



When Recorded Return To:

North Slopes Homeowners Association  
c/o Sterling Real Estate Management  
323 South River Run Road, Suite 1  
Flagstaff, AZ 86001

SECOND AMENDMENT TO THE  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
NORTH SLOPES  
(PONDEROSA TRAILS UNITS 7A, 7B)

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH SLOPES (PONDEROSA TRAILS UNITS 7A, 7B) (the "Second Amendment") is made effective as of the date of its recording in the Official Records of Coconino County, Arizona.

#### RECITALS

A. On October 14, 2003, a Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trail Units 7A, 7B) (the "Original Declaration") was recorded in Instrument No. 3229674 in the records of the County Recorder of Coconino County, Arizona, imposing certain covenants, conditions, restrictions and easements upon the real property described in the Declaration for the purpose of establishing a flexible and reasonable procedure for the overall development, administration, maintenance, use and preservation of such property.

B. On February 17, 2004, the North Slopes Homeowners Association (the "Association") recorded that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trail Units 7A, 7B) in Instrument No. 3248923 in the records of the County Recorder of Coconino County, Arizona, (the "First Amendment").

C. The Original Declaration as amended by the First Amendment is hereinafter referred to as the "Declaration." Unless otherwise defined in this Second Amendment, each capitalized term used in this Second Amendment shall have the meaning given to such term in the Declaration.

D. Section 11.3 of the Declaration provides that the Declaration may be amended at any time by the affirmative vote of Owners holding not less than two-thirds of the total votes in the Association. Section 11.3 further provides that any amendment to the Declaration must be approved in writing by the Declarants if the Declarants own any Lot at the time of the amendment and by each Builder that owns any Lot at the time of the amendment. Section 11.3 further provides that any amendment approved by the Owners shall be signed by the president or the vice-president the Association and recorded in the records of the County Recorder of Coconino County, Arizona.

E. At the time of the recording of this Second Amendment neither the Declarants nor any Builder owns any Lot.

F. Owners holding not less than two-thirds of the total votes in the Association have consented to and approved this Second Amendment and the amendments to the Declaration set forth herein. The Written Consents signed by such Owners shall be deemed to constitute their votes in favor of the approval of this Second Amendment and the amendments to the Declaration set forth herein.

NOW, THEREFORE, the Declaration is hereby amended as follows pursuant to Section 11.3 of the Declaration and A.R.S. § 33-1817(A)(1):

1. Article 1 of the Declaration is hereby amended to add a new section numbered Section 1.47 and titled "Accessory Building" which shall provide as follows:

1.47 “Accessory Building” means a barn, garage, carport, artist or craft studio, detached solar system or shade structure and any other similar structure determined from time to time by the Design Review Committee to constitute an Accessory Building. An Accessory Building shall constitute an Improvement but shall not constitute an Accessory Structure.

2. Article 1 of the Declaration is hereby amended to add a new section numbered Section 1.48 and titled “Accessory Structure” which shall provide as follows:

1.48 “Accessory Structure” means a shed, gazebo, greenhouse and any other similar structure determined from time to time by the Design Review Committee to constitute an Accessory Structure. An Accessory Structure shall constitute an Improvement but shall not constitute an Accessory Building.

3. Section 4.27 of the Declaration is hereby amended in its entirety to provide as follows:

4.27 No portion of any Residence or any Accessory Building may be located within the following setback areas: front yard - minimum of 25 feet from the back of sidewalk, rear yard – minimum of 25 feet, side yards – minimum of 8 feet each, except that an exterior (street side) side yard shall be 15 feet. No portion of any Accessory Structure may be located within the following setback areas: rear yard – minimum of 5 feet, side yards – minimum of 5 feet each, except that an exterior (street side) side yard setback shall be a minimum of 15 feet and no portion of any Accessory Structure may be located in the area between the back of the sidewalk and the front wall of the Residence which shall be the side of the Residence nearest to an adjacent street. Notwithstanding the foregoing, the Lots which have a rear yard bordering the Coconino County National Forest shall have a rear bufferyard setback of 50 feet or 25 feet, as the case may be, as shown on the Final Plat for Ponderosa Trails Units 7A and 7B, recorded in Case 9, Map 30, 30A and 30B records of Coconino County, Arizona and all amendments, supplements and corrections thereto, and no Residence, Accessory Building or Accessory Structure may be located in any such bufferyard setback. Special setback requirements may apply to Lots that are 40% or more encumbered by slopes in excess of 17% slope, these special circumstances will be addressed at the time that the particular building envelope for a given Lot is determined and approved by the City. Notwithstanding the foregoing, any prevailing governmental regulations shall take precedent over these restrictions if the governmental regulations are more restrictive.

4. Article 4 of the Declaration is hereby amended to add a new section numbered Section 4.30 and titled "Accessory Structures" which shall provide as follows:

4.30 **"Accessory Buildings and Accessory Structures."**

All Accessory Structures and Accessory Buildings (i) must be approved by the Association prior to installation on a Lot, (ii) shall comply with the setback requirements of the City of Flagstaff and of Section 4.27 of this Declaration, (iii) may not be installed prior to the construction of the main Residence on a Lot, (iv) shall at no time be used as a Residence, (v) shall not interfere with existing grading or drainage on a Lot.

5. Except as specifically modified by this Second Amendment, the Declaration shall remain in full force and effect in accordance with its terms. In the event of any conflict or inconsistency between the terms of this Second Amendment and the Declaration, the terms of this Second Amendment shall control.

6. Each Owner approving the Second Amendment is conclusively presumed to have the authority to consent to and approve the same, and no contrary provision in any mortgage, deed of trust or contract between the Owner and a third party will affect the validity of such consent to and approval of this Second Amendment.

CERTIFICATION

The undersigned execute this Certification of the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trail Units 7A, 7B) (the "Second Amendment") for the purpose of certifying that Members entitled to cast not less than two-thirds of the total votes in the Association have consented to and approved the amendments set forth in this Second Amendment in accordance with Section 11.3 of the Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trail Units 7A, 7B) and A.R.S. § 33-1817(A)(1).

North Slopes Homeowners Association,  
an Arizona nonprofit corporation

By: Robert Miller  
Name: Robert Miller  
Its: President  
Dated: December 2, 2022

By: Thomas Morgan O'Connor  
Name: Thomas Morgan O'Connor  
Its: Secretary  
Dated: December 2, 2022

STATE OF ARIZONA                    )  
  ) ss:  
COUNTY OF COCONINO            )



The foregoing instrument was acknowledged before me this 2nd day of December 2022 by Robert Miller, the President of North Slopes Homeowners Association, an Arizona nonprofit corporation, and Thomas Morgan O'Connor, the Secretary of North Slopes Homeowners Association, the person to me known as the person described in and who executed the foregoing Certification instrument and acknowledged before me that he executed the same on behalf of said company.

