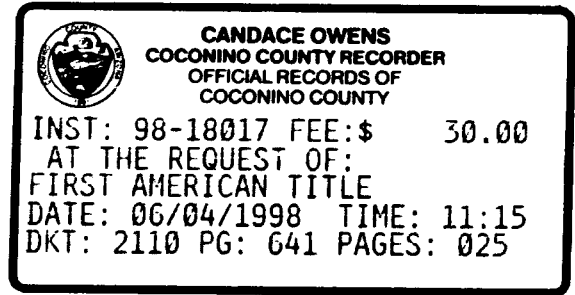


When Recorded Return to:

First American Title Insurance
Agency of Yavapai, Inc.
106 Roadrunner, Suite One
P.O. Drawer 159
Sedona, AZ 86339



119514

**AMENDMENT TO RESTRICTIONS
BROKEN ARROW SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being a majority of the owners of lots in the following described subdivision:

all of Broken Arrow, a Subdivision located in a part of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 18 and the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 17 North, Range 6 East of the Gila and Salt River Base Meridian, Coconino County, Arizona, the subdivision plat of which is recorded at page 37 of Book 2 of the Map Records of Coconino County, Arizona

do hereby amend the Restrictions for Broken Arrow Subdivision as recorded on the 28th day of July 1952 in book 34, Official Records of Coconino County, pages 576-579, and as amended on the 5th day of November 1961 in Docket 182, pages 447-499, as follows:

1. Section 2, paragraph 1 of the amended Covenants and Restrictions as recorded in Docket 182, pages 447-499, is amended to read as follows:

Each of said lots shall be used for single family dwelling house purposes only, and nothing but one private dwelling with one kitchen only designed for the occupancy of one family may be erected thereon, except that (1) a guest house without kitchen may be erected on each lot in addition to the family dwelling thereon) (which guest house shall not be used for rental or income purposes of any kind), and except that if a swimming pool has been constructed on any lot which also has thereon a family dwelling house, there may be constructed adjacent to such swimming pool a small bath-house and dressing room of such size and kind as are appropriate for the use of such swimming pool as a private pool; except that, as to Lot 7, said lot may be used for the drilling, construction, operation and maintenance of a water well and all related facilities provided, however, that the well will be equipped with a submersible pump and motor and the noise level of the operating pump and motor will not exceed 70 decibels as

measured 25 feet from the well; and (2) as to lots numbered 1 to 6 inclusive, each such lot shall continue to be regarded as a "business lot," but such designation shall and is hereby declared to mean only that as to the one-family dwelling erected thereon, there may be included in such dwelling one (but not more than one) room containing not more than six hundred (600) square feet of floor space to be used for practicing any lawful profession followed by any person dwelling therein or for carrying on, solely within the confines of such room, the making or sale of any items to be offered for sale by such occupant, provided such manufacture does not entail the use of any machinery or equipment the operation of which results in annoyance to or disturbance of the occupants of others of said lots. "Profession" as used in this paragraph shall be understood to mean any of the so-called learned professions or activities pertinent to the practice of any of the recognized arts and sciences, and the supplying of personal services to the public which can be supplied without annoyance to the occupants of any of said lots, including specifically the operation of a beauty shop, hair-dressing salon, barber shop or dress-making establishment. Such room may not be used for a private nursery or other school of any kind nor may food or beverages be prepared or served therein. As to each dwelling so utilized, the restrictions hereinafter set forth which prohibit the placing of signs on said lots, are modified to permit the placing on or outside each such dwelling, a neat and well-constructed sign, not in excess of two feet by three feet in size, appropriate to the carrying on of the activities engaged in in such dwelling.

2. Section 2, paragraph 9 of the amended Covenants and Restrictions is amended to read as follows:

Except as to Lot 7, no fence or wall higher than six feet (except a retaining wall built for the purpose of leveling grade) or hedge higher than eight feet shall be erected or maintained on any of said lots, provided, however, that the entrance to the access easement to Lot 7 at Morgan Road will be fenced. The yard surrounding any dwelling house or guest house shall be kept in neat and sightly condition, and all structures upon each said lot shall be at all times maintained in good condition and repair.

3. Except as herein amended, the restrictions recorded July 28, 1952, in book 34, pages 576-579 of Official Records of Coconino County, Arizona, and as amended on the 5th day of November 1961 in Docket 182, pages 447-499, are in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____ 1998.

