

*w/c R*  
When recorded mail to:

**31** BROWN FAMILY COMMUNITIES  
2164 East Broadway Road  
Suite 308  
Tempe, Arizona 85282  
Attention: Robert C. Venberg



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE**

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**HOLD FOR PICK-UP  
FIRST AMERICAN TITLE**  
*Builder Services/ Jim*

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**DECLARATION OF**

**COVENANTS, CONDITIONS, AND RESTRICTIONS**

**FOR**

**LOS PORTALES**

When recorded mail to:

BROWN FAMILY COMMUNITIES  
2164 East Broadway Road  
Suite 300  
Tempe, Arizona 85282  
Attention: Robert C. Venberg

## COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOS PORTALES

THESE COVENANTS, CONDITIONS, AND RESTRICTIONS are hereby declared by Declarant (as identified herein) on this 8<sup>th</sup> day of February, 2006.

### Recitals

A. Declarant is the owner of certain real property (the "Property") in the County of Pinal, State of Arizona, the legal description of which is set forth on Exhibit A hereto.

B. Declarant desires to form a nonprofit corporation (the "Association") to act as the agent and representative of the Members and residents of the subdivision recorded as "Los Portales" in (i) acquiring, constructing, operating, managing, and maintaining the Common Areas; (ii) establishing, levying, collecting, and disbursing Assessments and other charges imposed hereunder; and (iii) administering and enforcing all provisions hereof and enforcing the use and other restrictions imposed on the Property hereby.

### Declaration

NOW, THEREFORE, Declarant hereby declares that all of the Property will be held, sold, and conveyed subject to the following easements, restrictions, stipulations, reservations, covenants, and conditions (collectively, the "Covenants, Conditions, and Restrictions"), which are for the purposes of establishing a uniform plan for development, improvement, maintenance, and sales of the Property so that the value and desirability of the Property is protected; to insure the protection and preservation of such uniform plan for such purposes, the Covenants, Conditions, and Restrictions will run with the Property and be binding on all parties having any right or title to or interest in the Property or any part thereof, together with their heirs, successors, and assigns, and will inure to the benefit of each owner of the Property or any part thereof.

### ARTICLE I - DEFINITIONS

The following terms will be defined as set forth herein for purposes of this Declaration:

(a) "Alleged Defect" means any alleged defect(s) caused by the negligence of Developers, or their respective agents, consultants, contractors, or subcontractors, in the planning, design, engineering, grading, construction, or other development of any portion of the Common Areas, Areas of Association Responsibility, any Lot or Residence, or any Improvements constructed on the Property, including without limitation any allegation of a misrepresentation with respect to the planning, design, engineering, grading, construction, or other development of any portion of the

Common Areas, Areas of Association Responsibility, any Lot or Residence, or any Improvement constructed on the Property.

(b) "Alleged Defect Costs" means the costs of repairing or replacing any defective portion of the Common Area, Areas of Association Responsibility, any Lot or Residence, or any Improvements constructed on the property.

(c) "Annexation Property" will mean the real property described on **Exhibit B** attached hereto, if any such attachment is made at the time that this Declaration is recorded or any time thereafter, or as such exhibit may be amended from time to time.

(d) "Areas of Association Responsibility" will mean (i) all Common Areas; (ii) all land and the improvements thereto situated within the boundaries of a Lot that the Association acknowledges in a recorded document as land that is to be improved, maintained, repaired, and replaced by the Association; and (iii) any portion of the Property, including any improvements thereto, that is situated within any dedicated right-of-way for which the State of Arizona or any county or municipality has not accepted responsibility for the maintenance thereof, but only until such time as the State of Arizona or any county or municipality has accepted all responsibility for the maintenance, repair, and replacement of such areas.

(e) "Articles of Incorporation" or "Articles" will mean the Articles of Incorporation of the Association as filed with and approved by the Arizona Corporation Commission, as those Articles may be amended from time to time in accordance with Arizona law.

(f) "Association" will mean and refer to The Fairways at Los Portales Homeowners' Association, an Arizona nonprofit corporation, together with its successors and assigns.

(g) "Board" will mean the Board of Directors of the Association.

(h) "Builder" means a Person other than Declarant who is engaged in construction of Residences within the Project for the purpose of constructing Improvements thereon for sale to Purchasers.

(i) "Bylaws" will mean the Bylaws of the Association, as the same may from time to time be amended or supplemented.

(j) "City" will mean the City of Casa Grande, Arizona.

(k) "Claimant" means the Association, the Board, or any Owner.

(l) "Commencement Date" is hereby defined as the first date on which Declarant closes the sale of any Lot with an improved residence located thereon to a person who, immediately after such closing, will be an Owner.

(m) "Common Areas" will mean and refer to those certain areas designated as Tracts A through D, inclusive, of the Property, together with the Improvements and appurtenances thereto and any other areas brought within the jurisdiction of the Association as Common Areas, as otherwise provided herein.

(n) "Common Expenses" will mean and refer to the expenses for the operation of the Association, including without limitation the collection and administration of all recorded charges and assessments payable to the Association hereunder and the enforcement of this Declaration, and

expenses for the maintenance, repair, and restoration of areas required to be maintained by the Association, other than areas required to be maintained by the Association as the result of an Owner's failure to maintain such areas, including without limitation salaries, wages, payroll taxes, attorneys' and accountants' fees, supplies, materials, parts, services, and landscaping and replacement of any property required to be maintained by the Association.

(o) "Declarant" will mean and refer to Brown Family Communities, an Arizona limited partnership, and First American Title Insurance Company, a California corporation, as Trustee of Trust Number 8308, together with its successors and such assigns as who may be in whole or in part assigned some or all of Declarant's rights, powers, exemptions, and privileges hereunder as provided in **Section 8 of Article X** hereof.

(p) "Design Review Committee" will mean and refer to the Design Review Committee provided for in **Article IV** hereof.

(q) "Developer" or "Developers" as used in **Article IX** of this Declaration, means Declarant and any Builder or Builders.

(r) "Dispute" means a dispute or claim described in **Article IX** of this Declaration.

(s) "Disputing Party" means the party instituting a Dispute pursuant to **Article IX** of this Declaration.

(t) "Exterior Elevation" will mean and refer to the exterior roof, wall surfaces, and accessions thereto of the Improvements constructed upon each Lot.

(u) "FNMA" will mean the Federal National Mortgage Association.

(v) "Front Yard" will mean and refer to that portion of each Lot between the public street (and sidewalks) and the Improvements thereon or walls and fences located on the Lot, but excluding driveways and walkways.

(w) "Golf Course" will mean the David White Golf Course.

(x) "HUD/VA" will mean the U.S. Department of Housing and Urban Development and the U.S. Veterans Administration.

(y) "Improvement" means any building, fence, wall, or other structure (including, without limitation, any sheds, basketball poles/loops, play structures, patio covers and balconies), and any swimming pool, road, driveway, parking area (paved or unpaved), and any trees, plants, shrubs, grass, and other landscaping of every type and kind.

(z) "Lot" or "Lots" will mean and refer to any plot of land shown upon any recorded plat of the Property.

(aa) "Member" will mean a person who is a member of the Association.

(bb) "Notice of Alleged Defect" means a notice from a Claimant to a Developer describing the specific nature of an Alleged Defect.

(cc) "Owner" will mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot, including contract sellers, but excluding those having such

interest merely as security for the performance of an obligation or a lessee. "Owner" will include a purchaser under a contract for the conveyance of real property pursuant to sections 33-741 through 33-749 of the Arizona Revised Statutes. "Owner" will not include a purchaser under purchase contracts and receipts, escrow instructions, or similar executory contracts that are intended to control the rights and obligations of the parties to such executory contracts pending the closing of a sale or purchase transaction. In the case of Lots, the fee simple title to which is vested in a trustee pursuant to sections 33-801 through 33-821 of the Arizona Revised Statutes, "Owner" will mean the trustor of such Lot. In the case of Lots, the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement, "Owner" will mean the beneficiary of any such trust or the assignee of such beneficiary who is in title possession of the trust property.

(dd) "Person" means a corporation, partnership, limited liability company, joint venture, individual, trust, or any other legal entity.

(ee) "Project" will mean and refer to the Property and the Annexation Property, but only if annexed hereto, together with all Improvements located on any of the foregoing.

(ff) "Project Documents" will mean this Declaration, the Articles, the Bylaws, and any rules adopted by the Board or the Design Review Committee.

(gg) "Property" will mean and refer to the real property described on Exhibit A attached hereto, subject to the reservations set forth herein and in the plat of Los Portales of record in the Official Records of the Pinal County, Arizona Recorder; provided, however, that only from and after the effective date of any annexation of additional property to this Declaration as provided in Article VII hereof, "Property" also will include the Annexation Property.

(hh) "Purchaser" means any Person, other than the Declarant or a Builder, who by means of a voluntary transfer becomes the Owner of a Lot, except for: (i) a Person who purchases a Lot and then leases it to the Declarant or a Builder for use as a model in connection with the sale or lease of other Lots; or (ii) a Person who, in addition to purchasing a Lot, is assigned or has acquired any or all of the Declarant's rights under this Declaration.

(ii) "Rear Yard" will mean and refer to that portion of each Lot enclosed by the Improvements on the Lot and the fences or walls on the Lot.

(jj) "Residence" means any building, or portion of a building, situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence.

(kk) "Visible from Neighboring Property" generally means, with respect to any given object, such object is or would be visible to a Person six feet tall, standing at ground level on neighboring property (including Common Areas) six feet back from the property line of the neighboring property; provided, however, that the Design Review Committee will have the right to determine the meaning of "Visible from Neighboring Property" as applied on a case by case basis, and any such determination of the Design Review Committee will be final and binding, subject to any appeal rights to the Board.

## ARTICLE II - RESERVATIONS, EXCEPTIONS, AND DEDICATIONS

**Section 1. Recorded Subdivision Plat of the Property.** The recorded subdivision plats of the Property dedicated for use as such, subject to the limitations set forth therein, the streets and easements shown thereon, and further restrictions applicable to the Property, including without

limitation certain minimum and maximum setback requirements, and all dedications, limitations, restrictions, and reservations shown on the recorded plat of the Property are incorporated herein and made a part hereof, as is more fully set forth herein, and will be construed as being adopted and incorporated in each and every contract, deed, or conveyance executed or to be executed by or on behalf of Declarant conveying said Property or any part thereof, whether specifically referred to therein or not. No Owner, other than Declarant, may apply for any re-zoning, variance, or use permit for a Lot without the prior approval of the Board.