Witness my hand and official seal

Donna Michele Polley  
NOTARY PUBLIC

My Commission will expire April 10<sup>th</sup>, 2025

**When Recorded Mail To:**

MARISCAL, WEEKS, MCINTYRE  
& FRIEDLANDER, P.A.  
2901 North Central Avenue  
Suite 200  
Phoenix, Arizona 85012  
Attention: Donald E. Dyekman, Esq.



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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR NORTH SLOPES  
(PONDEROSA TRAILS UNITS 7A, 7B)**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trails Units 7A, 7B) (this "First Amendment") is made as of this 12th day of February, 2004, by North Slopes Homeowners Association, an Arizona nonprofit corporation (the "Association").

**RECITALS**

- A. A Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trails Units 7A, 7B) (the "Declaration") was recorded on October 14, 2003 in Instrument No. 3229674, in the records of the County Recorder of Coconino County, Arizona, imposing certain covenants, conditions, restrictions and easements upon the real property described in the Declaration for the purpose of establishing a flexible and reasonable procedure for the overall development, administration, maintenance, use and preservation of such property.
- B. Unless otherwise defined in this First Amendment, each capitalized term used in this First Amendment shall have the meaning given to such term in the Declaration.
- C. Section 11.3 of the Declaration provides that the Declaration may be amended at any time by the affirmative vote of the Owners holding not less than two-thirds (2/3) of the total votes in the Association. Section 11.3 further provides that any amendment to the Declaration must be approved in writing by the Declarants if the Declarants own any Lot at the time of the amendment and by each Builder that owns any Lot at the time of the amendment. Section 11.3 further provides that any amendment approved by the Owners shall be signed by the President or Vice President of the Association and recorded in the records of the County Recorder of Coconino County, Arizona.

D. The Declarants own all of the Lots subject to the Declaration, and therefore, hold all of the votes in the Association. As evidenced by the Consents of Declarant attached hereto, the Declarants have approved this First Amendment.

### AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. The following Section 1.0 is inserted at the beginning of Article 1 of the Declaration:

**1.0** "Additional Property" means any real property located within Section 32, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, together with all improvements situated thereon.

2. Section 1.13 of the Declaration is amended to read as follows:

**1.13** "Common Area" means: (a) Tract A, C, E, F, G and H, Final Plat for Ponderosa Trails Units 7A and 7B, according to the plat recorded in Case 9, Map 30, 30A and 30B, records of Coconino County, Arizona, together with all improvements situated thereon; (b) any portion of the Additional Property that is annexed and subjected to the Declaration by the Declarants pursuant to Section 2.4 and which is designated as Common Area in the Declaration of Annexation annexing and subjecting such portion of the Additional Property to this Declaration; and (c) all other land, together with all Improvements situated thereon, which the Association at any time owns in fee or in which the Association has a leasehold interest for as long as the Association is the owner of the fee or leasehold interest, except that Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed in lieu of foreclosure.

3. Section 1.37 of the Declaration is amended in entirety to read as follows:

**1.37** "Plat" means the Final Plat For Ponderosa Trails Units 7A and 7B, recorded in Case 9, Map 30, 30A and 30B, records of Coconino County, Arizona, and all amendments, supplements and corrections thereto, and any plat recorded against the any part of the Additional Property which is annexed and subjected to this Declaration pursuant to Section 2.4, and all amendments, supplements and corrections thereto.

4. Section 1.38 of the Declaration is amended in its entirety to read as follows:

**1.38** "Property" or "Project" means the real property described on



Exhibit A attached to this Declaration, together with all Improvements located thereon, and all portions of the Additional Property, together with all improvements located thereon, which are annexed and subjected to this Declaration pursuant to Section 2.4.

5. The following Section 2.4 is added at the end of Article 2 of the Declaration:

**2.4 Annexation of Additional Property.**

So long as a Declarant owns any Lot or any part of the Additional Property, the Declarants shall have the right to annex and subject to this Declaration all or any portion of the Additional Property. The annexation of all or any portion of the Additional Property shall be effected by the Declarant Recording a Declaration of Annexation setting forth the legal description of the Additional Property being annexed and stating that such portion of the Additional Property is annexed and subjected to this Declaration. If the portion of the Additional Property being annexed is not owned by the Declarants, the Declaration of Annexation must be signed by the owner of fee title to the portion of the Additional Property being annexed.

The Additional Property may be annexed as a whole, at one time or in one or more portions at different times, or it may never be annexed, and there are no limitations upon the order of annexation or the boundaries thereof. The property annexed by the Declarants pursuant to this Section need not be contiguous with other property already subject to this Declaration, and the exercise of the right of annexation as to any portion of the Additional Property shall not bar the further exercise of the right of annexation as to any other portion of the Additional Property. The Declarants make no assurances as to which, if any, part of the Additional Property will be annexed.

6. Section 4.25 of the Declaration is amended in its entirety to read as follows:

No Single-Family detached Residence that contain less than 1,250 net livable square feet shall be constructed on any Lot. No multi-family or attached Residence shall be constructed on a Lot. The term "net livable square feet" shall mean the area, measured in square feet, of the interior and enclosed living area of a Single-Family residence, excluding any garages and covered patios and balconies.

7. The first sentence of Section 7.10 of the Declaration is amended in its entirety to read as follows:





Each Purchaser of a Lot from a Declarant shall pay to the Association, immediately upon becoming the Owner of the Lot, the sum equal to the then current Regular Assessment for an Assessable Lot.

8. The second sentence of Section 8.1 of the Declaration is deleted in its entirety.

9. Section 8.5 of the Declaration is amended in its entirety to read as follows:

No wall or fence shall be constructed on or near the boundary between two Lots without the prior written approval of the Design Review Committee.

10. Section 8.6 of the Declaration is amended in its entirety to read as follows:

Walls (other than boundary walls) located on a Lot shall be maintained, repaired and replaced by the Owner of the Lot. Any wall which is placed on the boundary line between a Lot and an Area of Association Responsibility shall be maintained, repaired and replaced by the Owner of the Lot. In the event any such wall encroaches upon the Common Area or a Lot, an easement for such encroachment shall exist in favor of the Association or the Owner of the Lot, as the case may be. Any wall which is placed on the boundary line between a Lot and public right-of-way shall be maintained, repaired and replaced by the Owner of the Lot.

11. The second paragraph of Section 8.7 of the Declaration is deleted in its entirety.

12. Subsection 10.1(b) of the Declaration is amended in its entirety to read as follows:

(b) **"Bound Parties"** means: (i) the Declarants; (ii) the Association; (iii) all Owners, Lessees and Residents; and (iv) any contractor or subcontractor, architect, engineer, consultant or other Person who performs or furnishes the design, specifications, surveying, planning, supervision, testing, construction or observation of construction of the Common Area or the Lots and who agrees in writing to be bound by the provisions of this Article 10.

