

BROKEN ARROW SUBDIVISION

SEDONA, ARIZONA

FRANK E. BRADLEY and ANN BRADLEY
husband and wife, OWNERS

KNOW ALL MEN BY THESE PRESENTS: That FRANK E. BRADLEY and ANN BRADLEY, husband and wife, being owners of:

All Lots in BROKEN ARROW SUBDIVISION LOTS 23A to 37 (Inclusive) in the ~~NINE~~^{NINE}~~NE~~^{NE}~~4~~ of SECTION Nineteen (19), Township 17 North, Range 6 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, recorded in Book 2 of Maps & Plats, page 62, records of Coconino County, Arizona,

hereby declare the following restrictions shall apply to all lots and blocks in said subdivision:

1. That said Lots shall be used for single family dwelling house purposes only, excepting business Lots hereinafter specified.
2. That no dwelling house shall be erected which contains less than 1000 square feet of ground floor area, and no guest house containing less than 750 square feet of ground floor area, exclusive of such part of a building either attached or not, used for a garage, also exclusive of porches or patios; and no residence shall be built more than two stories in height; nor more than one (1) residence and 1 guest house to be built on one (1) Lot. Construction of all houses to be masonry, flagstone, adobe, cinder block stuccoed or rock veneered, and all buildings to be completed within six months after construction is started.
3. The lines of the walls nearest the front property line of any dwelling house or any garage incident thereto, built on any Lot or portion thereof, shall be not less than 10 feet from the front property line, and the side walls thereof shall not be closer than 5 feet from the side property line, and not closer than 10 feet from the side property line if such property line is on a street, excepting however, any garage detached from the main building, which may be placed on either side or back property line.

The business district shall be confined to those lots numbered 31 to 34 inclusive, fronting on Sedona Rimrock Highway.

4. No building or structure or house or trailer of any nature, detached from the main building either temporary or permanent, shall be built, erected, placed or maintained on any Lot, except a garage, limited to a two-car garage with or without servants' quarters attached, but such servants' quarters shall only be used by servants, and further, only by such servants who are employed on the premises where such quarters are located. No garage shall be commenced or erected on any Lot until construction of the main building on such Lot, complying with these restrictions, shall be started or contracted for with a responsible contractor approved by the Grantors. This paragraph shall not apply to any temporary building used for storage or watchman during the progress of construction continuously prosecuted.

5. No part of said Lots shall be used as a hospital or sanitarium or other place for hire, for the care of entertainment of persons suffering from any disease or disability whatsoever.

6. No livestock or poultry shall be kept on said Lots.

7. No business shall be conducted on any residential lot, and no intoxicating liquor shall be sold on residential lots. That intoxicating liquor may be sold on business lots upon the approval of the Grantors. Improvements on all business Lots may be constructed up to the front and within 2 feet of the lot lines.

8. That no use shall be made of any Lot that will constitute a nuisance, or injure the value of neighboring Lots and no spite fence or other construction shall ever be erected.

9. The foregoing restrictions and covenants run with the land and shall be binding on all owners of said Lots and all persons claiming under them until January 1, 1962, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a majority of the then owners of the Lots, it is agreed to change the said covenants in whole or in part.

10. No outside toilets shall be erected on the premises except during preliminary construction of living accommodations.

11. Trailer houses may be placed on said lots if housed in a garage or other similar building, not to be exposed openly and not to be used as a dwelling unit after the dwelling house on said lots or lot is completed.

12. No lot or lots shall be split and no part or parts of a lot shall be sold.

If there shall be a violation or threatened or attempted violation of any of said restrictions, it shall be lawful for any other person or persons owning any of said Lots in this subdivision to prosecute any proceeding at law or in equity against the person of said restrictions, and to either restrain or enjoin such violation or to recover damages or other dues for such violation.

Should any of the restrictions herein contained be held to be invalid or void, such invalidation or voidence of any such restrictions shall in no way affect the validity of the rest of the restrictions.

IN WITNESS WHEREOF, FRANK E. BRADLEY and ANN BRADLEY, have hereunto set their hands the 12th day of August, 1954.

STATE OF ARIZONA)
COUNTY OF COCONINO) SS.

This instrument was acknowledged before me this 12 day of August, 1954, by FRANK E. BRADLEY and ANN BRADLEY.

My commission expires:

May 9-1958

notary

No. 4256
RECORDED AT REQUEST OF F. M. Gold
August 12th A. D. 1954 At 2:25 o'clock P. M.
In Book 56 Official Records pages 506-508
Records of Coconino County, Ariz.
By Edna M. J. Herndon County Recorder
Deputy