**Section 2. Title Subject to Easements and Dedications.** It is expressly agreed and understood that the title conveyed by Declarant to the Property or any portion thereof, including without limitation any and all Lots, by contract, deed, or other conveyance will be subject to any easements affecting the Property or the conveyed portion thereof for roadways, drainage, water, gas, storm sewer, or electric lighting purposes, together with any dedications associated therewith. Owners of the respective Lots will not be deemed to separately own pipes, wires, conduits, or other service lines running through their Lot which are utilized for or which service other Lots, but each Owner will have an easement in and to the aforesaid facilities as may be necessary for the use, maintenance, and enjoyment of his, her, or its Lot.

**Section 3. Owners' Easements of Enjoyment.** Subject to the rights and easements granted to the Declarant in Section 6 of this Article, every Member and any person residing with such Member will have the right to and an easement of enjoyment in and to the Common Areas, which rights and easements will be appurtenant to and will pass with the title to every Lot subject to the following provisions:

(a) The Association will have the right to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members; provided, however, that no such dedication or transfer will be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of the Members of each class has been recorded; and further provided, however, that notwithstanding the foregoing, at any time during the pendency of the Class B membership, Declarant will have the right to convey, or cause the Association to convey, minor, insignificant, or immaterial portions of the Common Areas (such as those caused by encroachment areas, boundary line discrepancies, survey errors, and other such matters) without the consent or vote of any other Person or Member, if Declarant determines, in its sole and absolute discretion, that such conveyance or transfer is in the best interests of the Project, the Association, or the Owners;

(b) The Association will have the right to regulate the use of the Common Area through rules adopted by the Board and to prohibit the access of Members and other persons to those portions of the Common Area, such as landscaped areas, that are not intended for use by the Owners, lessees, or their guests;

(c) The Association will have the right to suspend the rights of an Owner and such Owner's family, tenants, and guests to use the Common Areas if such Owner is more than 15 days delinquent in the payment of Assessments or other amounts due to the Association or if such Owner has violated any other provision of the Association Documents and has failed to cure such violation within 15 days after the Association notifies the Owner of the violation;

(d) If a Lot is leased or rented by its Owner, the lessee of such Lot and the members of the lessee's family residing with such lessee will have the right to use the Common Areas during the term of the lease and the Owner of such Lot will have no right to use the Common Areas until the termination or expiration of such lease; and

(e) No motorized vehicles, including without limitation all-terrain vehicles, motorcycles, go carts, and similar vehicles, may enter onto any Common Areas.

**Section 4. Utility Easement.** There is hereby created an easement upon, across, over, and under the Common Areas and the Lots for reasonable ingress and egress for the purposes of installing, replacing, repairing, or maintaining all utilities on the Property, including without limitation gas, water, sewer, telephone, cable television, and electricity utilities. By virtue of this easement, it expressly will be permissible for a providing utility company to erect and maintain the necessary equipment on the Common Areas or Lots, but no sewers, electrical lines, water lines, or other utility or service lines may be installed or located on the Common Areas or Lots except as initially designed, approved, and constructed by Declarant or as approved by the Board.

**Section 5. Declarant's Use for Sales and Leasing Purposes.** Declarant will have the right and an easement to maintain sales or leasing offices, management offices, and models throughout the Property and to maintain one or more advertising signs on the Common Areas until such time as all of the Lots are sold or while Declarant is using any model or models located on the Property for the sale of lots or homes in any other subdivision owned by Declarant. Declarant reserves the right to place models, management offices, and sales and leasing offices on any Lots owned by Declarant and on any portion of the Common Area in such number, of such size, and in such locations as Declarant deems appropriate.

**Section 6. Declarant's Easements.**

(a) Declarant will have the right and an easement on and over the Areas of Association Responsibility to construct all Improvements to the Property that Declarant may deem necessary and to use the Areas of Association Responsibility and any Lots and other Property owned by Declarant for construction- or renovation-related purposes, including the storage of tools, machinery, equipment, building materials, appliances, supplies, and fixtures, and the performance of work respecting the Property.

(b) Declarant will have the right and an easement upon, over, and through the Areas of Association Responsibility as may be reasonably necessary for the purpose of discharging its obligations and exercising the rights granted to or reserved by Declarant by this Declaration.

**Section 7. Easement in Favor of Association.** The Lots are hereby made subject to the following easements in favor of the Association and its directors, agents, employees, and independent contractors:

(a) for inspection of the Lots in order to verify the performance by Owners of all items of maintenance and repair for which they are responsible;

(b) for inspection, maintenance, repair, and replacement of the Areas of Association Responsibility accessible only from the Lots;

(c) for correction of emergency conditions in one or more Lots;

(d) for the purpose of enabling the Association, the Board, or any committee appointed by the Board to exercise and discharge its respective rights, powers, and duties under the Association Documents; and

(e) for inspection of the Lots in order to verify that the provisions of the Association Documents are being complied with by Owners and their guests, tenants, invitees, and other occupants of the Lot.

**Section 8. Disclaimer of Representations.** Declarant makes no representations or warranties whatsoever that: (i) the Project will be completed in accordance with the plans for the Project as they exist on the date this Declaration is recorded; (ii) any Project subject to this Declaration will be committed to or developed for a particular use or for any use; or (iii) the use of any Property subject to this Declaration will not be changed at any time in the future. No representations or warranties of any kind, express or implied, have been given or made by Declarant or its agents, consultants, or employees in connection with the Property, or any portion thereof, its physical condition, zoning, compliance with applicable laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, taxes, or regulation thereof, except as specifically and expressly set forth in this Declaration or in a Public Report for the Project issued to the Declarant or in any written contract executed by the Declarant.

**Section 9. Golf Course Disclosure.** Portions of the Property, including certain Lots, are located adjacent to the Golf Course. No representations or warranties have been made by Declarant or any other Person with regard to the continuing ownership, operation, or configuration of, or right to use, the Golf Course. The Golf Course and any clubhouse and associated maintenance facilities are privately owned. Neither membership in the Association nor ownership or occupancy of a Lot will confer any ownership in or right to use the Golf Course. Each of the ownership, operation, and configuration of, and rights to use, the Golf Course may change at any time and from time to time. Each Owner and Member understands and agrees that Golf Course-related activities, including, without limitation, regular course play and tournaments, may be held on the Golf Course. Each Owner and Member acknowledges that the location of the Golf Course adjacent to the Property may result in nuisances or hazards to persons and property within the Property and located on specific Lots as a result of normal Golf Course operations. Each Owner and Member acknowledges and agrees that he, she, or it will assume all risks associated with the use of the Golf Course, including, but not limited to, the risk of property damage or personal injury arising from errant golf balls or actions incidental to such Golf Course-related activities and will indemnify and hold harmless and release and discharge the owners, managers, and operators of the Golf Course from time to time, the Association, and Declarant, together with their respective agents and employees for, from, and against any liability, claims, or expenses, including without limitation attorneys' fees, arising from such property damage or personal injury. Each Owner and Member acknowledges that the operation and maintenance of the Golf Course adjacent to the Property may require that maintenance personnel and other workers required to operate and maintain the Golf Course will commence work relating to the operation and maintenance of the Golf Course as early as 4:00 am. on a daily basis. Each Owner and Member further acknowledges that there may be night golf and other events and activities that may take place on the Golf Course at night. Each Owner and Member agrees that neither the Declarant nor the owner or owners of all or any portion of the Golf Course, or their respective employees, agents, or contractors, will be responsible or accountable for, and will be held harmless from, any claims, causes of action, loss, or liability arising from, in connection with, or associated with any noise or inconvenience normally associated with Golf Course operation and maintenance activities. The Association releases the Declarant and the owners, managers, and operators of the Golf Course from any claim or liability for damage to the Common Areas resulting from errant golf balls. No Owner or Member will have any right of access to the Golf Course except as expressly granted by the owners, managers, and operators of the Golf Course, and no Owner or Member will walk any pets on the Golf Course.



## ARTICLE III - USE RESTRICTIONS

**Section 1. Single Family Residential Construction.** No building will be erected, altered, or permitted to remain on any Lot other than one detached single family dwelling, not to exceed two stories in height, to be used for residential purposes only. The dwelling on each Lot will have an attached garage, which garage will be for two or more cars. Garages are intended for the storage of vehicles, recreational items, and other items, and may not be used, or converted to use, for residential purposes. As used herein, the term "**residential purposes**" will be construed to prohibit mobile homes or trailers from being placed on the Lots, or the use of said Lots for garage apartments or apartment houses; and no Lot will be used for business, professional, commercial, or manufacturing purposes of any kind, except to the extent Declarant has reserved such rights as provided elsewhere herein. Any rental of any Lot or dwelling unit on a Lot by an Owner will be solely for the entirety of such Lot or dwelling unit, and must be made solely to a single family. No building of any kind will be moved on to any Lot without the prior written consent of the Design Review Committee, it being the intention that only new construction will be erected on any of the Lots.

**Section 2. Prohibition of Offensive Activities.** No activity, whether for profit or not, will be permitted on any Lot which is not related to single family residential purposes. No noxious or offensive activity of any sort will be permitted nor will anything be done on any Lot which is, or may become, an annoyance or a nuisance to the neighborhood.

**Section 3. Use of Temporary Structures.** No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn, or other, will be maintained or used on any Lot at any time as a residence or for any other purpose.

**Section 4. Storage of Automobiles, Trailers, and Other Vehicles.**

(a) Passenger automobiles (including without limitation sports utility vehicles), passenger vans, motorcycles, pickup trucks of 3/4 ton or less, or pickup trucks of 3/4 ton or less with attached bed campers (provided that the camper does not exceed the height of the cab of the pickup truck to which it is attached) that are in operating condition, have current license plates, and are in daily use as a motor vehicle on the streets and highways of the State of Arizona may be parked in garages or driveways only. Subject to subsection (b) of this Section, all other motor vehicles must be parked or stored so that the vehicle is concealed from public view inside a garage or other approved enclosure. Except as otherwise specifically provided herein, no commercial vehicle may be parked on streets within the Property or on any Lots. No vehicle of any kind may be parked on landscaped areas. No Owner may park, allow, or cause to be parked a motor vehicle of any type or nature in excess of one week in a driveway on the Owner's Lot without removing the motor vehicle from the Lot or placing it inside Owner's enclosed garage, except with the prior written approval of the Design Review Committee. Any vehicle that is not so parked may not be kept on the Property, and in the event it is removed by the Association, the costs of removal will be assessed to the Owner of the Lot from which the vehicle was removed and a lien will be placed on said Lot in the manner provided in Article VI to secure repayment for such costs.