13. Except as amended by this First Amendment, the Declaration shall remain unchanged and in full force and effect. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Declaration, this First Amendment shall control.



**NORTH SLOPES HOMEOWNERS  
ASSOCIATION, an Arizona nonprofit  
corporation**

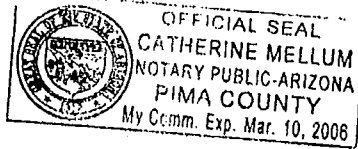
By: *Brian Carlson*  
Its: President

State of Arizona     )  
                                  ) ss.  
County of *Cochise*    )

The foregoing instrument was acknowledged before me this *17<sup>th</sup>* day of *February*, 2004, by *Brian Carlson*, the President of North Slopes Homeowners Association, an Arizona nonprofit corporation, on behalf of the corporation.

*Catherine Mellum*  
Notary Public

My Commission Expires:  
\_\_\_\_\_

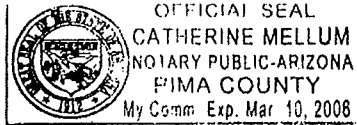


CONSENT OF DECLARANT

JRF Reno Villas, L.L.C., a Nevada limited liability company, hereby approves and votes in favor of the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trails Units 7A, 7B).

Dated this 17<sup>th</sup> day of February, 2004.

JRF RENO VILLAS, L.L.C., a Nevada limited liability company



By: [Signature]  
Its: MANAGING MEMBER

State of Arizona )  
                          ) ss.  
County of COCONINO )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2004, by James R. Freeman, the Managing Member of JRF Reno Villas, L.L.C., a Nevada limited liability company, on behalf of the company.

[Signature]  
Notary Public

My Commission Expires:  
\_\_\_\_\_

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CONSENT OF DECLARANT

Ponderosa Trails Unit VII, L.L.C., an Arizona limited liability company, hereby approves and votes in favor of the foregoing First Amendment to Declaration of Covenants, Conditions and Restrictions for North Slopes (Ponderosa Trails Units 7A, 7B).

Dated this 17<sup>th</sup> day of February, 2004.

PONDEROSA TRAILS UNIT VII, LLC, an Arizona limited liability company

By: [Signature]

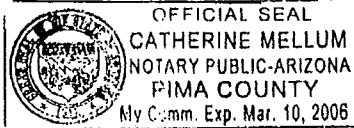
Its: [Signature]

State of Arizona )  
County of Cochise ) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2004, by Co. Lynn Hagen, the Agent of Ponderosa Trails Unit VII, LLC, an Arizona limited liability company, on behalf of the company.

[Signature]  
Notary Public

My Commission Expires:



WHEN RECORDED, RETURN TO:



Donald E. Dyekman, Esq.  
Mariscal, Weeks, McIntyre & Friedlander, P.A.  
2901 North Central Avenue  
Suite 200  
Phoenix, AZ 85012

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
NORTH SLOPES  
(PONDEROSA TRAILS UNITS 7A, 7B)**

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# DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

## NORTH SLOPES

This Declaration of Covenants, Conditions, and Restrictions for North Slopes (this "Declaration") is made this 2 day of Oct., 2003 by JRF Reno Villas, L.L.C., a Nevada limited liability company, and Ponderosa Trails Unit VII, LLC, an Arizona limited liability company (collectively, the "Declarants").

### INTRODUCTION

A. The Declarants are the Owner of fee title to the real property located in City of Flagstaff, Arizona, legally described on Exhibit A attached hereto (the "Property").

B. By executing and recording this Declaration with the County Recorder of Coconino County, Arizona, the Declarants intend to impose upon the Property mutually beneficial covenants, conditions, restrictions and easements to establish a flexible and reasonable procedure for the overall development, administration, maintenance, use and preservation of the Property. Declarants intend for this Declaration to create equitable servitudes and covenants appurtenant to and running with the Property and which will be binding upon all future Owners of all or any portion of the Property and any other Person acquiring any right, title or interest in or to all of any portion of the Property.

C. Declarants deem it desirable to provide for the creation of a nonprofit corporation under the laws of the State of Arizona to administer and maintain, repair and replace the Areas of Association Responsibility and to provide for the levying and collecting of Assessments and other charges by the Association for the purpose, among other things, of paying all costs and expenses incurred or to be incurred by the Association in connection with the maintenance, repair and replacement and administration of the Areas of Association Responsibility and the enforcement of the covenants, conditions and restrictions contained in this Declaration.

### ARTICLE 1

#### DEFINITIONS

Unless otherwise defined, the following words and phrases when used in this Declaration shall have the meanings set forth in this Article.

1.1 "Areas of Association Responsibility" means (a) all Common Area; and (b) all land, and the Improvements situated thereon, located within the boundaries of a Lot or a public right-of-way which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration or other Recorded document executed by the Declarants or the Association.



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1.2 "Articles" means the Articles of Incorporation of the Association, as amended from time to time.

1.3 "Assessment" means a Regular Assessment or Special Assessment.

1.4 "Assessment Lien" means the lien created and imposed by Article 7.

1.5 "Assessment Period" means the period set forth in Section 7.4.

1.6 "Association" means North Slopes Homeowners Association, an Arizona nonprofit corporation, and its successors and assigns.

1.7 "Association Rules" means the rules adopted by the Board pursuant to Section 6.3.

1.8 "Board" means the Board of Directors of the Association.

1.9 "Builder" means a Person who is designated as a "Builder" in a written notice from the Declarant to the Association.

1.10 "Building Envelope" shall mean that portion of a Lot that is disturbable during the construction of a Residence thereon. The remaining undisturbed portion of the Lot shall be deemed "Resource Protected" and will remain and be maintained in its natural condition in perpetuity.

1.11 "Bylaws" means the Bylaws of the Association, as amended from time to time.

1.12 "City" means the City of Flagstaff, Arizona, a municipal corporation.

1.13 "Common Area" means: (a) Tracts A, B, D and E inclusive, Final Plat For Ponderosa Trails Unit 6, according to the plat recorded in Case    , Map    , records of Coconino County, Arizona, together with all improvements situated thereon; (b) Tract A, C, E, F, G and H, Final Plat for Ponderosa Trails Units 7A and 7B, according to the plat recorded in Case   4  , Map 30, 30A + 30B, records of Coconino County, Arizona, together with all improvements situated thereon; and (c) all land, together with all Improvements situated thereon, which the Association at any time owns in fee or in which the Association has a leasehold interest for as long as the Association is the owner of the fee or leasehold interest, except that Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed in lieu of foreclosure.

