This document prepared by and
after recording, return to:
Rausch Coleman Homes Little Rock, LLC
PO Box 8232
Fayetteville, AR 72703

ANNEXATION & SUPPLEMENTAL DECLARATION
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR HILLDALE CROSSING PHASE 1
A SUBDIVISION TO THE CITY BRYANT, ARKANSAS.
(annexation of Phase 3)

This Annexation and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, a subdivision to the City of Bryant, Arkansas ("Supplemental Declaration"), is made this _____ day of _____, 2023, by Havens Development, LLC (the "Phase 3 Owner") along with Rausch Coleman Homes Little Rock, LLC ("Declarant") who is the declarant under the Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, and any and all persons, firms or corporations hereafter acquiring any of the within described property.

W I T N E S S E T H:

WHEREAS, Declarant is the developer of the residential development known as Hilldale Crossing in the City of Bryant, Saline County, Arkansas, said development and the property located therein being subject to that certain Declaration of Covenants, Conditions and Restrictions for Hilldale Crossing Phase 1, a subdivision to the City of Bryant, Saline County, Arkansas ("Declarations"), which is recorded in Doc No. 2021-027155, of the Land Records of the Saline County Clerk; and

WHEREAS, Paragraph 2(e) of said Declarations provides that Declarant may extend the Declarations (and the covenants and restrictions therein contained) to other property by filing of record a Supplemental Declaration in respect to the property to be added and made subject to the said Declarations, in order to extend the scheme of development of the subdivision to other property and thereby bring additional properties into and within the jurisdiction of the Hilldale Crossing Property Owners Association; and

WHEREAS, Declarant and Phase 3 Owner now intend to subject additional property owned by Phase 3 Owner, a legal description of which is attached hereto as Exhibit "A" and a plat of which is attached hereto as Exhibit "B", ("the Additional Property"), to said Declarations.

NOW, THEREFORE, in consideration of the premises, Declarant and Phase 3 Owner agree with any and all persons, firms or corporations hereafter acquiring any or a part of the Additional Property that the same is hereby subjected to the aforesaid Declarations to the same extent and degree as if said Declarations were set out in their entirety. The Additional Property shall at all times be owned, held, used and conveyed subject to the terms, provisions, conditions, easements and restrictions contained in the Declarations, which terms, provisions,

conditions and restrictions shall constitute covenants running with the land and the improvements constructed thereon in connection with the expansion of the subdivision and shall be binding upon and inure to the benefit of any person, firm or corporation or other legal entity acquiring any interest in the Additional Property and/or the improvements situated thereon, and the Additional Property shall be deemed a part of the subdivision and assigned voting rights in the Hilldale Crossing Property Owners Association and assessment liability in accordance with the provisions of the Declarations. Phase 3 Owner (Havens Development, LLC) hereby conveys and assigns all of its rights, interest and status as Declarant hereunder for the Additional Property described herein to Rausch Coleman Homes Little Rock, LLC, and all references to Declarant shall refer to Rausch Coleman Homes Little Rock, LLC after the date hereof.

(signature pages to follow)

IN WITNESS WHEREOF, the undersigned Declarant and the Phase 3 Owner have caused this Supplemental Declaration to be executed by its duly authorized officer the day and year first above written.

Havens Development, LLC

By_____

Title:_____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 20__, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared _____ to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the _____ of Havens Development, LLC, and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires
_____

Rausch Coleman Homes Little Rock, LLC

By_____

Title:_____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 20__, before me, a Notary Public within and for the aforesaid county and state, duly commissioned and acting, appeared Stephen Lieux, to me personally well known as, or proven to be, the person whose name appears upon the within and foregoing document and stated that he/she was the Manager of Rausch Coleman Homes Little Rock, LLC, and was duly authorized to execute the foregoing conveyance for and on its behalf, and he/she respectively acknowledged to me that he/she had executed the same for the consideration and purposes therein mentioned and set forth, and I do so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office as such Notary Public at the County and State aforesaid on this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires

_____

EXHIBIT “A”

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

EXHIBIT “B”

PLAT