(b) No non-motorized vehicle, trailer, recreational vehicle, boat, marine craft, hovercraft, aircraft, machinery, or equipment of any kind (collectively, "**Equipment**") may be parked or stored on any part of any Lot, easement, right-of-way, or in a street adjacent to any Lot, easement, or right-of-way, unless such Equipment is parked in the Rear Yard of a Lot, but then only subject to the following: (i) the Rear Yard must be fully enclosed by a wall or fence; (ii) no part of such Equipment may protrude above the lowest side or rear fence by more than two feet; and (iii) if any part of the Equipment does protrude above the lowest side or rear fence at all, then the Equipment must be placed such that it is at least three feet from the nearest wall or fence forming the Rear Yard.

Equipment may be parked temporarily in other locations, provided that the Equipment is in the process of being loaded or unloaded during the period of such parking.

(c) The restrictions contained in this Section will not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, repair, or maintenance of a Lot, a house, or houses in the immediate vicinity of the location where parked.

(d) Notwithstanding any other provision hereof, only vehicles in operating condition may be parked in uncovered parking areas.

**Section 5. Mineral Exploration.** No Lot will be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth, or any earth substance of any kind.

**Section 6. Animals and Wildlife.** No animal, bird, fowl, poultry, or livestock, other than a reasonable number of generally recognized house or yard pets as allowed by local zoning requirements and use restrictions, will be maintained on any Lot, and then only if such pets are kept or raised thereon solely as domestic pets and not for commercial purposes. All pets which are authorized to be kept must be on a leash at all times when outside the fences of the individual Lots, and the owner of any pet must remove any waste deposited by his or her pet. No animal, bird, fowl, poultry, or livestock will be allowed to make noise or become a nuisance. No structure for the care, housing, or confinement of any animal, bird, fowl, poultry, or livestock may be constructed without the prior approval of the Design Review Committee, and any such structure so approved must be maintained so as not to be Visible from Neighboring Property. On the written request of any Owner, the Design Review Committee will conclusively determine (in its sole discretion) whether, for the purposes of this Section, a particular animal, bird, fowl, poultry, or livestock is generally recognized as a house or yard pet, whether such pet is a nuisance, or whether the number of such pets on any property is reasonable. Any decision rendered by the Design Review Committee will be enforceable in the same manner as any other restriction contained herein.

**Section 7. Landscaping.** If the Front Yard of any Lot is not landscaped prior to the sale of such Lot to an Owner (other than a Builder), within 120 days from the close of the sale of such Lot, the Owner of such Lot will have fully landscaped said Lot in accordance with a landscape plan approved by the Design Review Committee. Such landscape plan must include an appropriate ground cover for the Front Yard. In addition, if the Rear Yard of any Lot includes view fencing, such that the Rear Yard is visible from adjoining property, then the Rear Yard also must be landscaped within 120 days from the close of the sale of such Lot. Such landscape plan must include an appropriate ground cover for the Rear Yard. The landscaping of each Lot will be in harmony with other landscaped areas within the Property. If the Owner of such Lot fails to comply with the provisions of this Section within the time limits set forth herein, then the Association or its successors or assigns will have the rights and remedies provided in Section 10 of this Article. No hedge in excess of three feet in height or any walls or fences will be erected or maintained nearer to the front line of any Lot than the plane of the front exterior wall of the residential structure on a Lot. No side or rear fence, wall, or hedge will be more than six feet high. All fences must be constructed of masonry. No chain link fences will be placed on any Lot without the prior approval of the Design Review Committee. Each Owner will comply with all of the requirements of the City of Glendale regarding the landscaping of the Owner's Lot(s).

**Section 8. Lot Maintenance.** The Owners and any occupants of a Lot will at all times keep all weeds and grass thereon cut in a sanitary, healthful, and attractive manner, will maintain the Lot in neat order, and will in no event use the Lot for the storage of materials and equipment, except for normal residential uses that are incidental to the construction and maintenance of Improvements

thereon as provided herein. The drying of clothes in such a manner as to be visible from any other Lot is prohibited. No Lot will be used or maintained as a dumping ground for rubbish. No compost piles or other areas that may produce objectionable odors may be maintained on any Lot. Trash, garbage, or other waste materials will not be kept except in sanitary containers constructed of metal, plastic, or masonry materials with sanitary covers or lids and provided by the City of Glendale. Containers for the storage of trash, garbage, and other waste materials will be stored in garages or behind walls and out of public view, except on days of collection. Equipment for the storage or disposal of such waste materials will be kept in a clean and sanitary condition and will be stored out of public view. New building materials used in the construction of Improvements erected upon a Lot may be placed upon such Lot at the time construction is commenced and may be maintained thereon until the completion of such Improvements, provided that the construction progresses without unreasonable or undue delay, after which time such materials either must be removed from the Lot or stored in a suitable enclosure on the Lot.

**Section 9. Prosecution of Construction, Maintenance, and Repairs.** All construction, maintenance, and repair work will be prosecuted diligently from commencement until completion. The quality of all workmanship in any construction, maintenance, or repair work will be equal to, or better than, that of surrounding properties. All buildings will be completed within one year of the commencement of their construction, in accordance with the plans and specifications for such construction, maintenance, or repairs approved by the Design Review Committee, when applicable. No building or structure will be permitted by its Owner to fall into a state of disrepair, and the Owner is responsible at all times for keeping all structures on his, her, or its Lot in good condition, including without limitation keeping all roofs in good repair, and adequately painted and otherwise finished. If any building is destroyed or damaged by fire, act of God, or other occurrence, such damage must be repaired, replaced, or reconstructed immediately after such damage or destruction. The time limits set forth in this Section will be extended by any periods during which construction is not able to proceed due to acts of God, labor disturbances, actual inability to procure necessary materials, or other causes beyond the reasonable control of Owner.

**Section 10. Improper Maintenance and Use of Lots.** If any portion or the whole of any Lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding Lots and Property, or if any portion of a Lot is being used in a manner which violates this Declaration or any plat of the Property or local zoning ordinances, or if the Owner of any Lot is failing to perform any of its obligations under this Declaration or other controlling documents, the Association may by resolution make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner. If the offending Owner does not take corrective action within 14 days of the issuance of such notice, the Association may cause such action to be taken at said Owner's cost. If at the expiration of said 14-day period of time the requisite corrective actions have not been taken, the Association will be authorized and empowered to cause such action to be taken and the cost thereof will become a lien against the Property, enforceable as provided in Article VI hereof.

**Section 11. Maintenance of Window Coverings.** No reflective materials, including without limitation aluminum foil, reflective screens or glass, mirrors or similar items, or temporary window coverings, including without limitation newspapers or bed sheets, will be installed or placed upon the outside or inside of any windows of any residence or other structure located on any Lot without the prior written approval of the Design Review Committee. No enclosures, drapes, blinds, shades, screens, awnings, shutters, or other items located on the exterior of a house may be constructed or installed on any house without the prior written consent of the Design Review Committee.

**Section 12. Heating, Air Conditioning, Solar Panels, and Similar Devices.** All heating, cooling, air conditioning units, ventilating devices, and any solar panels or water heaters will be

installed in such a manner as to be concealed from any other Lots, adjacent streets, and alleys, unless a different installation is approved by the Design Review Committee. No such devices will be placed on any roof, with the exception of solar panels expressly approved by the Design Review Committee. Electrical boxes, panels, and conduits attached to any house on any Lot must be painted to match the adjacent surface in color.

**Section 13. Signs.** No sign of any kind will be displayed to the public view on any Lot, except traditional mail boxes and residential name plates which will only contain the occupant's name(s) and address. The Design Review Committee will have the discretion to approve any signs advertising any Lot or other property for sale or rent prior to the use or display of any such sign. Signs used by a Builder to advertise any property during the construction and sales period may be displayed and will be promptly removed upon completion of the Builder's construction activities on the Lot. This restriction will not apply to Declarant in Declarant's normal and customary sales activities.

**Section 14. Satellite Dishes and Similar Devices.** No satellite dish larger than one meter or 39 inches in diameter may be located on any Lot. ~~Satellite dishes that are permitted to be located on~~ a Lot must be located only in the Rear Yard of the Lot. ~~Satellite dishes that are permitted to be located on a Lot must be approved by the Design Review Committee before they are installed, unless they are to be located so that all portions of the satellite dish are below the fence line of the Lot and are not Visible from Neighboring Property. Any other antenna or similar device used to receive signals from multi-channel, multi-point distribution providers and television broadcast stations must be approved by the Design Review Committee in advance of its installation.~~

**Section 15. Swimming Pools.** Construction of a swimming pool on a Lot will not require approval of the Design Review Committee, unless there is a feature of the pool, such as a pool slide, that will be Visible from Neighboring Property or unless access to the Lot in order to construct the pool will cause damage to any of the Common Areas or any common wall on the Property. Access to a Lot for construction of a pool must be undertaken so that no damage is done to any portion of the Common Areas or any common walls. Any access to a Lot that will affect any Common Areas or any common wall will require the prior approval of the Design Review Committee, and the Owner of the Lot to which such access is sought must make a deposit with the Association to ensure that all damages to the affected Common Areas and common walls are repaired fully. Any such deposit made will be returned to the Owner making such deposit after the affected Common Areas and common walls are returned to the condition in which they were prior to access to the Lot being obtained. Notwithstanding the making of the advance deposit, the Owner of the Lot on which the pool is being constructed will be responsible for the costs of repairing any and all damages to any Common Areas and common walls affected by such construction, including any repair or replacement of any Common Areas or common walls that is necessitated, in the opinion of the Design Review Committee, as a consequence of the pool construction in order to maintain the continuity of design and appearance of the Common Areas and common walls on the Property, and the Association may collect the costs of any such repairs or replacements using the procedures otherwise provided herein for the collection of the costs attributable to a specific Lot. Backwash water from a pool must be retained on the Lot on which the pool is located, and in no event may water from pools be backwashed into drainage ditches, natural washes, landscaped Common Areas, drainage ways, or streets. Pool fencing must be constructed in accordance with the requirements of the City of Glendale for safety pool fencing. If pool fencing is Visible from Neighboring Property, then all pool fencing must be painted the same color as the exterior perimeter wall of the Lot, unless the fencing is attached to the house located on the Lot, in which case the pool fencing may be painted the same color as the primary color of the house. During construction of a pool, all openings in any wall providing access to the construction area must be closed or covered during construction in a manner sufficient to prevent children from entering the construction area and being injured.