1.14 "Common Expenses" means the actual and estimated expenses incurred or anticipated to be incurred by or on behalf of the Association, including any allocations to reserves determined by the Board to be necessary and appropriate, and all other financial liabilities of the Association.



1.15 "**Community Documents**" means, collectively, this Declaration, the Articles, the Bylaws, the Association Rules and Design Guidelines, all as amended from time to time.

1.16 "**Declarants**" means JRF Reno Villas, L.L.C., a Nevada limited liability company, Ponderosa Trails Unit VII, LLC, an Arizona limited liability company, and any Person to whom they may expressly assign any or all of its rights under this Declaration by a Recorded instrument. Each of the Declarants may be referred to in this Declaration as a "Declarant."

1.17 "**Declarant Control Period**" means the period commencing upon the Recording of this Declaration and ending on the date that the Class B membership in the Association terminates pursuant to Section 6.7.

1.18 "**Declaration**" means this Declaration of Covenants, Conditions, and Restrictions for North Slopes, as amended from time to time.

1.19 "**Design Guidelines**" means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to Section 3.11, as amended or supplemented from time to time.

1.20 "**Design Review Committee**" means the committee created pursuant to Section 3.11.

1.21 "**Development Agreement**" shall mean that certain Agreement entered into the 19<sup>th</sup> day of October, 1995 by the City of Flagstaff, Ponderosa Trails L.L.C., Chester E. and Kay D. Johns, Steven J. and Kinga A. Johns and Chester Bryan Johns recorded in the official records of the County Recorder of Coconino County, Arizona in Docket 1813, beginning at page 579 (Ordinance 1884).

1.22 "**First Mortgage**" means any mortgage or deed of trust on a Lot which has priority over all other mortgages and deeds of trust on the same Lot.

1.23 "**First Mortgagee**" means the holder or beneficiary of any First Mortgage.

1.24 "**Flagstaff Urban Trails System (FUTS)**" shall mean that portion of the City's urban trails system passing through the Project. The urban trails system will be located in either City owned right-of-way or the tracts dedicated to the City for purposes. The City will maintain the FUTS.

1.25 "**Improvement**" means: (a) any Residence, building, fence or wall; (b) any swimming pool, tennis court, basketball goal, backboard or apparatus or playground equipment; (c) any road, driveway or parking area; (d) any trees, plants, shrubs, grass or other landscaping improvements of any type and kind; (e) any statuary, fountain, artistic work, craft work, figurine or ornamentation of any type or kind, and (f) any other structure of any type, kind or nature.

1.26 "**Lessee**" means the lessee or tenant under a lease, oral or written, of any Lot including an assignee of the lessee's or tenant's interest under a lease.



1.27 "**Lot**" means a parcel of land within the Project, whether improved or unimproved, intended for independent ownership and use and designated as a "lot" on the Plat and any Residence, building, structure or other Improvement situated thereon.

1.28 "**Maintenance**" means care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

1.29 "**Maintenance Standard**" means the standard of Maintenance of Improvements situated on Lots established from time to time by the Board or, in the absence of any standard established by the Board, the standard of Maintenance of Improvements situated on Lots generally prevailing throughout the Project.

1.30 "**Master Plan**" shall mean that document titled "Revised Maser Plan to Accompany Rezoning Application, Tentative Plat and Development Agreement" which was approved by the City in conjunction with the approval and adoption of Ordinance No. 1884 rezoning the property from Estate Residential (ER) to Single Family Residential (R-1) and Medium Density Multi-Family Residential (MR).

1.31 "**Member**" means any Person who is a member of the Association as provided in Section 6.6.

1.32 "**Nonrecurring and Temporary Basis**" means that the event or act referred to does not last more than twenty-four (24) total hours for any one time, does not last overnight and does not occur more than twice (regardless of the length of time of the event or act) in any six (6) month period. A violation of either the foregoing standards (i.e., more than twenty-four (24) hours, overnight or more than twice in a six (6) month period) will mean that the act or event is not on a Nonrecurring and Temporary Basis.

1.33 "**Owner**" means the record owner, whether one or more Persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Lot. In the case of Lots subject to an option agreement, the optionor shall be deemed to be the Owner. Owner shall not include Persons having an interest in a Lot merely as security for the performance of an obligation or a Lessee. Owner shall include a purchaser under a Recorded contract for the conveyance of real property subject to the provisions of A.R.S. § 33-741 et. seq. Owner shall not include a purchaser under a purchase contract and receipt, escrow instructions or similar executory contracts which are intended to control the rights and obligations of the parties to the executory contracts pending the closing of a sale or purchase transaction. In the case of a Lot subject to a deed of trust pursuant to Arizona Revised Statutes, Section 33-801, et seq., the Trustor shall be deemed to be the Owner. In the case of a Lot the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.



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1.34 "**Owner's Agent**" means any employee, agent, contractor or subcontractor acting on behalf of or pursuant to a contract with an Owner.

1.35 "**Paseo Trail System and Meandering Paseo**" shall mean those trails designed and constructed by the Declarants and Builders for the purpose of providing pedestrian access throughout the Project and access to the Flagstaff Urban Trails System. The trails system shall be owned and maintained by the Association. The Paseo Trails will be located on Common Area or will be installed in lieu of sidewalks, provided that the Declarants or Builders have successfully obtained a variance form the City respecting sidewalk improvements.

1.36 "**Person**" means a natural person, corporation, limited liability company, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

1.37 "**Plat**" means the Final Plat For Ponderosa Trails Unit 6, recorded in Case     , Map     , records of Coconino County, Arizona, and all amendments, supplements and corrections thereto, and the Final Plat For Ponderosa Trails Units 7A and 7B, recorded in Case   9  , Map 30,39,30B records of Coconino County, Arizona, and all amendments, supplements and corrections thereto.

1.38 "**Property**" or "**Project**" means the real property described on Exhibit A attached to this Declaration together with all Improvements located thereon.

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

1.40 "**Recording**" means placing an instrument of public record in the office of the County Recorder of Coconino County, Arizona, and Recorded means having been so placed of public record.

1.41 "**Regular Assessment**" means the Assessments levied pursuant to Section 7.2.

1.42 "**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.

1.43 "**Resident**" means each person occupying or residing in any Residence.

1.44 "**Resource Protection Easement**" shall mean that all environmental resources (as defined by the City's Land Development Code) located outside the Building Envelope shall be encumbered by a general Resource Protection Easement and shall be maintained and preserved, in perpetuity, by the individual lot owner and/or Homeowners Association for the benefit of the community.

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1.45 "Special Assessment" means any assessment levied pursuant to Section 7.3.

