

This Instrument Prepared By
and When Recorded Return To:
Arkansas Development Finance Authority
Attn: Office of the General Counsel
P.O. Box 8023
Little Rock, Arkansas 72203-8023
(501) 682-5900

**DEED RESTRICTION
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

KNOW ALL PERSONS BY THESE PRESENTS:

City of Jonesboro, is the owner in fee simple (the "Owner") of certain property commonly known as Parcel #01-144181-36900 located in Craighead County, Arkansas, more particularly described on the attached Exhibit "A" (the "Development"). This Development is located within a project known as Veterans Village, which covers the block bounded by Chalky Street, N. Allis Road, Aggie Road, and N. Patrick Street in Craighead County, Arkansas, more particularly shown on Exhibit "B" ("Veterans Village").

The Owner has obtained a grant in the original principal amount of **Thirty-Two Thousand Three Hundred and 00/100s Dollars (\$32,300.00)** (the "Grant") from the Arkansas Development Finance Authority ("ADFA") as Administrator of the federal Neighborhood Stabilization Program (the "NSP Program") to assist in financing the purchase of the Development and the demolition of the house located on said Development, conditioned upon compliance with Title III of Division B of the Housing and Economic Recovery Act (HERA) commonly referred to as the Neighborhood Stabilization Program (NSP). The NSP Program Funds must adhere to Community Development Block Grant (CDBG) requirements at 24 CFR Part 570, unless otherwise stated in HERA.

In consideration of the foregoing, the receipt and sufficiency of which is hereby acknowledged, the Owner, on behalf of itself, its successors and assigns, hereby covenants with ADFA, its successors and assigns, as follows, which shall constitute covenants running with the land and shall be binding upon all parties having any right, title, or interest in the Development or any part thereof, their heirs, administrators, successors, and assigns:

1. DURATION OF AFFORDABILITY RESTRICTIONS. One (1) unit of the nine (9) units being constructed in Veterans Village shall qualify as affordable housing pursuant to Title III of Division B of the Housing and Economic Recovery Act (HERA) commonly referred to as the Neighborhood Stabilization Program (NSP) and the ADFA NSP requirements, as may be amended from time to time, for a period of **ten (10) years** (the "affordability period") beginning after project completion whereupon the covenants and restrictions contained herein shall terminate without any further action being required of Owner or ADFA. The affordability requirements shall apply without regard to the term of any Grant or mortgage or transfer of ownership. Furthermore, upon transfer of ownership of the Development or any portion thereof during the applicable Affordability Period, the

outstanding balance of the Grant shall become due and payable. However, ADFA, in its sole and absolute discretion, may approve subsequent transferees, provided the proposed transferee agrees to: 1.) enter into an agreement with ADFA to own and operate the Development as affordable rental housing for the remainder of the applicable Affordability Period; and 2.) abide by all applicable NSP requirements. ADFA's approval must be evidenced in writing and obtained by the transferee prior to transfer of the Development or any portion thereof.

2. TERMINATION OF AFFORDABILITY RESTRICTIONS. The affordability restrictions shall terminate sooner upon foreclosure or transfer in lieu of foreclosure provided, however, that the affordability restrictions shall be revived according to the original terms thereof if, during the original Affordability Period the owner of record before the foreclosure or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the Property.

EXECUTED on this ___ day of September 2019.

OWNER:

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF Craighead

BEFORE ME, the undersigned Notary Public, on this day personally appeared Harold Pettin,
Mayor of the City of Jonesboro, Owner of Veterans Village known to me to be the person whose
name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same of the
purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of September 2019.

Laurie Denise Hester
NOTARY PUBLIC, State of Arkansas

My Commission Expires:

11-13-2027



Attachment "A"

Legal Description

A PART OF LOTS 3-4 BLOCK 1 OF STEPHENSONS ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 150 FEET OF LOT 3 AND THE SOUTH 16 FEET OF THE WEST 150 FEET OF LOT 4 IN BLOXK 1 OF THE SPTEPHENSON'S ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

CONTAINING IN ALL 7,244 SQ. FT. OR 0.17 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Attachment "B"

Legal Description