**Section 16. Ramadas and Gazebos.** Ramadas and gazebos may be constructed only in the Rear Yard of a Lot, and only upon the prior approval by the Design Review Committee. Any ramada or gazebo that is approved for construction will not cover under its roof more than 120 square feet, will not be more than 10 feet high at its highest point, must be located at least five feet on all sides from all perimeter walls, and must be painted the same color as the house on the Lot. If the roof of any approved ramada or gazebo is to be tiled, the roof tile used must match the roof tile used on the house on the Lot. The Design Review Committee also must approve in advance any lighting to be used in or with respect to the ramada or gazebo.

**Section 17. Play Structures.** Play structures may be constructed only in the Rear Yard of a Lot, and only upon the prior approval of the Design Review Committee. Any play structure that is approved for construction must be located at least seven feet on all sides from perimeter walls, will not be more than 10 feet high at its highest point, and will not have any deck or platform that is more than four feet above the ground. Any shade canopy over an approved play structure must be solid tan or earthtone in color. An application to the Design Review Committee for approval to construct a play structure must include a calculation of the distance from the ground elevation to the top of the perimeter fence, as well as a brochure or picture of the proposed structure, if possible. In deciding whether to approve the construction of any play structure, the Design Review Committee will take the appearance and height of the proposed structure, together with the proximity of the proposed structure to neighboring property, into consideration in determining whether to approve its construction. The Design Review Committee also, in its sole discretion, may take into account any objections of adjacent Owners to the construction of the proposed structure in deciding whether to approve such construction.

**Section 18. Maintenance of Walls (Other than Boundary Walls).** Walls located on a Lot will be maintained, repaired, and replaced by the Owner of the Lot, except as provided in this Section. Any wall which is placed on or near the boundary line between a Lot and (i) the Areas of Association Responsibility, or (ii) the perimeter of the Project, or (iii) an adjacent right-of-way, will be maintained, repaired, and replaced by the Owner of the Lot, except that the Association will be responsible for the maintenance, repair, and replacement of the side of the wall which faces Areas of Association Responsibility, the perimeter of the Project, or an adjacent right-of-way.

**Section 19. Changes to Drainage.** The grading and contour of each Lot was designed and implemented to provide drainage away from the residence on that Lot. Notwithstanding any other provision of this Declaration or the review and approval of the Design Review Committee, once the original residence is constructed on a Lot, no landscape or other structure may be installed or constructed on that Lot, including without limitation swimming pools, patios, walkways, ramadas, gazebos, or play structures, that could change or alter the grading or contour of that Lot without the approval of a landscape architect that the proposed structure or landscape will not impede the proper drainage flow on that Lot or any other Lot.

**Section 20. Miscellaneous Structures and Improvements.**

(a) **Storage Sheds.** Notwithstanding any other provision hereof to the contrary, backyard storage sheds detached from the house on a Lot must be approved by the Design Review Committee in advance of their installation, and may be approved in the discretion of the Design Review Committee only if the height of the shed will be less than the height of the wall or fence surrounding the house and is not otherwise visible from adjacent portions of the Property.

(b) **Outdoor Fireplaces.** Outdoor fireplaces must be approved by the Design Review Committee in advance of their installation or construction.

(c) **Light Fixtures.** Except for light fixtures installed by Declarant, all lighting fixtures installed on the exterior of a structure on a Lot must not be visible from the streets adjacent to the Lot, the Common Areas, or adjacent Lots, and must be painted a color to match the location of their installation. No light may be directed toward any street, Common Area, or adjacent Lot.

(d) **Flagpoles.** An Owner is permitted to install a flagpole on his or her Lot for purposes of displaying the American flag, but only if such flag is displayed in a manner consistent with the United States Federal Flag Code, P.L. 94-344; 90 Stat. 810; 4 U.S.C. secs. 4 through 10, inclusive. No more than one flagpole may be installed on any Lot, no such flagpole may be installed within 10 feet of any property line, and no such flagpole, after installation, may be more than 12 feet high. No American flag flown on any flagpole may be more than three feet by five feet in size. The restrictions of this subsection will not apply to flagpoles and flags maintained by Declarant in connection with its operation of the model homes.

(e) **Basketball Goals.** Basketball goals are not allowed on the Property.

(f) **Driveway Maintenance.** Existing driveways may not be expanded without the prior approval of the Design Review Committee. All driveways must be kept clean and clear of debris, oil, rust, and other stains.

(g) **Double Gates.** Unless installed by the Declarant, double gates may be installed only with the prior approval of the Design Review Committee, and only if such double gates are of the same type, design, and color as the gates originally installed on the Lot.

(h) **Gutters and Drainspouts.** Unless installed by Declarant, gutters and drainspouts may be installed on a house on a Lot only with the prior approval of the Design Review Committee, and only if the gutter or drainspout is painted or otherwise finished to match the color of the eave of the house. Any application to the Design Review Committee for approval of installation of gutters or drainspouts must include the proposed locations of the installation and the quality of the materials used in the manufacture of the gutters or drainspouts proposed to be installed.

(i) **Screen Doors.** Screen and security doors only may be installed with the prior approval of the Design Review Committee, and only if the door is constructed of high quality wrought iron that is of a color that matches the front door of the residence. A picture or brochure depicting the proposed door should be submitted to the Design Review Committee when an application for approval is sought.

**Section 21. Exemption For Purposes of Construction, Development, and Sale.** The restrictions contained in this Article will not apply to Declarant, Declarant's agents, servants, employees, contractors, or subcontractors, or other persons on the Property for the benefit of Declarant. Declarant also will have the rights and power to erect and utilize sales offices and models on the Property, grant easements, amend this Declaration to comply with the requirements of HUD/VA and FNMA, and otherwise amend this Declaration during the period of Declarant's control as provided herein. Declarant will have the right during the period of construction, development, and sale to grant specifically limited exemptions from these restrictions to any other Developer or Builder or any Owner. Any such exemptions will be granted only upon the specific request itemizing the exemption requested, the location thereof, the need therefor, and the anticipated duration thereof, and any such exemption will be similarly itemized. No such exemption will be broader in terms of activity, location, or time than is reasonably required, and will be for a specified period of time.

**Section 22. Common Areas.** All of the Common Areas will be for the exclusive purpose of and use by Owners and the other occupants of Lots or structures on Lots in the Property. The Common Areas will be maintained by the Association, and the Association will be responsible for all costs of maintenance, upkeep, and the like thereon. The cost of maintaining the Common Areas will be borne by the Association and its Members through Assessments, as provided in Article VI below.

**Section 23. No Warranty of Enforceability.** Declarant is not aware that any of the covenants contained in this Declaration are invalid or unenforceable for any reason or to any extent; however, Declarant makes no warranty or representation as to the present or future validity or enforceability of any particular covenant, or the compliance of any provisions of this Declaration with public laws, ordinances, and regulations applicable thereto. Any Owner acquiring a Lot in reliance on one or more of the covenants contained in this Declaration assumes all risk of the validity and enforceability thereof, and neither the Declarant nor the Association will be liable in damages or otherwise to any person if any covenant is hereafter determined to be invalid or unenforceable in whole or in part.

#### ARTICLE IV - DESIGN REVIEW COMMITTEE

**Section 1. Establishment.** The Board will establish a Design Review Committee to perform the functions of said Committee set forth in this Declaration and will adopt procedural rules and regulations for performance of such duties by such Committee, including procedures for the preparation, submission, and determination of applications for any approvals of such Committee required by this Declaration. The Design Review Committee will consist of such number of regular members and alternate members as the Board may designate, and such members will be appointed by the Board. Committee members need not be architects, except as the Board may, in its discretion, require. The Design Review Committee will hold regular meetings. A quorum for such meetings will consist of a quorum of regular members and the concurrence of a majority of the regular members present will be necessary for any decision of said Committee. An alternate member may participate at any meeting at which there is not a quorum of regular members present, may be counted in the quorum at any such meeting, and will have all the authority of a regular member while so participating. The Design Review Committee will promulgate architectural guidelines and standards to be used in rendering its decisions, which guidelines and standards must be approved by the Board prior to their implementation.

**Section 2. Approval of Building Plans.** No building, structure, or Improvements, including without limitation landscaping, will be erected, placed, or altered on any Lot until construction plans and specifications and plot plans showing the location of the structure and its elevation have been approved by the Design Review Committee as to (i) harmony of exterior design and color with existing structures, (ii) location with respect to topography and finished ground elevation, and (iii) compliance with minimum construction standards. No existing structure will be modified, altered, added to, or repainted unless copies of the construction plans and specifications and plot plans, together with such other information as may be deemed pertinent, were submitted to the Design Review Committee or its designated representative prior to commencement of construction and the proposed color, materials, plans, and specifications have been approved by such Committee or representative; the approval of any modification, alteration, addition, and repainting of any existing building, structure, and improvement will be exclusively within the purview of the Design Review Committee. The Design Review Committee may require the submission of such plans, specifications, and plot plans, together with such other documents as it may deem appropriate, in such form and detail and at such times as it may elect, in its discretion. The Design Review Committee will have full and complete authority to approve construction of any improvement on any Lot and the judgement of the Design Review Committee as to all matters properly before it will be final and conclusive.

**Section 3. Committee Membership.** The members of the Design Review Committee will be as appointed by the Board. Members of the Design Review Committee may be removed and replaced by the Board. The address of the Design Review Committee will be that of the Board, unless otherwise designated by the Board.

**Section 4. Replacement.** In the event of the death or resignation of any member or members of the Design Review Committee, the Board will appoint a successor member or members, and until such successor member or members have been appointed, the remaining member or members will have full authority to approve or disapprove plans, specifications, and plot plans submitted to such Committee or to delegate such authority to a representative of such Committee. If there should be no members of the Design Review Committee due to death or resignations, the operation of the Committee will be suspended until such time as the Board appoints at least one successor member to the Committee.

**Section 5. Construction Standards.** The Design Review Committee may from time to time promulgate an outline of minimum acceptable construction standards for matters within its proper purview; provided, however, that such outline will serve as a ~~minimum guideline~~ and the Design Review Committee will not be bound thereby. Neither the Association nor the Design Review Committee will be liable or responsible for the safety or livability of any structure, the construction or installation of which is reviewed and approved by the Design Review Committee.

**Section 6. Variances.** The Design Review Committee, solely in the exercise of its discretion, may permit variances from any of the particular restrictive covenants contained in Article III of this Declaration. The Design Review Committee will require the submission to it of such documents and items as it deems appropriate in connection with its consideration of any request for a variance. Such variances will be granted by the Design Review Committee only in a writing that is signed by not less than a majority of the members of the Design Review Committee or by the designated representative of the Design Review Committee, and will not be effective until delivered to the Owner who requested the variance. Any requests for a variance will be deemed to have been disapproved for the purposes hereof upon either (i) the issuance of a written notice of disapproval from the Design Review Committee or its designated representative as provided herein; or (ii) a failure by the Design Review Committee or its designated representative to respond to the request for variance within 60 days of the making of the request. The granting of one or more variances by the Design Review Committee will not require the granting of any further variances at any time thereafter. If the Design Review Committee or any successor to the authority thereof ceases to function, or the term of the Design Review Committee expires, no variances from the covenants of this Declaration will be permitted, it being the intention of Declarant that no variances will be available except at the discretion of the Design Review Committee.