1.46 "Visible From Neighboring Property" means, with respect to any given Improvement, that such Improvement is or would be visible to a natural person six feet tall, standing at ground level on any part of any Lot, the Common Area or any public street within or adjacent to the Project.

## ARTICLE 2

### PROPERTY AND PERSONS BOUND BY DECLARATION

#### 2.1 Purpose and Binding Effect.

Declarants are the record owners of fee title to the Property. The Declarants intend by this Declaration to impose upon the Property covenants, conditions, restrictions and easements to create a general plan of development for the Property and to provide a flexible and reasonable procedure for the administration, maintenance, preservation, use and enjoyment of the Property. The Declarants declare that all of the Property shall be held, sold, used and conveyed subject to the easements, restrictions, conditions and covenants set forth in this Declaration which are for the purpose of protecting the value, desirability and appearance of the Property. The Declarants further declare that all of easements, restrictions, conditions and covenants in this Declaration shall run with the Property and shall be binding upon and inure to the benefit of the Declarants and all Owners, Lessees and Residents and all other Persons having or acquiring any right, title or interest in the Property or any part thereof, their heirs, successors, successors in title and assigns. Each Person who acquires any right, title or interest in the Property, or any part thereof, agrees to abide by all of the provisions of the Community Documents. This Declaration shall be binding upon and shall be for the benefit of and enforceable by the Association. The Declarants make no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents, or as to the compliance of any of the provisions of the Community Documents with public laws, ordinances and regulations applicable thereto.

#### 2.2 Disclaimer of Implied Covenants.

The Declarants make no representation or warranty that the Project will be developed in accordance with the zoning and development plan for the Project as it exists as of the Recording of this Declaration. Each Owner, Lessee, Resident and other Person acquiring any Lot or other real property in the Project acknowledges that the zoning and development plan may be amended from time to time by the County. The Declarants make no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents or as to the compliance of any provision of the Community Documents with public laws, ordinances, or regulations applicable to the Project. Nothing contained in this Declaration and nothing which may be represented to a purchaser by real estate brokers or salesmen shall be deemed to create any implied covenants, servitudes or restrictions with respect to the use of any property subject to this Declaration.



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**2.3 Action By Declarants.**

Whenever the Declarants are authorized by the Community Documents to take an action or to give or withhold consent to or approval of a particular matter, the action or the granting or withholding of consent or approval of a particular matter shall be valid only if the action is taken or the approval or consent is granted or withheld by all of the Declarants that own one or more Lots at the time the action is taken or the approval or consent is granted or withheld.

**ARTICLE 3**

**ARCHITECTURAL CONTROL**

**3.1 Approval Required.**

As used in this Article 3, "Construction" means any devegetation, excavation or grading work or the construction, erection or installation of an Improvement on a Lot, and "Modification" means an addition, alteration, repair, change or other work which in any way alters the exterior appearance of any Improvement located on a Lot. No Construction or Modification shall be made or done without the prior written approval of the Design Review Committee. The provisions of this Article do not apply to, and approval of the Design Review Committee shall not be required for, any Construction or Modification or any other work made by, or on behalf of, the Declarants.

Any Owner desiring approval of the Design Review Committee for any Construction or Modification shall submit to the Design Review Committee a written request for approval specifying in detail the nature and extent of the Construction or Modification which the Owner desires to perform. The request for approval must be accompanied by plans or specifications showing the nature, kind, color, shape, height, materials and location of the Improvements and such other information as may be required by the Design Guidelines. Any Owner requesting the approval of the Design Review Committee shall also submit to the Design Review Committee any additional information, plans and specifications which the Design Review Committee may request.

In the event that the Design Review Committee fails to approve or disapprove a complete application for approval within forty-five (45) days after the application, together with any fee payable pursuant to Section 3.6 and all supporting information, plans and specifications requested by the Design Review Committee, have been submitted to the Design Review Committee, approval will not be required and this Section will be deemed to have been complied with by the Owner who requested approval of such plans. The approval by the Design Review Committee of any Construction or Modification shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any similar Construction or Modification subsequently submitted for approval.



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### 3.2 Review of Plans.

In reviewing plans and specifications for any Construction or Modification, the Design Review Committee may consider any and all factors which the Design Review Committee, in its sole and absolute discretion, determines to be relevant including, but not limited to: (a) the harmony of the proposed Improvements with existing Improvements in the Project or with Improvements previously approved by the Design Review Committee but not yet constructed; (b) the location of the proposed Improvements in relation to existing topography, finished grade elevations, roads, Common Area and other structures; (c) the exterior design, finish materials and color of the proposed Improvements; and (d) compliance of the proposed Improvements with this Declaration and the Design Guidelines. The Design Review Committee may disapprove plans and specifications for any Construction or Modification even though the plans and specifications may be in substantial compliance with this Declaration and the Design Guidelines if the Design Review Committee, in its sole and absolute discretion, determines that the proposed Construction or Modification, or some aspect or portion thereof, is undesirable or unattractive.

Decisions of the Design Review Committee may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of certain Improvements. Each Owner agrees that the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Declaration.

The approval required of the Design Review Committee pursuant to this Article 3 shall be in addition to, and not in lieu of, any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation. Any approval by the Design Review Committee of standard plans for use by a Builder shall apply to all Lots on which such Builder desires to use such plans and shall not be subject to subsequent rescission or modification without the Builder's consent.

The Design Review Committee, by resolution, may exempt certain Construction or Modifications from the application and approval requirements of this Article, provided such Construction or Modifications are undertaken in strict compliance with the requirements of such resolution. No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications. Any Owner may remodel, paint or redecorate the interior of a Residence without approval so long as such activity does not affect the exterior appearance of the Residence.

### 3.3 Variances.

The Design Review Committee may authorize variances from compliance with any provision of the Design Guidelines in circumstances where the design meets the intent of the provision sought to be varied and where granting of the variance would enhance design innovation and excellence, or when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations so require, and the Design Review Committee determines, in its sole discretion, that the objective of the particular requirement can





still be achieved. No variance shall be effective unless in writing and signed by an authorized representative of the Design Review Committee. No variance may be contrary to this Declaration or estop the Design Review Committee from denying a variance in other circumstances including, without limitation, circumstances similar or identical to circumstances under which the Design Review Committee previously granted a variance. For purpose of this Section, the inability to obtain approval of any governmental agency, issuance of any permit, or the terms of any financing shall not constitute hardships.

#### **3.4 Construction of Improvements.**

Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall proceed with the Construction or Modification approved by the Design Review Committee as soon as practicable and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Design Review Committee.

#### **3.5 No Changes Without Approval.**

Any Construction or Modification approved by the Design Review Committee must be done or performed in accordance with the plans and specifications approved by the Design Review Committee. No change, deletion or addition to the plans and specifications approved by the Design Review Committee may be made without the prior written approval of the Design Review Committee.