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 3

Owner of Lot 3

BEVERLY G. BENYI

Beverly G. Benyi
Owner of Lot 3

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires:

Notary Public

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me this _____ day of _____
1998 by Judith E. Greener.

My Commission Expires:

Notary Public

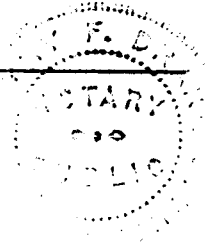
STATE OF NC)
COUNTY OF Henderson) ss.


This instrument was acknowledged before me this 5th day of February
1998 by Beverly G. Benyi.

My Commission Expires:

9/26/99

Kathy A. Drake
Notary Public



EDMUND D. GREENER, 

Edmund D. Greener
Owner of Lot 5


JUDITH E. GREENER

Owner of Lot 5

BEVERLY G. BEWYI

Owner of Lot 5

STATE OF Michigan)
COUNTY OF Wayne) ss.

This instrument was acknowledged before me this 2nd day of February 1998 by Edmund D. Greener, 

My Commission Expires:
12/30/01

Cynthia S. Bell
Notary Public

CYNTHIA S BELL
NOTARY PUBLIC STATE OF MICHIGAN
WAYNE COUNTY
MY COMMISSION EXP. DEC. 30, 2001

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me this _____ day of _____ 1998 by Judith E. Greener.

My Commission Expires:

Notary Public

STATE OF _____)
COUNTY OF _____) ss.

This instrument was acknowledged before me this _____ day of _____ 1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 5

Judith E. Greener
Owner of Lot 5

BEVERLY G. BEWYI

Owner of Lot 5

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires:

Notary Public

STATE OF Texas)
) ss.
COUNTY OF Harris)

This instrument was acknowledged before me this 2nd day of February
1998 by Judith E. Greener.

My Commission Expires:
October 20, 2000

Vita A. Rose
Notary Public



STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 6

Owner of Lot 6

BEVERLY G. BENNY

Beverly G. Benny
Owner of Lot 6

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires: _____

Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Judith E. Greener.

My Commission Expires: _____

Notary Public

STATE OF NC)
) ss.
COUNTY OF Henderson)

This instrument was acknowledged before me this 5th day of February
1998 by Beverly G. Benny.

My Commission Expires:
9/26/99

Kathy J. Drake
Notary Public

EDMUND D. GREENER, ~~the~~

Edmund D. Greener
Owner of Lot 6

JUDITH E. GREENER

Owner of Lot 6

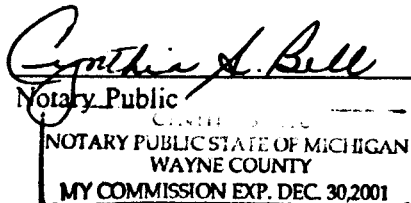
BEVERLY G. BEWYI

Owner of Lot 6

STATE OF Michigan)
) ss.
COUNTY OF Wayne)

This instrument was acknowledged before me this 2nd day of February
1998 by Edmund D. Greener, ~~the~~

My Commission Expires:
12/30/01



STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Judith E. Greener.

My Commission Expires:

Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 6

Judith E. Greener
Owner of Lot 6

BEVERLY G. BEWYI

Owner of Lot 6

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires:

Notary Public

STATE OF Texas)
) ss.
COUNTY OF Harris)

This instrument was acknowledged before me this 2nd day of February
1998 by Judith E. Greener.

My Commission Expires:
October 20, 2000

Vita A. Rose
Notary Public



STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 7

Owner of Lot 7

BEVERLY G. BENYI

Beverly G. Benyi
Owner of Lot 7

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires:

Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Judith E. Greener.

My Commission Expires:

Notary Public

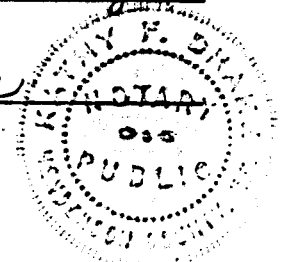
STATE OF NC)
) ss.
COUNTY OF Henderson)

This instrument was acknowledged before me this 5th day of February
1998 by Beverly G. Benyi.

My Commission Expires:

9/26/99

Kathy J. Drake
Notary Public



EDMUND D. GREENER, ~~✱~~

Edmund D. Greener
Owner of Lot 7

JUDITH E. GREENER

Owner of Lot 7

BEVERLY G. BEWYI

Owner of Lot 7

STATE OF Michigan)
) ss.
COUNTY OF Wayne)

This instrument was acknowledged before me this 2nd day of February
1998 by Edmund D. Greener, ~~✱~~.

