

RECORDED AT THE REQUEST OF:

Raging River Management Corp.
219 Manhattan Beach Blvd # 1
Manhattan Beach, CA 90266

FEE# 2021001417

OFFICIAL RECORDS OF MOHAVE COUNTY
KRISTI BLAIR, COUNTY RECORDER
01/08/2021 02:33 PM Fee \$30.00
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**TRACT DECLARATION
FOR THE RIDGES AT HAVASU RIVIERA LOCATED IN
HAVASU RIVIERA COMMUNITY**

This Tract Declaration for The Ridges at Havasu Riviera located in Havasu Riviera Community (“Tract Declaration”) is executed as of January 7th 2021, by **RAGING RIVER MANAGEMENT CORPORATION**, a Delaware corporation, as owner and “Tract Declarant”, **HAVASU RIVIERA, L.L.C.**, an Arizona limited liability company, as the Declarant, and **RAGING RIVER MANAGEMENT CORPORATION**, a Delaware corporation, as Master Planner.

RECITALS:

- A. Havasu Riviera, L.L.C. is the holder of all rights of the Declarant and Raging River Management Corporation serves as the Community Master Planner under the First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Havasu Riviera Community dated February 11, 2020, and Recorded on February 12, 2020, at Fee No. 2020008625, Official Records of Mohave County, Arizona (the “Master Declaration”). Capitalized terms not defined in this Tract Declaration have the meanings given them in the Master Declaration.
- B. Tract Declarant is the owner of the land that is the subject of the Final Plat for Tract 2401 of The Ridges at Havasu Riviera, Lots 1-67 (“Ridges at Havasu Riviera Plat”) recorded on January 6, 2021 at Fee No. 2021-000662.
- C. The Master Declaration contemplates that Tract Declarations for property already subject to, or being annexed to, the Master Declaration may be executed and recorded from time to time as development proceeds and as land use classifications for such property are established.
- D. Declarant and Tract Declarant desire to record this Tract Declaration with respect to the land within The Ridges at Havasu Riviera to establish a land use classification for all Lots therein, and to subject and impose upon said land and Lots the covenants, conditions and restrictions set forth herein.

TRACT DECLARATION:

Declarant and Tract Declarant declare as follows:

- 1. **Land Use Classification.** Lots 1-56 and 58-67 as set forth on the Ridges at Havasu Riviera Plat, inclusive, shall have a land use classification of Single-Family Residential Use, subject to the provisions of this Tract Declaration and the Master Declaration. Lot 57 shall be considered

Common Area as referenced below. Any and all references in this Tract Declaration to “Lot” or “Lots” shall be deemed to refer to all the Lots established under the Ridges at Havasu Riviera Plat.

2. **Dwelling Size Restrictions.** Every residential structure on each Lot shall have a fully enclosed floor area devoted to living purposes, exclusive of porches, terraces, and garages, of not less than 2,000 square feet.
3. **Memberships.** As provided in Section 5.8 of the Master Declaration, each Lot shall have one Membership in the Association.
4. **Common Area.** Lot 57 shall be considered Common Area for use as a neighborhood pool and amenity space. The maintenance, repair and replacement of improvements on Lot 57 shall be the Common Expenses of the Association.

Parcel B, as depicted on the Ridges at Havasu Riviera Plat, is hereby made part of the Common Area. The road areas of Parcel A commencing at the intersection with Copper Canyon Drive between Lots 1 and 67 shall be a non-exclusive ingress and egress easement in favor of the Owners of Lots 1 through 67, and running in a northern direction from Copper Canyon Drive throughout and adjacent to the Lots (the “Ridge Roads”), of the Final Plat for Ridges at Havasu Riviera Plat. The maintenance, repair and replacement of such ingress and egress improvements shall be the Common Expenses of the Association.