#### **3.6 Review Fee.**

The Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any Construction or Modification, which fee shall be payable at the time the application for approval is submitted to the Design Review Committee. The fee charged by the Design Review Committee may include the actual or estimated fees or costs incurred or anticipated to be incurred by the Design Review Committee in consulting with, or having the application reviewed by, architects, engineers or other professionals. The Association may retain architects, engineers or other persons as deemed necessary to review applications or otherwise assist the Design Review Committee.

#### **3.7 New Construction.**

All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any Lot.

#### **3.8 No Warranty.**

The approval by the Design Review Committee of any Construction or Modification shall not be deemed a warranty or representation by the Design Review Committee as to the quality of such Construction or Modification or that such Construction or Modification conforms to any

applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

**3.9 Conditional Approval.**

The Design Review Committee may condition its approval of plans and specifications upon the agreement by the Owner submitting such plans and specifications to furnish to the Association a bond or other security acceptable to the Design Review Committee in an amount determined by the Design Review Committee to be reasonably sufficient to: (a) assure the completion of the proposed Improvements or the availability of funds adequate to remedy any nuisance or unsightly conditions occurring as a result of the partial completion of such Improvement, and (b) repair any damage which might be caused to any Area of Association Responsibility as a result of such work. Provided there is no damage caused to any Area of Association Responsibility by the Owner or its agents or contractors, any such bond shall be released or security shall be fully refundable to the Owner upon the completion of the Improvements in accordance with the plans and specifications approved by the Design Review Committee and the Owner's written request to the Design Review Committee.

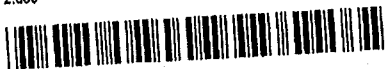
**3.10 Improvements to Areas of Association Responsibility.**

If plans and specifications submitted to the Design Review Committee pertain to an Improvement which is within an Area of Association Responsibility so that the Association is responsible for the maintenance, repair and replacement of such Improvement, the Design Review Committee may condition its approval of the plans and specifications for the proposed Construction or Modification with respect to the Improvement on the agreement of the Owner to reimburse the Association for the future cost of the repair, maintenance or replacement of such Improvement.

**3.11 Design Review Committee.**

So long as the Declarants own any Lot, the Declarants shall have the right to determine the number of members on the Design Review Committee and to appoint and remove the members of the Design Review Committee. At such time as either of the Declarants no longer owns any Lot, the remaining Declarant, as long as the remaining Declarant owns any Lot or any part of the Property, shall determine the number of members on the Design Review committee, and may appoint and remove members. After neither of the Declarants owns any Lot or any portion of the Property, the Board shall determine the number of members on the Design Review Committee, and the members of the Design Review Committee shall be appointed and may be removed by the Board. The Declarants may at any time voluntarily surrender their right to appoint and remove the members of the Design Review Committee, and in that event the Declarants may require, for so long as the Declarants own any Lot, that specified actions of the Design Review Committee, as described in a Recorded instrument executed by the Declarants, be approved by the Declarants before they become effective.

The Design Review Committee may adopt, amend and repeal architectural guidelines, standards and procedures to be used in rendering its decisions. Such guidelines, standards and



procedures may include, without limitation, provisions regarding: (a) the size and height of Residences; (b) architectural design, with particular regard to the harmony of the design with the surrounding structures and typography; (c) placement of Residences and other buildings; (d) landscaping design, content and conformance with the character of the Property and permitted and prohibited plants; (e) requirements concerning exterior color schemes, exterior finishes and materials; (f) signage; (g) perimeter and screen wall design and appearance; (h) time periods for commencement and completion of any approved construction or modification; and (i) rules and regulations governing construction activities. After the Declarants no longer own any Lot, any repeal or amendment of the Design Guidelines must be approved by the Board.

The Design Review Committee may establish one or more subcommittees consisting of one or more members of the Design Review Committee and may delegate to such subcommittee or subcommittees the authority and power of the Design Review Committee to approve or disapprove any Construction or Modification within a specified portion of the Project.

### 3.12 Compliance Deposit.

The Design Review Committee shall have the right, on a case-by-case basis and in its sole discretion, to condition the approval by the Design Review Committee of plans submitted by an Owner, upon the receipt by Design Review Committee of a deposit (the "Compliance Deposit") to secure the performance of the Owner's obligations under Section 7.7 to clean up and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and repair any damage to improvements sustained, in connection with construction activities by or for the benefit of Owner and to ensure that the Construction or Modification will be made in accordance with the plans and specifications approved by the Design Review Committee. The Security Deposit shall be in such amount as may reasonably be determined by the Design Review Committee. The Design Review Committee may apply the Compliance Deposit toward payment of (a) any costs incurred by the Design Review Committee or the Association with respect to any construction cleanup or removal required and/or the repair or replacement of any Improvements damaged or destroyed by the Owner or the Owner's Agents; (b) any costs incurred by the Association or the Design Review Committee in connection with the inspection of the Construction or Modification to ascertain whether the Construction or Modification is being made in accordance with the approved plans; and (c) any attorney fees, court costs and other costs (including, but not limited to, costs incurred to correct the violation) incurred by the Association in connection with any violation of the Governing Documents related directly or indirectly with the Construction or Modification. Following receipt by the Design Review Committee of a written request from an Owner delivered subsequent to the completion of the Construction or Modification, and following confirmation by the Design Review Committee that any necessary cleanup work or damages attributable to the Owner or the Owner's Agent has been properly performed, repaired or replaced, as applicable, that all costs attributable to the Owner in connection therewith have been paid in full and that the Construction or Modification was made in accordance with the plans and specifications approved by the Design Review Committee, the Design Review Committee shall return to such Owner the unapplied portion of the Owner's Compliance Deposit. The liability of an Owner to promptly cleanup such Owner's Lot and any surrounding area of the Project and to repair or replace any improvements damaged or destroyed by an Owner or the Owner's Agent shall not be limited to



the amount of such Owner's Compliance Deposit, and in no event shall the posting of a Compliance Deposit limit or prejudice the right of the Design Review Committee or the Association to pursue any available legal remedies against the Owner or any of Owner's Agents causing the need for cleanup or causing the damage or destruction.