My Commission Expires:
12/30/01

Cynthia A. Bell
Notary Public

CYNTHIA S BELL
NOTARY PUBLIC STATE OF MICHIGAN
WAYNE COUNTY
MY COMMISSION EXP. DEC. 30, 2001

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Judith E. Greener.

My Commission Expires:

Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

EDMUND D. GREENER, JR.

JUDITH E. GREENER

Owner of Lot 7

Judith E. Greener
Owner of Lot 7

BEVERLY G. BEWYI

Owner of Lot 7

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Edmund D. Greener, Jr.

My Commission Expires:

Notary Public

STATE OF Texas)
) ss.
COUNTY OF Harris)

This instrument was acknowledged before me this 2nd day of February
1998 by Judith E. Greener.

My Commission Expires:
October 20, 2000

Vita A. Rose
Notary Public



STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Beverly G. Bewyi.

My Commission Expires:

Notary Public

JOHN B. GARDINER

John B. Gardiner
Owner of Lot 10

DOROTHY S. GARDINER

Dorothy S. Gardiner
Owner of Lot 10

STATE OF California
COUNTY OF San Francisco) ss.

This instrument was acknowledged before me this 2nd day of April
1998 by John B. Gardiner and Dorothy S. Gardiner, ~~husband and wife~~.

My Commission Expires:
1-30-2001

Son & Mother
Sally Spicer Rankine
Notary Public



HANS P. LUETCKE

1 Hans P. Luetcke
Owner of Lot 4

URSULA LUETCKE

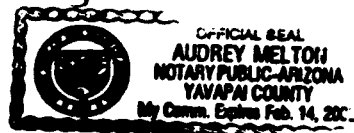
Ursula Luetcke
Owner of Lot 4

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

This instrument was acknowledged before me this 20 day of MARCH
1998 by Hans P. Luetcke and Ursula Luetcke, husband and wife.

My Commission Expires:
FEBRUARY 14, 2002

Audrey Melton
Notary Public



RONNIE ROOPE

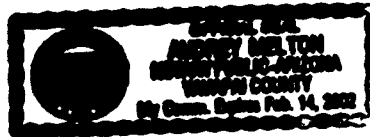
Ronnie O. Roope
Owner of Lot 8

STATE OF Arizona)
) ss.
COUNTY OF Cocconino)

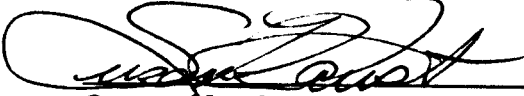
This instrument was acknowledged before me this 18 day of March
1998 by Ronnie Roope.

My Commission Expires:
February 14, 2002

Audrey Maltz
Notary Public



SUSAN R. FAUST


Owner of Lot 9

RUTH FAUST

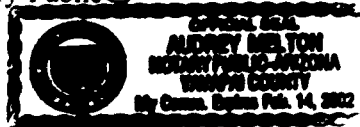
Owner of Lot 9

STATE OF AZ)
) ss.
COUNTY OF COCONINO)

This instrument was acknowledged before me this 18 day of March
1998 by Susan R. Faust.

My Commission Expires:
FEBRUARY 14, 2002


Notary Public



STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____
1998 by Ruth Faust.

My Commission Expires:

Notary Public

LEIBENSBERGER
DIANNE B. LEUBENSBERGER DUERSON

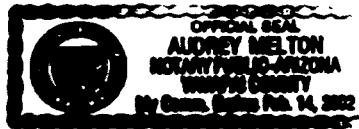
Dianne B. Leubensperger (Duerson)
Owner of Lot 11

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

This instrument was acknowledged before me this 18 day of March
1998 by Dianne B. Leubensperger Duerson.

My Commission Expires:
FEBRUARY 14, 2002

Audrey Melton
Notary Public



WARREN L. PALMER

X Warren Palmer
Owner of Lot 15

JEAN UDT PALMER

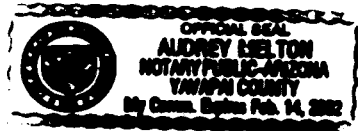
Jean Palmer
Owner of Lot 15

STATE OF Arizona)
) ss.
COUNTY OF Cocconino)

This instrument was acknowledged before me this 27 day of MARCH
1998 by Warren L. Palmer and Jean Udt Palmer, husband and wife.