#### **ARTICLE V - HOMEOWNERS' ASSOCIATION**

**Section 1. Purpose.** The purpose of the Association is to assure and monitor the maintenance, preservation, and use of the Common Areas of the Property and Lots by the Homeowners. For that purpose the Association may make assessments, whether regular or special, enforce those assessments and the rules and regulations set forth as provided herein, and otherwise enforce the provisions contained in the Bylaws and Articles of Incorporation of the Association.

**Section 2. Membership and Voting Rights.** Every Owner of a Lot which is subject to assessment will be a Member of the Association. Membership will be appurtenant to and will not be separate from ownership of any Lot which is subject to assessment. The foregoing is not intended



to include persons or entities who hold an interest merely as security for the performance of an obligation.

**Section 3. Membership Classes.** The Association will have two classes of voting membership:

**Class A.** Class A Members will be all Owners, with the exception of the Declarant while the Class B membership exists, and will be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons will be Members. The vote for such Lot will be exercised as all of the persons holding interests in such Lot may determine, but in no event will more than one vote be cast with respect to any Lot.

**Class B.** The Class B Member(s) will be the Declarant and will be entitled to three votes for each Lot owned. The Class B membership will cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;

(ii) January 1, 2016;

(iii) five years after Declarant stops all sales, recordation, construction, and planning activities with respect to the Property; or

(iv) when the Declarant notifies the Association in writing that it relinquishes its Class B membership.

**Section 4. Approval of Litigation.** Except for any legal proceedings initiated by the Association to (i) enforce the use restrictions contained in this Declaration; (ii) enforce the Association Rules; (iii) enforce the Design Review Committee rules; or (iv) collect any unpaid Assessments levied pursuant to this Declaration, the Association will not incur litigation expenses, including without limitation, attorneys' fees and costs, when the Association initiates legal proceedings or is joined as a plaintiff in legal proceedings, without the prior approval of a majority of the Members of the Association entitled to vote, excluding the vote of any Owner who would be a defendant in such proceedings. The costs of any legal proceedings initiated by the Association which are not included in the above exceptions will be financed by the Association with moneys that are specifically collected for that purpose and the Association will not borrow money, use reserve funds, or use moneys collected for other specific Association obligations. Each Owner will notify prospective purchasers of that Owner's Lot of such legal proceedings initiated by the Board and not included in the above exceptions and must provide such prospective purchasers with a copy of the notice received from the Association. Nothing in this Section will preclude the Board from incurring expenses for legal advice in the normal course of operating the Association to: (i) enforce the Project Documents; (ii) comply with the statutes or regulations related to the operation of the Association or the Areas of Association Responsibility; (iii) amend the Project Documents as provided in this Declaration; (iv) grant easements or convey the Common Areas as provided in this Declaration; or (v) perform the obligations of the Association as provided in this Declaration.

**Section 5. Articles of Incorporation and Bylaws.** The Association will have been organized by the Declarant's filing with the Arizona Corporation Commission of the Articles of Incorporation, and all duties, obligations, benefits, liens, and rights hereunder in favor of the Association will vest in the Association. The Association will be governed by its Articles of Incorporation and its Bylaws, which will not conflict with the terms and provisions contained in this Declaration. All Members

will have the right to inspect all books and records of the Association at reasonable times during normal business hours.

## **ARTICLE VI - MAINTENANCE ASSESSMENTS AND LIENS**

**Section 1. Creation of Lien and Personal Obligation of Assessment.** The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a Deed therefor, whether or not it is so expressed in such Deed, is deemed to covenant and agree to pay the Association: (i) regular and supplemental annual assessments or charges; and (ii) special assessments for capital improvements and as otherwise provided herein. All assessments made with respect to any of the Lots, the Property, or otherwise hereunder will be established and collected as hereinafter provided. The amount of each assessment, whether payable in installments or in a lump sum, together with interest, late charges, costs, and reasonable attorneys' fees, will be a charge on the land and will be a continuing lien upon the Property against which each such assessment is made. Each such assessment, together with interest, late charges, costs, and reasonable attorneys' fees also will be the personal obligation of the person who is the Owner of any portion of the Property which is assessed at the time when any assessment or any installment thereof falls due. The personal obligation for delinquent assessments or installments thereof will not pass to a Member's successor as Owner of a Lot unless expressly assumed by such successor; provided, however, that the personal obligations of a Member will survive any voluntary or involuntary transfer of a Lot with respect to any Member who was the Owner of such Lot at the time such payment became due. No Member may waive or otherwise escape liability for an assessment by nonuse or abandonment of any Common Area or his, her, or its Lot. Any person acquiring an interest in any Lot, upon written notice to the Board, will be entitled to a statement from the Association setting forth the amount of the unpaid assessments or installments thereof, if any. A person receiving such a statement will not be liable nor will any lien attach to such Lot for an amount with respect to unpaid assessments or installments thereof in excess of the amount set forth in such statement, except for assessments and other charges which become due after the date thereof. The lien provided for in this Section may be foreclosed upon by the Association in any manner provided or permitted for the foreclosure of real property mortgages, deeds of trust, or liens against real property in the State of Arizona.

**Section 2. Purpose of Assessments.** The assessments levied by the Association will be used exclusively to promote and to protect the recreation, health, safety, and welfare of the residents in the Property and for the improvement and maintenance of the Common Areas. The Association's responsibilities will include, by way of example but not limitation and subject to the discretion of the Board, any and all of the following: (i) maintaining the Common Areas, if any; (ii) payment of Common Expenses; (iii) caring for vacant Lots and doing any other thing necessary or desirable, in the opinion of the Association, to keep the Property in neat and in good order; or (iv) doing all other things which are considered to be of general benefit to the Owners collectively.

**Section 3. Maximum Annual Assessment.** The annual assessment is to be established by the Board may not exceed a certain amount hereinafter referred to as the "Maximum Annual Assessment," which Maximum Annual Assessment will be determined and will vary in accordance with the following provisions:

(a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment against each Owner or Lessee will be \$10.00 per month in excess of the assessment actually charged each membership for that month;

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Board will, without a vote of the Members, increase the Maximum

Annual Assessment during each fiscal year of the Association by an amount equal to 10 percent of the prior year's annual assessment; and

(c) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Maximum Annual Assessment may be increased by an amount greater than the maximum increase allowable pursuant to **subparagraph (b)** above only by a vote of at least two-thirds of each class of Members of the Association who are voting in person or by proxy at a meeting called for that purpose.

**Section 4. Rate of Assessment.** The maintenance charge and assessments on Lots held by the Class B Member ("Class B Lots") will be a maximum of 25 percent of the maintenance charge and assessments on Lots held by Class A Members per month and will begin to accrue on a monthly basis on each Lot on the Commencement Date. The maintenance charge applicable to Class B Lots will continue so long as Declarant, its successors, or its assigns (excluding Owners) owns any Lot. The entire accrued charge will become due and payable on the date such Lot and its membership convert from Class B to Class A by reason of Owner's purchase of a residence thereon. For the first year of ownership of any Lot purchased by an Owner from Declarant or its successors or assigns, or any fraction thereof, the assessment against that Lot will be the number of months such Lot is owned by such Owner multiplied by the monthly assessment rate payable on January 1 of the year in which the Lot was purchased, or, if no rate was established on that January 1, the monthly assessment rate established on a later date for assessments during such year. After the first year, the maintenance charge and assessment will be collected annually in the amount of the annual assessments (or monthly, based on one-twelfth of the annual assessment, or quarterly, based on one-quarter of the annual assessment, if so decided by the Board), payable on January 1 of each year for the preceding year (or on the first day of each month for the preceding month or each calendar quarter for the preceding quarter, if applicable).

**Section 5. Determination of Assessments.** The annual budget and the rate at which each Lot will be assessed will be determined by the Board annually and may be adopted and adjusted from year to year by the Board as the needs of the Property may require, in the judgement and discretion of the Board; provided, however, that such assessment will be uniform (except for special assessments) as to each class of members. The Board will cause an estimated annual budget of the Common Expenses to be prepared for each fiscal year of the Association. Such annual budget will be presented to the Members and will be used as a basis for assessments. If, during the course of any fiscal year, the Board determines that the assessments levied in accordance with the estimated annual budget for the Common Expenses for such fiscal year are insufficient or are greater than required to cover the estimated expenses of operating the Association for the remainder of such fiscal year, the Board will prepare and approve a supplemental budget covering the estimated deficiency or excess for the remainder of the fiscal year. A copy of such supplemental budget will be furnished to each Member, and upon furnishing such copy, if a deficiency is shown by the supplemental budget, the Board will levy a supplemental assessment for the estimated deficiency against each Lot and each Member or increase the amount of the remaining annual assessment installments attributable to each Lot and each Member for the proportionate share of such estimated deficiency. If an excess is shown by the supplemental budget, the Board will reduce the amount of the remaining annual assessments installments attributable to each Lot and each Member for the proportionate share of such estimated surplus. If the remaining installments of the existing annual assessment are increased due to a deficiency in the supplemental budget, such increase will be payable in the same manner and on the same date as the then-remaining balance of the original assessment for such fiscal year; in the event of an excess, the reduced assessment will be effective and applied in the same manner and on the same date as the then-remaining balance of the original assessment for such fiscal year.

**Section 6. Special Assessments for Lot Maintenance.** In addition to the annual assessments authorized above, the Association may levy in any assessment year one or more special assessments applicable to that year only and applicable only to Lots requiring maintenance or to Owners in violation of this Declaration, or both, for the purposes of defraying the cost of such repair and maintenance of any Lot which is not properly maintained by a Lot Owner or curing any violation by an Owner of the Declaration. Such special assessments will be levied against such Owners and at such times as the Board deems necessary and appropriate to bring each Lot and Owner into conformity with this Declaration.

**Section 7. Effect of Nonpayment of Assessments.** Any assessments that are not paid when due will be delinquent. If an assessment is not paid within 15 days of its due date, the assessment will bear interest from the date of delinquency at the rate of 12 percent per annum or as otherwise determined by the Board, and will be liable for a late charge established by the Board in an amount not to exceed 18 percent per annum of the amount of any delinquent assessment or installment thereof. The Association may bring an action at law or in equity against the Owner personally obligated to pay a delinquent assessment or foreclose the lien of an assessment against the Lot, and in either case interest and reasonable attorneys' fees of such action will be added to the amount of the delinquent assessment. Additionally, actions in equity may be maintained to enforce compliance hereof against any Owner.