#### ARTICLE 4

#### USE RESTRICTION

##### 4.1 Residential Use.

All Residences shall be used, improved and devoted exclusively to residential use. No trade or business may be conducted on any Lot or in or from any Residence, except that the Owner, Lessee or other Resident of a Residence may conduct a business activity within the Residence so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Residence; (b) the business activity is a legal activity and conforms to all applicable zoning ordinances or requirements for the Project; (c) the business activity does not involve persons coming to the Lot to purchase goods or services or the door-to-door solicitation of Owners, Lessees or Residents in the Project; (d) the use of the Residence for trade or business in no way destroys or is incompatible with the residential character of the Residence or the surrounding neighborhood; (e) the trade or business is conducted only inside the Residence, and does not involve the viewing, purchasing or taking delivery of goods or merchandise at, to, from or in any Residence; (f) the trade or business is conducted by a Resident or Residents of the Residence with no employee working in or from such Residence who is not a Resident thereof; (g) the volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or be in excess of what is customary in a residential neighborhood; (h) the trade or business does not utilize flammable liquids or hazardous materials in quantities not customary to a residential use; and (i) the use of the Residence for a trade or business does not violate any other provision of the Community Documents.

The terms "business" and "trade" as used in this Section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether: (a) such activity is engaged in full or part time; (b) such activity is intended or does generate a profit; or (c) a license is required for such activity. The leasing of a Residence by the Owner thereof shall not be considered a trade or business within the meaning of this Section.

##### 4.2 Temporary Occupancy and Temporary Buildings.

No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings, trailers or other structures used during the construction of Improvements approved by the Design Review Committee shall be removed



immediately after the completion of construction, and in no event shall any such buildings, trailers or other structures be maintained or kept on any property for a period in excess of twelve months without the prior written approval of the Design Review Committee.

#### 4.3 Nuisances; Construction Activities.

No rubbish or debris of any kind shall be placed or permitted to accumulate on any Lot or other property, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the Residents of such other property. No condition shall be permitted to exist or operate upon any Lot or other property so as to be offensive or detrimental to any other property in the vicinity thereof or to its Residents. No woodpiles shall be kept or maintained on any Lot so as to be Visible From Neighboring Property. No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, gas, earth or any earth substance of any kind. No Person shall permit any thing or condition to exist upon any Lot which shall induce, breed or harbor infectious plant diseases or noxious insects. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot so as to be Visible From Neighboring Property. Normal construction activities and parking in connection with the building of Improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials will be piled only in such areas as may be approved in writing by the Design Review Committee. In addition, any construction equipment and building materials stored or kept on any Lot during the construction of Improvements may be kept only in areas approved in writing by the Design Review Committee, which may also require screening of the storage areas. The provisions of this Section shall not apply to construction activities of the Declarants or a Builder.

#### 4.4 Antennas.

To the extent permitted by applicable law, the installation of antennas, satellite dishes or other devices for the transmission or reception of television or radio signals or any other form of electromagnetic radiation shall be subject to the prior written approval of the Design Review Committee. Therefore, no antenna, satellite or microwave dish or other device for transmission or reception of television or radio signals shall be constructed, installed, erected, used or maintained on any Lot without the prior written approval of the Design Review Committee unless applicable law prohibits the Design Review Committee from requiring such approval. Even if applicable law prohibits the Design Review Committee from requiring prior approval for the installation of certain antennas, any such antennas must still be installed in accordance with the Design Guidelines.



#### 4.5 Trash Containers and Collection.

No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style which are approved by the Design Review Committee. In no event shall such containers be kept or placed on a Lot so as to be Visible From Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.

#### 4.6 Utility Service.

No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures approved by the Design Review Committee. No provision of this Declaration shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of buildings or structures approved by the Design Review Committee.

#### 4.7 Overhead Encroachments.

No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of four (4) feet without the prior written approval of the Design Review Committee.

#### 4.8 Animals.

No animal, bird, fowl, poultry, reptile or livestock may be kept on any Lot, except that a reasonable number of dogs, cats, parakeets or similar household birds may be kept on a Lot if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have the authority to determine what is a reasonable number of dogs, cats, parakeets or similar household birds for any particular Lot, and the Board's determination shall be final. All dogs, cats or other pets permitted under this Section shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted.

No animal, bird, fowl, poultry or livestock shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any animal, bird, fowl, poultry, or livestock shall be maintained so as to be Visible From Neighboring Property. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular animal, bird, fowl, poultry, or livestock is a nuisance or making an



unreasonable amount of noise. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

The Board may adopt rules and regulations further restricting and governing animals within the Property, which rules may include, without limitation rules providing for the removal from the Property of a domestic pet which has bitten or attacked a person or other animal, has a propensity to attack persons or other animals or otherwise constitutes a threat to the safety of persons or other animals in the Property or which because of incessant barking or other behavior constitutes an unreasonable annoyance or nuisance to Owners and Occupants.

**4.9 Machinery and Equipment.**

No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot, except such machinery or equipment as is usual and customary in connection with residential use of property or machinery or equipment necessary for the construction of a Residence, building, structure, or other Improvement on the Lot.

**4.10 Signs.**

Except for signs constructed or erected by the Declarants, a Builder or by the Association, no signs whatsoever may be erected, posted or displayed on any Lot in a location that is Visible From Neighboring Property without the prior written approval of the Design Review Committee.

**4.11 Further Subdivision, Property Restrictions, Rezoning and Timeshares.**

Without the prior written approval of the Design Review Committee and the Board, no Owner other than the Declarants or a Builder shall do any of the following: (a) further subdivide a Lot or separate the Lot into smaller lots or parcels; (b) convey or transfer less than all of a Lot; or (c) replat the Lot or combine the Lot with other Lots. No further covenants, conditions, restrictions or easements shall be recorded by any Owner, Lessee, or other Person other than the Declarants or a Builder against any Lot without the provisions thereof having been first approved in writing by the Design Review Committee and the Board. No application for rezoning, variances or use permits pertaining to any Lot shall be filed with any governmental authority by any Person other than the Declarants or a Builder unless the application has been approved by the Design Review Committee and the Board and the proposed use otherwise complies with this Declaration. No Lot shall be subjected to or used for any timesharing, cooperative, weekly, monthly or any other type or revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

**4.12 Drainage.**

No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Project, or any part thereof, or for any Lot as shown on the approved drainage plans on file with the



municipality in which the Project is located. In addition, no Owner or other Person shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the approved drainage plans.

#### **4.13 Garages.**

No garage shall be converted to living space or altered or used for storage of material or other purposes which would prevent the use of the garage for the parking of the number of vehicles for which it was designed, except that the Declarants may use a garage in one or more model homes for a sales office and/or a construction office. The interior of all garages shall be maintained and kept in a neat, clean and sightly condition, free of debris or unsightly objects. Garage doors shall be kept closed except when the opening of the door is necessary to permit ingress or egress.

#### **4.14 Roof HVAC Equipment Prohibited.**

No heating, ventilating, air conditioning or evaporative cooling units or equipment related thereto may be mounted, installed or maintained on the roof of any Residence or other building so as to be Visible From Neighboring Property.