My Commission Expires:
February 14, 1999 2002

Audrey Melton
Notary Public



BYRON G. BUTT

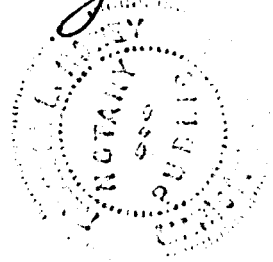
Byron G. Butt
Trustee of Lot 17

STATE OF ARIZONA)
) ss.
COUNTY OF MARKHAM)

This instrument was acknowledged before me this 1st day of APRIL
1998 by Byron G. Butt.

My Commission Expires:
My Commission Expires Apr 4, 1998

Shirley L. Honey
Notary Public



WARREN L. PALMER

Warren Palmer
Owner of Lot 18

JEAN UDT PALMER

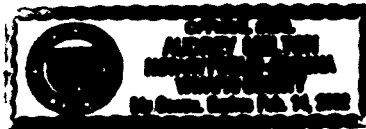
Jean Palmer
Owner of Lot 18

STATE OF Arizona)
) ss.
COUNTY OF Cochise)

This instrument was acknowledged before me this 31st day of March
1998 by Warren L. Palmer and Jean Udt Palmer, husband and wife.

My Commission Expires:
February 14, 2002

Audrey Melton
Notary Public



WARREN L. PALMER

Warren Palmer
Owner of Lot 19

JEAN UDT PALMER

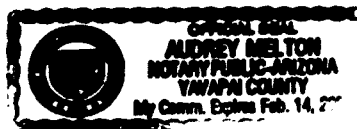
Jean Palmer
Owner of Lot 19

STATE OF ARIZONA)
) ss.
COUNTY OF COCONINO)

This instrument was acknowledged before me this 31 day of March
1998 by Warren L. Palmer and Jean Udt Palmer, husband and wife.

My Commission Expires:
FEBRUARY 14, 2002

Audrey Melton
Notary Public



PAUL SOLOMON

Paul Solomon
Owner of Lot 20

SUSAN SOLOMON

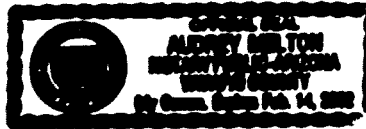
Susan Solomon
Owner of Lot 20

STATE OF Arizona)
COUNTY OF Cocconino) ss.

This instrument was acknowledged before me this 31st day of March
1998 by Paul Solomon and Susan Solomon, husband and wife.

My Commission Expires:
February 14, 2002

Audrey Melton
Notary Public



MARGARET C. DICKS

Margaret C Dicks
Owner of Lot 21

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

This instrument was acknowledged before me this 27th day of MARCH
1998 by Margaret C. Dicks.

My Commission Expires:
My Commission Expires Mar. 14, 2000

[Signature]
Notary Public



PAUL A. LINDBERGE

Paul A. Lindberge
Owner of Lot 22

PHYLLIS E. LINDBERGE

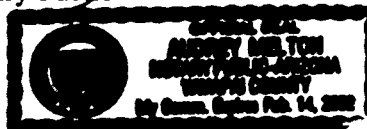
Phyllis E. Lindberge
Owner of Lot 22

STATE OF Arizona)
) ss.
COUNTY OF Pima)

This instrument was acknowledged before me this 18 day of March
1998 by Paul A. Lindberge and Phyllis E. Lindberge, husband and wife.

My Commission Expires:
February 14, 2002

Audrey Melton
Notary Public



WALTER E. SHRODE

Walter E. Shrode
Owner of Lot 23

NANCIE, L. SHRODE

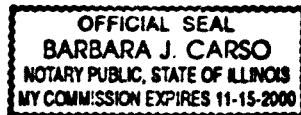
Nancie L. Shrode
Owner of Lot 23

STATE OF Illinois)
COUNTY OF Cook) ss.

This instrument was acknowledged before me this 1st day of April
1998 by Walter E. Shrode and Nancie L. Shrode, husband and wife.

My Commission Expires:
11-15-2000

Barbara J. Carso
Notary Public



FRANK A. JASINSKI

Frank A. Jasinski
Owner of Lot 35

BERNICE E. JASINSKI

Bernice E. Jasinski
Owner of Lot 35

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me this 22nd day of April
1998 by Frank A. Jasinski and Bernice E. Jasinski, husband and wife.

My Commission Expires:

Jan 22, 1999

Carol A. Baker
Notary Public