**Section 8. Subordination of the Lien to Mortgages.** The lien for the assessments against any Lot provided herein will be subordinate to the lien of any first mortgage. The sale or transfer of any Lot will not affect the assessment lien. However, notwithstanding any provision hereof to the contrary, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof will extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer will relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.

**Section 9. Working Capital Fund.** To insure that the Association has adequate funds to meet its expenses or to purchase necessary equipment or services, each Owner purchasing a Lot from Declarant will pay to the Association immediately upon becoming the Owner of a Lot a sum equal to one-sixth of the annual assessment of that Lot in addition to the Owner's obligation to pay the annual assessment. Funds paid to the Association pursuant to this Section may be used by the Association for payment of operating expenses or any other purpose permitted hereunder or under the Bylaws. Payments made pursuant to this Section will be nonrefundable and will not be considered as an advance payment of any assessments levied by the Association pursuant to this Declaration.

**Section 10. Transfer Fee.** Each purchaser of a Lot will pay to the Association, immediately upon becoming the Owner of the Lot, a transfer fee in such amount as may be established from time to time by the Board.

#### **ARTICLE VII - ANNEXATION OF ADDITIONAL PROPERTY**

**Section 1. Declarant's Power.** Notwithstanding any other provision of the Declaration, Declarant reserves the right, in its sole discretion and without the approval, assent, or vote of the Members, at any time within seven years from the date of initially recording this Declaration, to annex to the Property all or any portion of the Annexation Property owned by Declarant at the time of annexation or with the written consent of the owner or owners of the Annexation Property, in increments of any size whatsoever, provided, however, that no portion of the Annexation Property will become subject to this Declaration, including without limitation incurring any liability for any

assessments made hereunder, unless and until a Declaration of Annexation is recorded as herein provided, or, if later, the effective date of such annexation that may be provided in any such recorded Declaration of Annexation; and further provided, however, that any such annexation will require the approval of HUD/VA.

**Section 2. Declarations of Annexation.** A "Declaration of Annexation" will be a writing in recordable form which annexes all or part of the Annexation Property, or any other property to be annexed to the Property, to the plan of this Declaration and which incorporates by reference all of the covenants, conditions, restrictions, easements, definitions, and other provisions of this Declaration. Any annexation hereunder will become effective only upon the recordation of the Declaration of Annexation, together with a plat describing the portion of the property being annexed if the portion of the annexed property has not been previously described in a plat already recorded, or such later date as may be specified in the Declaration of Annexation. A Declaration of Annexation may contain such additions and modifications of the Covenants, Conditions, and Restrictions as may be necessary to reflect the different character, if any, of the annexed property and the planned improvements to it, but may not be materially inconsistent with the general plan of this Declaration. ~~In no event will any Declaration of Annexation revoke, modify, or add to the Covenants, Conditions, and Restrictions with respect to the Property, exclusive of the Annexation Property.~~

#### **ARTICLE VIII - INSURANCE**

**Section 1. Scope of Coverage.** Commencing not later than the time of the first conveyance of a Lot to an Owner, the Association will maintain the following insurance coverage to the extent such coverage is reasonably available:

(a) comprehensive general liability insurance, including medical payments insurance in an amount determined by the Board but not less than \$1,000,000.00; such insurance will cover all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the Areas of Association Responsibility and all other portions of the Property which the Association is obligated to maintain under this Declaration and also will include higher automobile and non-owned automobile coverages with cost liability endorsements to cover liabilities of the Owners as a group to any Owner;

(b) property insurance on all Areas of Association Responsibility insuring against all risk of direct physical loss insured in an amount equal to the maximum insurable replacement value of the Areas of Association Responsibility as determined by the Board; provided, however, that the total amount of insurance after application of any deductible will not be less than 100 percent of the then-current replacement cost of the insured property exclusive of land, excavations, foundations, and other items normally excluded from a property policy;

(c) workers' compensation insurance to the extent necessary to meet the requirements of the laws of the State of Arizona; and

(d) such other insurance as the Association determines from time to time to be appropriate or to protect the Association or the Owners.

**Section 2. Policy Terms.** Insurance policies purchased by the Association will contain the following provisions to the extent such provisions reasonably are available:

(a) a provision that there will be no subrogation with respect to the Association or its agents, servants, and employees with respect to Owners and members of Owners' households;

(b) a provision that no act or omission by any Owner, unless acting within the scope of his, her, or its authority on behalf of the Association, will void the policy or be a condition to recovery on the policy;

(c) a provision that the coverage afforded by such policy will not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust;

(d) a "severability of interests" endorsement which will preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or any other Owner;

(e) a statement that the name of the insured is the Association; and

(f) for policies of hazard insurance, a ~~standard mortgage clause~~ providing that the insurance carrier will notify the first mortgagee named in the policy at least 10 days in advance of the effective date of any substantial modification, reduction, or cancellation of the policy.

**Section 3. Payment of Premium.** The premiums for any insurance obtained by the Association pursuant to this Article will be included in the budget of the Association and will be paid by the Association.

**Section 4. Payment of Insurance Proceeds.** With respect to any loss to any Area of Association of Responsibility covered by property insurance obtained by the Association in accordance with this Article, the loss will be adjusted with the Association and the insurance proceeds will be payable to the Association and not to any mortgagee or beneficiary under a deed of trust. The proceeds will be disbursed by the Association for repair or restoration of the damage to the Area of Association Responsibility.

#### ARTICLE IX CLAIM AND DISPUTE RESOLUTION/LEGAL ACTIONS

It is intended that the Areas of Association Responsibility, each Lot, and all Improvements constructed on the Property will be constructed in compliance with all applicable building codes and ordinances and that all Improvements will be of a quality that is consistent with good construction and development practices in the area where the Project is located for production housing similar to that constructed within the Project. Nevertheless, due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a construction defect exists and the responsibility therefor. It is intended that all disputes and claims regarding Alleged Defects will be resolved amicably, without the necessity of time-consuming and costly litigation. Accordingly, all Developers, the Association, the Board, and all Owners will be bound by the following claim resolution procedures.

**Section 1. Right to Cure Alleged Defect.** If a Claimant claims, contends, or alleges an Alleged Defect, each Developer will have the right to inspect, repair, and replace such Alleged Defect as set forth herein.

(a) **Notice of Alleged Defect.** If a Claimant discovers an Alleged Defect, within a reasonable period of time after discovery thereof, Claimant will provide a Notice of Alleged Defect to the Developer constructing the Improvement with respect to which the Alleged Defect relates.

(b) **Right to Enter, Inspect, Repair, and Replace.** Within a reasonable time after the receipt by a Developer of a Notice of Alleged Defect, or the independent discovery of any Alleged Defect by a Developer, Developer will have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into the Areas of Association Responsibility, any Lot or Residence, and any Improvements for the purposes of inspecting or conducting testing and, if deemed necessary by Developer in its sole discretion, repairing or replacing such Alleged Defect. In conducting such inspection, testing, repairs, or replacement, Developer will be entitled to take any actions as it deems reasonable and necessary under the circumstances.

**Section 2. No Additional Obligations; Irrevocability and Waiver of Right.** Nothing set forth in this Article will be construed to impose any obligation on a Developer to inspect, test, repair, or replace any item or Alleged Defect for which such Developer is not otherwise obligated under applicable law or any warranty provided by such Developer in connection with the sale of the Lots and Residences and the Improvements constructed thereon. The right reserved to Developer to enter, inspect, test, repair, or replace an Alleged Defect will be irrevocable and may not be waived or otherwise terminated with regard to a Developer except by a written document executed by such Developer and Recorded.

**Section 3. Legal Actions.** All legal actions initiated by a Claimant will be brought in accordance with and subject to **Section 4** of this Article and **Section 4 of Article V** of this Declaration. If a Claimant initiates any legal action, cause of action, regulatory action, proceeding, reference, mediation, or arbitration against a Developer alleging (a) damages for Alleged Defect Costs, (b) damages for the diminution in value of any real or personal property resulting from such Alleged Defect, or (c) for any consequential damages resulting from such Alleged Defect, any judgment or award in connection therewith will first be used to correct and repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and repairing the Alleged Defect. If the Association as a Claimant recovers any funds from a Developer (or any other Person) to repair an Alleged Defect, any excess funds remaining after repair of such Alleged Defect will be paid into the Association's reserve fund. If the Association is a Claimant, the Association must provide a written notice to all Members prior to initiation of any legal action, regulatory action, cause of action, proceeding, reference, mediation, or arbitration against any Developer, which notice will include at a minimum: (d) a description of the Alleged Defect; (e) a description of the attempts of the Developer(s) to correct such Alleged Defect and the opportunities provided to the Developer(s) to correct such Alleged Defect; (f) a certification from an architect or engineer licensed in the State of Arizona that such Alleged Defect exists along with a description of the scope of work necessary to cure such Alleged Defect and a resume of such architect or engineer; (g) the estimated Alleged Defect Costs; (h) the name and professional background of the attorney retained by the Association to pursue the claim against the Developer(s) and a description of the relationship between such attorney and member(s) of the Board of the Association's management company (if any); (i) a description of the fee arrangement between such attorney and the Association; (j) the estimated attorneys' fees and expert fees and costs necessary to pursue the claim against the Developer(s) and the source of the funds which will be used to pay such fees and expenses; and (k) an affirmative statement from a majority of the members of the Board that the action is in the best interests of the Association and its Members.

**Section 4. Alternative Dispute Resolution.** Any dispute or claim between or among (a) a Developer (or its brokers, agents, consultants, contractors, subcontractors, or employees) on the one

hand, and any Owner(s) or the Association on the other hand; or (b) any Owner and another Owner; or (c) the Association and any Owner regarding any controversy or claim between the parties, including any claim based on contract, tort, or statute, arising out of or relating to: (i) the rights or duties of the parties under this Declaration; (ii) the design or construction of the Project; (iii) or an Alleged Defect, but excluding disputes relating to the payment of any type of Assessment (collectively a "Dispute"), will be subject first to negotiation, then mediation, and then arbitration as set forth in this Section.

(a) **Negotiation.** Each party to a Dispute will make every reasonable effort to meet in person and confer for the purpose of resolving a Dispute by good faith negotiation. Upon receipt of a written request from any party to the Dispute, the Board may appoint a representative to assist the parties in resolving the dispute by negotiation, if in its discretion the Board believes its efforts will be beneficial to the parties and to the welfare of the community. Each party to the Dispute will bear their own attorneys' fees and costs in connection with such negotiation.

