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Kyle Sylvester Circuit Clerk

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SPRINGDALE TECHNOLOGY PARK DECLARATION OF GUIDELINES

The purpose and intent of the **Springdale Technology Park Guidelines** is to provide a protective district featuring high quality architectural and landscape design and construction for the orderly growth and development of companies utilizing the broadly defined category of **knowledge-based technology**. These Guidelines are intended to preserve confidence that the overall quality of development within the Springdale Technology Park will be permanently protected and to ensure that all building and land uses within the Springdale Technology Park are consistent with the stated permitted use for the Park.

The Springdale Technology Park is owned and managed by the Springdale Public Facilities Board. The Springdale Public Facilities Board is responsible for the development, operation and management of the Springdale Technology Park. Currently there are other owners of parcels within the Springdale Technology Park.

Intent

It is the intent of the Springdale Public Facilities Board that the Springdale Technology Park shall be primarily used for activities related to, compatible with, or in support of knowledge-based industry. This includes but is not limited to scientific, technological or innovative research and development, both basic and applied, and those uses that will allow the Springdale Technology Park to be self-sufficient and self-contained. Support services directly related to and in support of the ongoing purposes and nature of the Springdale Technology Park may be permitted.

The Springdale Public Facilities Board has established the following criteria for defining land and building uses appropriate to the mission and environment of the Springdale Technology Park:

Permitted Activity List

1. Laboratories and related facilities intended for basic and applied research, experimental development of technology-based products and services, or testing of technology-based products and services.
2. Facilities dedicated to product development or improvement for commercial application.
3. Corporate, regional and divisional headquarters of technology-based, knowledge-driven companies and organizations and those companies that support or enhance the missions, strategic goals and activities of the Springdale Public Facilities Board and the Springdale Technology Park.

4. Technology-dependent or computer-based facilities dedicated to the processing of data or analysis of information.
5. Production facilities and operations with a high degree of scientific input and activity.
6. Corporate and professional training facilities.
7. Product manufacture or assembly limited to prototype development and testing or the assembly of products of a technological nature clearly related to on-site research and development activities of the tenant.
8. Offices and related facilities to be utilized by businesses, agencies and organizations that support or enhance the missions, strategic goals and activities of the Springdale Public Facilities Board and the Springdale Technology Park. This may include educational, scientific and research organizations as well as professional, training, research, and scientific or engineering associations.
9. Any other facilities reasonably related to the intended mission of the Springdale Technology Park and approved by the Springdale Public Facilities Board.

Excluded Activities

No building or land in the Springdale Technology Park shall be used for:

1. Distribution or warehouse operations, except as such operations are incidental to an approved production or information-service operation.
2. Facilities of the type that could cause an operational nuisance, this includes noxious, annoying or offensive activities that may have a detrimental effect on the value of other lots, the performance of business activities, or the maintenance of a safe and productive working environment and workforce.
3. Operations consisting primarily of retail or wholesale sales of goods and services, it being the intent that facilities shall not have walk-in customers.

Knowledge-Based Technology

For the purposes of these guidelines and covenants, knowledge-based technology is defined as technology utilized by a company that earns revenue in the marketplace through the intellectual activities of its employees, who have some form of specialized training and are paid at a relatively high wage when compared to the community.

More specifically, a qualifying company utilizing knowledge-based technology will:

- Pursue commercial applications of science-based innovations;
- Rely upon its employees' knowledge rather than their physical labor and be involved in stages of production that may include drafting, engineering, experimentation and planning;
- Employ a high percentage of four-year degree holders;
- Employ skilled employees who receive wages, on average, that are twice the community average wage;
- Be constantly involved in innovation, producing new designs rather than duplicating existing successful designs;
- Qualify in at least one Permitted Activity or adequately exhibit to the Springdale Public Facilities Board basic requirements consistent with knowledge-based industry.

Acceptance into the Springdale Technology Park by the Springdale Public Facilities Board will be on an individual case basis. Evaluation criteria may include but are not limited to:

- Merit of the business proposal;
- Background and experience of the principals;
- Financial viability;
- State of the business plan, market research and feasibility studies;
- Growth potential;
- Business references;
- Adequacy of the management team.