5. **Neighborhood Assessment Areas.** Pursuant to Section 6.4 of the Master Declaration, the portion of Parcel A comprising the Ridge Roads are designated as Neighborhood Assessment Areas. Common Expenses of the Association pertaining to maintenance, repair and replacement of the portion of Parcel A designated as Copper Canyon Drive, but excluding the Ridge Roads, and the area depicted as Parcel B on the Ridges at Havasu Riviera Plat, shall remain Common Expenses of the Association and shall not be included as Neighborhood Assessments. All areas within Parcel A, exclusive of Copper Canyon Drive upon which a monument, landscaping, drainage improvement or other amenity is erected, constructed, built and maintained, shall be operated, maintained, repaired and replaced by the Association for the sole and primary benefit of Owners of Lots within The Ridges at Havasu Riviera.

The Neighborhood Assessment Areas may be expanded for the benefit of the Lot Owners within The Ridges at Havasu Riviera by the Board. All Common Expenses of the Association pertaining to the operation, maintenance, repair and replacement of the Neighborhood Assessment Area designated herein, including but not limited to (a) contributions to reserves for maintenance, replacement and repairs and for contingencies, (b) any additional premiums charged to the Association because of the type of improvements or nature of the Neighborhood Assessment Area, and (c) any costs, losses, damages, liabilities or expenses, including, without limitation, attorneys’ fees and court costs, suffered or incurred by the Association by reason its ownership, operation, maintenance, replacement or repair of the Neighborhood Assessment Area (to the extent they exceed the amount of any insurance proceeds received by the Association or any proceeds recovered by the Association from other parties, as reasonably determined by the Board, shall be assessed solely against the Owners of Lots within the Ridges at Havasu Riviera Plat. The Neighborhood Assessments shall be levied against the Lots within The Ridges at Havasu Riviera at a uniform rate per Membership. If the Board determines during any Assessment Period that

Neighborhood Assessments are or will become inadequate to meet all Common Expenses pertaining to the Neighborhood Assessment Area designated herein for any reason, including, without limitation, nonpayment of Neighborhood Assessments by Members, the Board may increase the Neighborhood Assessment for that Assessment Period in compliance with Arizona Revised Statutes and the Master Declaration and the revised Neighborhood Assessment shall commence on the date designated by the Board.

6. **Neighborhood Design Review Guidelines.** Pursuant to Section 3.4 of the Master Declaration, Neighborhood Design Review Guidelines shall be adopted to govern the development and use of residential Lots located within the Ridges at Havasu Riviera Plat.
7. **Enforcement.** As provided in Section 11.2 of the Master Declaration, the Association or any Member shall have the right to enforce the provisions of this Tract Declaration (as one of the Project Documents).
8. **Term.** All of the covenants, conditions, restrictions and other provisions of this Tract Declaration (as amended from time to time): (a) shall run with and bind the land within the Ridges at Havasu Riviera Plat, including but not limited to all Lots created therefrom; (b) shall inure to the benefit of and shall be enforceable by the Master Association or by the owner of any property subject hereto or, so long as Declarant owns any portion of the Project or the Additional Property, by Declarant, and by their respective legal representatives, heirs, successors and assigns, including any lender to whom Declarant or Tract Declarant have granted third-party beneficiary status to enforce this Tract Declaration and/or the Master Declaration under a valid deed of trust encumbering the land within the Ridges at Havasu Riviera Plat; and (c) shall remain in full force and effect for a term co-extensive with the term of the Master Declaration, as the same may be extended in accordance with the provisions thereof.
9. **Amendment.** This Tract Declaration may be amended only as provided in Section 11.6 of the Master Declaration. In no event shall any amendment be effective unless and until it is Recorded.
10. **Severability: Interpretation: Gender.** Invalidation of any provisions of this Tract Declaration by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect. The provisions of this Tract Declaration shall be construed and interpreted with reference to the laws of the State of Arizona. Where the context hereof so requires, any personal pronouns used in this Tract Declaration, whether used in the masculine, feminine or neuter gender, shall include all genders, and the singular shall include the plural and vice versa. Titles of Articles and Sections are for convenience only and shall not affect the interpretation hereof. All Exhibits attached hereto are incorporated herein by reference.
11. **Perpetuities.** If any of the covenants, conditions, restrictions or other provisions of this Tract Declaration would otherwise be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of the President of the United States in office on the date this Tract Declaration is Recorded.
12. **Declarant's Disclaimer of Representations.** While Declarant has no reason to believe that any provision in this Tract Declaration is or may be invalid or unenforceable for any reason or to any

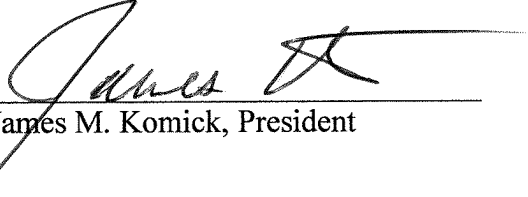
extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such provision. Any owner acquiring a Lot in reliance on one or more of such provisions shall assume all risks of the validity and enforceability thereof and by accepting ownership of the Lot agrees to hold Declarant harmless therefrom.