(b) **Mediation.** If the parties cannot resolve their Dispute pursuant to the procedures described in subsection (a) of this Section within such time period as may be agreed upon by such parties (the "Termination of Negotiations"), the party instituting the Dispute (the "Disputing Party") will have 30 days after the Termination of Negotiations within which to submit the Dispute to mediation pursuant to the mediation procedures adopted by the American Arbitration Association or any successor thereof or to any other independent entity providing similar services upon which the parties to the Dispute may mutually agree. No person will serve as a mediator in any Dispute in which such person has a financial or personal interest in the result of the mediation, except by the written consent of all parties to the Dispute. Prior to accepting any appointment, the prospective mediator will disclose any circumstances likely to create a presumption of bias or to prevent a prompt commencement of the mediation process. If the Disputing Party does not submit the Dispute to mediation within 30 days after Termination of Negotiations, the Disputing Party will be deemed to have waived any claims related to the Dispute and all other parties to the Dispute will be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, however, that nothing herein will release or discharge such party or parties from any liability to Persons not a party to the foregoing proceedings.

(i) **Position Memoranda: Pre-Mediation Conference.** Within 10 days of the selection of the mediator, each party to the Dispute will submit a brief memorandum setting forth its position with regard to the issues to be resolved. The mediator will have the right to schedule a pre-mediation conference and all parties to the Dispute will attend unless otherwise agreed. The mediation will commence within 10 days following submission of the memoranda to the mediator and will conclude within 15 days from the commencement of the mediation unless the parties to the Dispute mutually agree to extend the mediation period. The mediation will be held in Pinal County or such other place as is mutually acceptable by the parties to the Dispute.

(ii) **Conduct of Mediation.** The mediator has discretion to conduct the mediation in the manner in which the mediator believes is most appropriate for reaching a settlement of the Dispute. The mediator is authorized to conduct joint and separate meetings with the parties to the Dispute and to make oral and written recommendations for settlement. Whenever necessary, the mediator may also obtain expert advice concerning technical aspects of the dispute, provided the parties to the Dispute agree to obtain and assume the expenses of obtaining such advice as provided in subsection (b)(v) of this Section below. The mediator does not have the authority to impose a settlement on any party to the Dispute.



(iii) **Exclusion Agreement.** Any admissions, offers of compromise or settlement negotiations, or communications at the mediation will be excluded in any subsequent dispute resolution forum.

(iv) **Parties Permitted at Sessions.** Persons other than the parties to the Dispute may attend mediation sessions only with the permission of all parties to the Dispute and the consent of the mediator. Confidential information disclosed to a mediator by the parties to the Dispute or by witnesses in the course of the mediation will be confidential. There will be no stenographic record of the mediation process.

(v) **Expenses of Mediation.** The expenses of witnesses for either side will be paid by the party producing such witnesses. All other expenses of the mediation, including, but not limited to, the fees and costs charged by the mediator and the expenses of any witnesses or the cost of any proof or expert advice produced at the direct request of the mediator, will be borne equally by the parties to the Dispute unless agreed to otherwise. Each party to the Dispute will bear its own attorneys' fees and costs in connection with such mediation.

(c) **Final and Binding Arbitration.** If the parties cannot resolve their Dispute pursuant to the procedures described in subsection (b) of this Section, the Disputing Party will have 30 days following termination of mediation proceedings (as determined by the mediator) to submit the Dispute to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as modified or as otherwise provided in this subsection. If the Disputing Party does not submit the Dispute to arbitration within 30 days after termination of mediation proceedings, the Disputing Party will be deemed to have waived any claims related to the Dispute and all other parties to the Dispute will be released and discharged from any and all liability to the Disputing Party on account of such Dispute; provided, however, that nothing herein shall release or discharge such party or parties from any liability to any Person not a party to the foregoing proceedings. The existing parties to the Dispute will cooperate in good faith to ensure that all necessary and appropriate parties are included in the arbitration proceeding. No Developer will be required to participate in the arbitration proceeding if all parties against whom a Developer would have necessary or permissive cross-claims or counterclaims are not or cannot be joined in the arbitration proceedings. Subject to the limitations imposed in this subsection, the arbitrator will have the authority to try all issues, whether of fact or law.

(i) **Place.** The arbitration proceedings will be heard in Pinal County.

(ii) **Arbitration.** A single arbitrator will be selected in accordance with the rules of the American Arbitration Association from panels maintained by the Association with experience in relevant matters which are the subject of the Dispute. The arbitrator will not have any relationship to the parties or interest in the Project. The parties to the Dispute will meet to select the arbitrator within 10 days after service of the initial complaint on all defendants named therein.

(iii) **Commencement and Timing of Proceeding.** The arbitrator promptly will commence the arbitration proceeding at the earliest convenient date in light of all of the facts and circumstances and will conduct the proceeding without undue delay.

(iv) **Pre-hearing Conferences.** The arbitrator may require one or more pre-hearing conferences.

(v) **Discovery.** The parties to the Dispute will be entitled to limited discovery only, consisting of the exchange between the parties of the following matters: (a) witness lists;

(b) expert witness designations; (c) expert witness reports; (d) exhibits; (e) reports of testing or inspections of the property subject to the Dispute, including but not limited to, destructive or invasive testing; and (f) trial briefs. The Developer also will be entitled to conduct further tests and inspections as provided in Section 1 of this Article above. Any other discovery will be permitted by the arbitrator upon a showing of good cause or based on the mutual agreement of the parties of the Dispute. The arbitrator will oversee discovery and may enforce all discovery orders in the same manner as any trial court judge.

(vi) **Limitation on Remedies/Prohibition on the Award of Punitive Damages.**

Notwithstanding contrary provisions of the Commercial Arbitration Rules, the arbitrator in any proceeding will not have the power to award punitive or consequential damages; however, the arbitrator will have the power to grant all other legal and equitable remedies and award compensatory damages. The arbitrator's award may be enforced as provided for in the Uniform Arbitration Act, as enacted in Arizona, sections 12-1501 through 12-1513 of the Arizona Revised Statutes, or such similar law governing enforcement of awards in a trial court as is applicable in the jurisdiction in which the arbitration is held.

(vii) **Motions.** The arbitrators will have the power to hear and dispose of motions, including motions to dismiss, motions for judgment on the pleadings, and summary judgment motions, in the same manner as a trial court judge, except the arbitrator also will have the power to adjudicate summarily issues of fact or law including the availability of remedies, whether or not the issue adjudicated could dispose of an entire cause of action or defense.

**Section 5. Statutes of Limitations.** Nothing in this Article will be considered to toll, stay, reduce, or extend any applicable statute of limitations.

**Section 6. Enforcement of Resolution.** If the parties to a Dispute resolve such Dispute through negotiation or mediation in accordance with Sections 4(a) or 4(b) of this Article, and any party thereafter fails to abide by the terms of such negotiation or mediation, or if the parties accept an award of arbitration in accordance with Section 4(c) of this Article and any party to the Dispute thereafter fails to comply with such award, then the other party to the Dispute may file suit or initiate administrative proceedings to enforce the terms of such negotiation, mediation, or the award without the need to again comply with the procedures set forth in this Article. In such event, the party taking action to enforce the terms of the negotiation, mediation, or the award will be entitled to recover from the non-complying party (or if more than one non-complying party, from all such parties pro rata), all costs incurred to enforce the terms of the negotiation or mediation or the award including, without limitation, attorneys' fees and court costs.

**Section 7. Conflicts.** Notwithstanding anything to the contrary in this Declaration, if there is a conflict between this Article and any other provisions of the Project Documents, this Article will control.

## **ARTICLE X - MISCELLANEOUS**

**Section 1. Term.** Each covenant of this Declaration will run with the land and will be binding upon all parties and all persons claiming hereunder for a period of 40 years from the date this Declaration is recorded, after which time said covenants will be automatically extended for successive periods of 10 years each unless an instrument signed by a majority of the then-Owners of the Lots has been recorded agreeing to change or terminate this Declaration in whole or in part.

**Section 2. Amendment.** The terms and conditions of this Declaration may be amended in whole or in part, uniformly or nonuniformly, and affecting some or all of the Property, at any time when an instrument setting forth such amendments will be signed and approved by at least two-thirds of the Owners and is recorded in Pinal County, Arizona, except as otherwise provided in Sections 3 and 5 of this Article, below.

**Section 3. Right of Amendment if Requested by Governmental Agency or State or Federally Chartered Lending Institutions.** Notwithstanding anything in this Declaration to the contrary, Declarant reserves the right to amend all or any part of this Declaration to such an extent and with such language as may be requested by HUD/VA or FNMA and to further amend to the extent requested by any other federal, state, or local governmental agency which requests such an amendment as a condition precedent to such agency's approval of this Declaration, or by any state or federally chartered lending institution as a condition precedent to lending funds upon the security of any Lot(s) or any other portion of the Property. Any such amendment will be effected by the recordation, by Declarant, of a Certificate of Amendment duly signed by or on behalf of the partners, authorized agents, or authorized officers of Declarant, as applicable, with their signatures acknowledged, specifying the federal, state, or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the mandatory language requested by such agency or institution. Recordation of such a Certificate will be deemed conclusive proof of the agency's or institution's request for such an amendment, and such Certificate, when recorded, will be binding on all of the Property and all persons having an interest therein. No other amendment to this Declaration may be made except as provided in Section 2 of this Article.

**Section 4. Enforcement.** Declarant or any Owner will have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by Declarant or by any Owner to enforce any condition, covenant, or restriction herein contained will in no event be deemed a waiver of the right to do so thereafter.

**Section 5. Areas of Association Responsibility.** By acceptance of a deed for a Lot within the Project, or by acquiring any interest in any of the Property subject to this Declaration, each Owner and the Association will be deemed to have agreed that when the Declarant ceases to be a Class B Member, the Areas of Association Responsibility will be owned and accepted by the Association subject to reasonable wear and tear and there will be no obligation of the Declarant, or its successors, to repair, replace, or otherwise cause the Areas of Association Responsibility to be placed in like-new condition.