The review process may involve a written application, including a business plan and an interview with the Springdale Public Facilities Board. Companies locating in the Springdale Technology Park are required to operate their business in a legal and ethical manner and report annually to the Springdale Public Facilities Board. Tenant companies shall agree to assist the Springdale Public Facilities Board in its efforts to identify and recruit qualified knowledge-based tenants for the Park.

Tenant Clarification

While it is intended for the **Springdale Technology Park Permitted Activity List** to adequately qualify tenants for the Park, the following partial list of Industries & Occupations, Technology & Advanced Manufacturing SIC Codes may be useful in identifying qualified applicants:

Qualifying Industries: aircraft and parts; communications equipment; communications services; computer programming and data processing; computer and office equipment; pharmaceuticals; electronic components and accessories; engineering, architectural and surveying; food safety research; food science; high-tech agricultural; guided missiles and space vehicles and parts; homeland security; industrial inorganic chemicals; industrial organic chemicals; optical and analytical laboratory apparatus; management and public relations services; nonmetallic minerals services; photographic equipment and supplies; plastics materials and synthetic resins; research, development and testing services; navigation and guidance research; special industry machinery; surgical, medical, & dental instruments; telegraph and other message communications.

Qualifying Occupations: aeronautical and astronautical engineers; agriculture and food scientists; agricultural engineers; chemical engineers; chemists; civil engineers; computer programmers; database administrators; engineering, math, natural science managers; foresters and conservation scientists; geologists, geophysicists; mathematical scientists; metallurgists; mining engineers; nuclear engineers; petroleum engineers; physicists and astronomers; statisticians; systems analysts.

Technology Sector SIC Codes: cable and other pay television services (4841); communications services (4899); computer and data processing (737); computer and office equipment (357); communications equipment (366); digital infrastructure research and testing (8731-9901, 8731-0300); electronic components & accessories (367); household audio and video equipment (3651); IT management consulting (8742-9905, 8748-0400, 8748-0401, 8748-0402); magnetic and optical recording media (3695); photographic equipment (386); radiotelephone communications (4812, 4813); security devices and other electronic equipment (3699-05, 3699-03);

telecommunications consulting (8749-0302); telegraph and other message communications (4822); energy research (8731-0301).

Advanced Manufacturing SIC Codes: advanced manufacturing research and testing (8734-0204); aerospace and defense (372, 376, 381, 348); bioscience – drugs (283); bioscience – medical devices and instruments (384); bioscience – research and testing (8731-9903, 8731-0302, 8731-0102, 8731-0100, 8731-9902, 8733-0103, 8733-0100); construction machinery (353); engines and turbines (351); electrical industrial apparatus (362); electric distribution equipment (361); electrical welding equipment (3599-0200); engineering services (8711); industrial machinery (355, 356); laser welding, drilling and cutting equip. (3699-0202); measuring and controlling devices (382); motor vehicles (371); plastics materials and synthetics (282); welding machines and equip, ultrasonic (3699-0203); industrial chemicals (281, 286); other chemical products (287, 289); petroleum refining (291); paint and allied products (285); soaps, cleaners and toilet goods (284).

PASSED AND APPROVED this 16th day of December, 2015

12/16/2015
Date

BY: James E. Crouch
James E. Crouch, Chairman

12/16/2015
Date

BY: Rex Bailey
Rex Bailey, Secretary

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned and acting within and for the County and State aforesaid, James E. Crouch, Chairman, and Rex Bailey, Secretary of the Springdale Public Facilities Board, personally known to me to be the person subscribing to the foregoing document, and who stated to me that they had executed the same for the purposes and considerations therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of December, 2015.

"OFFICIAL SEAL"

My Commission Expires 8/26/2024
SCOTT EDMONDSON
Notary Public, State of Arkansas
County of Washington

Scott Edmondson
Notary Public

Commission #12400521

My Commission Expires 8/26/2024