13. **Relationship to Master Declaration.** This Tract Declaration shall be considered an integral part of the Project Documents and shall be construed and interpreted in a manner consistent therewith. In the event of any conflict between a provision of the Master Declaration and a provision of this Tract Declaration, the provision in the Master Declaration shall control except in the case where the provision in this Tract Declaration places greater or more specific restrictions upon the use, occupancy, improvement or development of Lots in the Ridges at Havasu Riviera Plat, or upon the activities or conduct of owners, residents or others upon or about the land located within the Ridges at Havasu Riviera Plat created therefrom, in which event the provision in this Tract Declaration shall control.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first set forth above.

TRACT DECLARANT:


RAGING RIVER MANAGEMENT CORPORATION,
a Delaware corporation

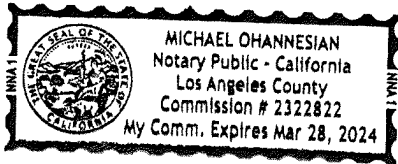
By: 
James M. Komick, President

^{California}
STATE OF ~~ARIZONA~~)
County of ~~Mohave~~ ^{Los Angeles}) ss

On this 07th day of January, 2021, before me personally appeared James M. Komick, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he signed the above document.

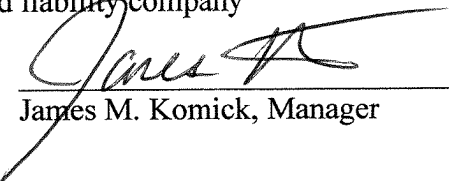
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Notary Public



DECLARANT:

HAVASU RIVIERA, L.L.C., an Arizona
limited liability company

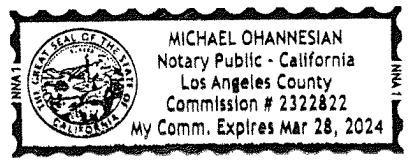
By: 
James M. Komick, Manager

By: _____
Kenneth J. Komick, Manager

California
STATE OF ARIZONA)
Los Angeles) ss
County of Mohave)

On this 07th day of January, ~~2020~~²⁰²¹, before me personally appeared James M. Komick,
whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to this document, and who acknowledged that he signed the above document.

[seal]




Notary Public

STATE OF ARIZONA)
) ss
County of Mohave)

On this ____ day of _____, 2020, before me personally appeared Kenneth J. Komick,
whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to this document, and who acknowledged that he signed the above document.

[seal]

Notary Public

DECLARANT:

HAVASU RIVIERA, L.L.C., an Arizona limited liability company

By: _____
James M. Komick, Manager

By: 
Kenneth J. Komick, Manager

STATE OF ARIZONA)
) ss
County of Mohave)

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[seal]

Notary Public

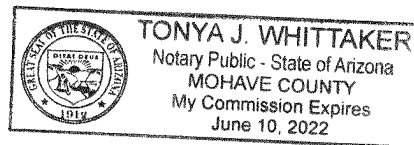
STATE OF ARIZONA)
) ss
County of Mohave)

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[seal]



Notary Public



MASTER PLANNER:

RAGING RIVER MANAGEMENT CORPORATION,
a Delaware corporation

By: James M. Komick
James M. Komick, President

STATE OF ^{California} ~~ARIZONA~~)
County of ^{Los Angeles} ~~Mohave~~) SS

On this 07th day of January, ²⁰²¹ ~~2020~~, before me personally appeared James M. Komick, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and who acknowledged that he signed the above document.

[seal]

Michael Ohannesian
Notary Public