**Section 6. HUD/VA Requirements.** Notwithstanding any provision hereof to the contrary, while there is a Class B Member, the following actions will require the approval of HUD/VA: (i) annexation of additional properties to the Property or to this Declaration; (ii) any amendment to this Declaration; and (iii) dedication of any of the Common Areas to any public or governmental body. Notwithstanding any provision hereof to the contrary: (iv) no portion of the Common Areas may be mortgaged or conveyed without the prior consent of at least two-thirds of the Owners, excluding Declarant; (v) any conveyance or encumbrance of the Common Areas or any portion thereof will be subject to an easement in favor of each Owner requiring ingress or egress to the Owner's Lot through the Common Areas or any portion thereof; (vi) nothing contained herein will be deemed to prevent the conveyance of the Common Areas to the Association free and clear from all encumbrances before HUD/VA insures the first mortgage on any Lot; (vii) nothing contained herein will be deemed to impose absolute liability on any Owner for damage to the Common Areas or any Lot; (viii) the failure by any Owner to pay any assessment due hereunder will not constitute a default under any mortgage insured by HUD/VA; and (ix) no mortgagee will be obligated to collect any assessment due hereunder. Any approval required hereunder by HUD/VA (or either of

them) will be deemed given if such agency fails to either disapprove or request additional time to consider the request for approval within 30 days following its receipt of the request.

**Section 7. Successors and Assigns; Assignees of Declarant.** Any reference in this Declaration to Declarant will include any successors or assigns of Declarant's rights, powers, exemptions, and privileges hereunder, to the extent of such assignment, which may be in whole or in part, provided that any such assignment must be in writing and refer to which rights, powers, exemptions, and privileges are so assigned. Any such assignment will be evidenced by a recorded instrument executed by Declarant and its successors or assigns. Declarant may assign its rights, powers, exemptions, and privileges under this Declaration without the prior approval, assent, or vote of the Members, and Declarant may make such an assignment at any time and in its sole and absolute discretion. Without limitation, Declarant may assign, in whole or in part, its various exemptions and privileges hereunder, including but not limited to such exemptions and privileges as may relate to signage, business use during development, voting rights and assessments, design review, its status as a Class B member, and other matters, and Declarant, without the prior approval, assent, or vote of the Members and in its sole and absolute discretion, may grant any similar exemptions and privileges to any Developer or Owner. All rights of any Declarant which is a trust may be exercised directly by its beneficiary.

**Section 8. Severability.** The invalidation of any one of the conditions, covenants, or restrictions set forth in this Declaration by a judgment or court order will in no way affect any other provisions hereof which will remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Declaration as of the date first written above.

FIRST AMERICAN TITLE INSURANCE  
COMPANY, a California corporation, as  
Trustee of Trust No. 8308

By: Charlotte A. Knoll  
Its Senior Tr. Officer

BROWN FAMILY COMMUNITIES, an  
Arizona limited partnership

By: WESTERN COMMUNITIES  
CORPORATION, an Arizona  
corporation, its sole General Partner

By: [Signature]  
Its [Signature]

STATE OF ARIZONA

ss.

County of Maricopa

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me, the undersigned notary public, this 8<sup>th</sup> day of February, 2006, by Charlotte A. Knoll, the duly authorized representative of FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee of Trust No. 8308, for the purposes therein contained on behalf of such corporation.

Elaine M. Gull  
Notary Public

My Commission Expires:



STATE OF ARIZONA

ss.

County of Maricopa

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me, the undersigned notary public, this 8<sup>th</sup> day of February, 2006, by ROBERT C. VENBERG, the duly authorized representative of WESTERN COMMUNITIES CORPORATION, the sole General Partner of BROWN FAMILY COMMUNITIES, for the purposes therein contained on behalf of such corporation.

Sharon K. Greene  
Notary Public

My Commission Expires:



**EXHIBIT A**

**Legal Description of the Property**

Lots 1 through 207, inclusive, and Tracts "A" through "P," inclusive, of Los Portales, according to the plat in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 162, in the Official Records of Pinal County, Arizona.

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**EXHIBIT B**

**Legal Description of the Annexation Property**

Any real property any portion of which is located within two miles of any portion of the Property.

3

Recording requested by  
FIRST AMERICAN TITLE

w/c  
FAT  
ASAD

When recorded Mail to  
Brown Family Communities  
Attention: Robert C. Venberg  
2164 East Broadway Road, Suite 300  
Tempe, Arizona 85282



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 07/28/06 1148  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2006-106373

**COVER SHEET**

**DO NOT REMOVE**  
This is part of the official Document

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS FOR LOS PORTALES IN CASA GRADE**

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The attached **AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR LOS PORTALES IN CASA GRADE**, originally recorded July  
20, 2006, as Fee # 2006-102633 is being re-recorded for the sole purpose of including Trustee's  
Signature.

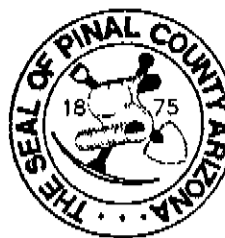


*First American Title*

212

When recorded, mail to:

BROWN FAMILY COMMUNITIES  
2164 East Broadway Road, Suite 300  
Tempe, Arizona 85282  
Attention: Robert C. Venberg



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

DATE/TIME: 07/20/06 1615  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2006-102633

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**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR LOS PORTALES IN CASA GRANDE**

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LOS PORTALES IN CASA GRANDE is made this 18<sup>th</sup> day of July, 2006, by Declarant.

**Recitals**

- A. On February 14, 2006, Declarant declared those certain Covenants, Conditions, and Restrictions for Los Portales in Casa Grande (the "**Original Declaration**"), recorded as Instrument No. 2006-022059 in the Official Records of the County Recorder, Pinal County, Arizona.
- B. The Declarant retains the right to amend the Declaration pursuant to Section 2 of Article X of the Declaration.
- C. The Declarant now wishes to amend the Declaration to correct an error in the references to the Governing Jurisdiction as set forth below.

NOW, THEREFORE, the Declaration is amended hereby as follows:

**Amendments**

1. Terms Have Same Meaning Unless Specifically Changed. Unless otherwise specified herein, all capitalized terms will have the same meanings for purposes of this Amendment as they have in the Declaration.
2. References to Governing Jurisdiction. All references to the "City of Glendale" are hereby deleted and replaced by the "City of Casa Grande."
3. No Other Changes. Except as expressly provided for herein, the Declaration remains unchanged by this Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first written above.

BROWN FAMILY COMMUNITIES, an Arizona limited partnership

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee of Trust No. 8308

By: WESTERN COMMUNITIES CORPORATION, an Arizona corporation, its sole General Partner

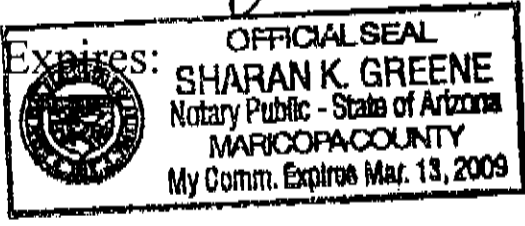
By: [Signature]  
Its PRESIDENT

By: [Signature]  
Its Trust officer

STATE OF ARIZONA }  
County of Maricopa } ss.

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me, the undersigned notary public this 18<sup>th</sup> day of July, 2006, by ROBERT C. VENBERG, the duly authorized representative of WESTERN COMMUNITIES CORPORATION, an Arizona corporation, as the sole General Partner of BROWN FAMILY COMMUNITIES, an Arizona limited partnership.

[Signature]  
Notary Public

My Commission Expires: 

STATE OF ARIZONA }  
County of Maricopa } ss.

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me, the undersigned notary public, this 27 day of July, 2006, by Simon Berry, the duly authorized representative of FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee of Trust No. 8308.

[Signature]  
Notary Public

My Commission Expires:





OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 12/03/2018 1433

FEE: \$39.00

PAGES: 35

FEE NUMBER: 2018-089722



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**Document Title:**

**Second Amendment to Declaration of Covenants, Conditions and Restrictions for Los Portales In Casa Grande**

**COURTESY RECORDING  
NO TITLE LIABILITY**

**When Recorded Return To:**

Augustus H. Shaw IV  
Shaw & Hines, LLC  
4523 E. Broadway Road  
Phoenix, AZ 85040

**When Recorded Return To:**

Augustus H. Shaw IV  
Shaw & Lines, LLC  
'523 E. Broadway Road  
Phoenix, AZ 85040

**SECOND AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR LOS PORTALES IN CASA GRANDE**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LOS PORTALES IN CASA GRANDE (the "Amendment") is made as of this 20 day of November, 2018, by the Fairways at Los Portales Homeowners' Association Inc., an Arizona nonprofit corporation (the "Association").

**WITNESSETH**

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Los Portales In Casa Grande was recorded at fee number 2006-022059, records of Pinal County, AZ, as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for Los Portales In Casa Grande, recorded at fee number 2006-106373, records of Pinal County, AZ, (hereafter and together, the "Declaration"); and

**WHEREAS**, pursuant to the Declaration, the Declaration may be amended by obtaining the approval of approved by at least two-thirds of the Owners of Lots within the Association; and

**WHEREAS**, this Amendment has been approved by at least two-thirds of the Owners of Lots within the Association.

**NOW, THEREFORE**, the Declaration is hereby amended, effected the date listed above, as follows:

**The portion of Article V, Section 3 that discusses the Class B Membership is hereby deleted and replaced with the following:**

**Class B.** The Class B Member(s) will be the Declarant and will be entitled to three votes for each Lot owned. The Class B membership will cease and be converted to Class A membership on the happening of any of the following events, whichever occurs latest:

- (i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;
- (ii) five years after Declarant stops all sales, recordation, construction, and planning activities with respect to the Property; or
- (iii) when the Declarant notifies the Association in writing that it relinquishes its Class B membership.

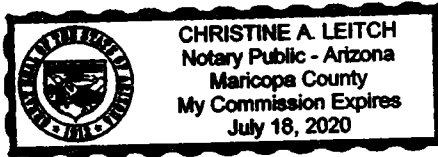
**IN WITNESS WHEREOF**, Los Portales Homeowners' Association Inc., an Arizona nonprofit corporation, has executed this Amendment as of the day and year first above written.

**FAIRWAYS AT LOS PORTALES HOMEOWNERS' ASSOCIATION, INC.**  
an Arizona nonprofit corporation

By: Tracy Glass

Its: President

State of Arizona )  
County of Maricopa ) ss.



SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 20<sup>th</sup> day of November, 2018, by Tracy Glass, the President of Fairways at Los Portales Homeowners' Association, Inc., an Arizona nonprofit corporation, for an on behalf of the corporation.

Christine A. Leitch  
Notary Public

My Commission Expires: 7-18-2020

**DEVELOPER ACKNOWLEDGMENT**

**NAPOLEON MANAGEMENT, LLC**  
an Arizona limited liability company  
Manager for  
**LOS PORTALES HOLDINGS, LLC**  
an Arizona limited liability company