey
Secretary

STATE OF ARKANSAS)
) ss
COUNTY OF SALINE)

ACKNOWLEDGMENT

On this day, before me personally appeared Jason James and Theresa Baxley, who acknowledged that they were the President and Secretary of Miller Cove Property Owners Association, Inc., a corporation, and that they, as such officers, being authorized to do so, had witnessed the execution of the foregoing instrument by the undersigned Lot Owners of Miller Cove Addition, to the City of Benton, Saline County, Arkansas, for the purposes therein contained, by signing their names.

WITNESS my hand and official seal this 29th day of January, 2023. *ps*

[Signature]

NOTARY PUBLIC

My Commission Expires:

1-11-2032

PAMELA J. SMITH
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires January 11, 2032
Commission No. 12385942