#### **4.15 Basketball Goals and Backboards.**

No basketball goal or backboard shall be constructed, installed or maintained on any Lot.

#### **4.16 Playground Equipment.**

No jungle gyms, swing sets or similar playground equipment which would be Visible From Neighboring Property shall be erected or installed on any Lot without the prior written approval of the Design Review Committee.

#### **4.17 Rental of Lots.**

No Owner may lease less than his entire Lot and the Residence situated thereon. All leases must be in writing and must provide that the terms of the lease are subject in all respect to the provisions of the Community Documents and that any violation of this Declaration or the Association Rules by the lessee or the other occupants shall be a default under the lease. There shall be no subleasing of Residences or assignments of leases.

At least ten (10) days before commencement of the lease term, the Owner shall provide the Association with the following information: (a) the commencement date and expiration date of the lease term; (b) the names of each of the Lessees and each other person who will reside in the Residence during the lease term; (c) the address and telephone number at which the Owner can be contacted by the Association during the lease term; and (d) the name, address and telephone number of a person other than the Owner whom the Association can contact in the event of an emergency involving the Lot. Any Owner who leases his Lot and the Residence





situated thereon must provide the Lessee with copies of this Declaration, the Design Guidelines and the Association Rules.

Any lease of a Lot or Residence situated thereon must be for an initial term of at least one (1) month. The Owner shall be liable for any violation of this Declaration, the Design Guidelines or the Association Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations.

#### **4.18 Lights.**

Except as initially installed by the Declarants, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee. The Design Review Committee may adopt reasonable rules and regulations governing the time, place, manner and quantity of exterior Christmas lights and other exterior holiday lights.

#### **4.19 Window Cover Materials.**

No newspapers or reflective materials (including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) and no sheets, bedding or similar items shall be installed or placed upon the outside or inside of any windows of a Residence without the prior written approval of the Design Review Committee.

#### **4.20 Fuel Tanks.**

No fuel tanks of any kind shall be erected, placed, or maintained on the Property except for propane or similar fuel tanks permitted under the City ordinances.

#### **4.21 Hazardous Wastes.**

Except as may be necessary for normal household, landscaping, or automotive uses, no Owner shall permit any hazardous wastes (as defined under all applicable federal and state laws), asbestos, asbestos containing material, or any petroleum products or by-products to be kept, dumped, maintained, stored, or used in, on, under, or over any Lot. No gasoline, kerosene, cleaning solvents, or other flammable liquids may be stored in the Common Area.

#### **4.22 Commercial and Recreational Vehicles.**

No commercial truck, semitrailer, wagon, freight trailer, boat trailer, automobile trailer, camper, camper shell, mobile home, motor home, boat, dune buggy, all-terrain vehicle, or similar commercial or recreational equipment or vehicle (whether or not equipped with any sleeping quarters) (collectively referred to in this Declaration as "Commercial or Recreational Vehicles ") that is owned, leased or used by an Owner, Lessee or Resident or their guests, invitees or contractors shall be parked on a Lot, unless: (a) the Commercial or Recreational Vehicles are



located in an enclosed garage located on the Owner's Lot or are located on the Owner's Lot in an additional vehicle parking area of the type described in Section 4.24 below; or (b) the Commercial or Recreational Vehicles are parked on any public or private street within the Project on a Nonrecurring And Temporary Basis. The provisions of this Section 4.23 do not apply to Family Vehicles (as defined in Section 4.24).

#### **4.23 Garages and Parking of Family Vehicles.**

Each Lot shall have at least one (1) garage that will be used by the Owner of the Lot for parking of family vehicles or Commercial or Recreational Vehicles (as defined in Section 4.23) and for household storage purposes only. The garage door will be maintained by the Owner in good and functioning order and will remain closed except while the garage is in use for cleaning, entry, and exit. No garage may be used for storage or any other use which restricts or prevents the garage from being used for parking Family Vehicles or Commercial or Recreational Vehicles. Additional Family Vehicles that can not be parked in the garage located on the Lot may be parked in the driveway or in any additional vehicle parking area constructed in accordance with plans approved by the Design Review Committee so long as the Family Vehicles are operable and are, in fact, operated from time to time. A "Family Vehicle" means any domestic and foreign cars, station wagons, sport wagons, non-commercial pick-up trucks, vans, mini-vans, jeeps, sport utility vehicles, motorcycles, and similar non-commercial and non-recreational vehicles used by the Owner, Lessee or Resident of the applicable Lot for family and domestic purposes, and a "Family Vehicle" does not include any of the Commercial or Recreational Vehicles. Notwithstanding any less restrictive local or municipal codes, ordinances, or stipulations, Family Vehicles may be parked in any public or private street within the Project only on a Nonrecurring And Temporary Basis, and no other on-street parking is permitted within the Project.

#### **4.24 Vehicle Repairs.**

Routine maintenance and repairs of Family Vehicles or Commercial or Recreational Vehicles may be performed within an enclosed garage but not on the driveway located on a Lot or any public or private streets within the Project. No vehicles of any type may be constructed, reconstructed, or assembled anywhere on any Lot. Without limiting the provisions of Sections 4.23 or 4.24, no Family Vehicle or Commercial or Recreational Vehicle shall be permitted to be or remain anywhere on any Lot (including in an enclosed garage) in a state of disrepair or in an inoperable condition.

#### **4.25 Minimum Dwelling Unit Size.**

No Single-Family detached Residence shall be constructed on a Lot so as to contain less than 800 net livable square feet. No multi-family or attached Residence shall be constructed on a Lot so as to contain less than 600 net livable square feet. The term "net livable square feet" will mean the area, measured in square feet, of the interior and enclosed living area of a single family residence, excluding any garages and covered patios and balconies.



**4.26 Ponderosa Pines.**

Any removal or replacement of the Ponderosa Pine trees will require the approval of the Design Review Committee and the City.

**4.27 Setbacks.**

No portion of any Residence or other building may be located within the following setback areas: front yard – minimum of 25 feet from the back of sidewalk, rear yard – minimum of 25 feet, side yards – minimum of 8 feet each, except that an exterior (street side) side yard shall be 15 feet. Special setback requirements may apply to lots that are 40% or more encumbered by slopes in excess of 17% slope, these special circumstances will be addressed at the time that the particular building envelope for a given lot is determined and approved by the City. Notwithstanding the foregoing, any prevailing governmental regulations shall take precedent over these restrictions if the governmental regulations are more restrictive.

**4.28 Height Restrictions.**

Any Residence or other building constructed on any Lot shall not exceed a maximum height of 35 feet unless otherwise limited by the City's Land Development Code.

**4.29 Mailboxes.**

Except when originally installed by the Declarants or a Builder, no mailboxes, mail posts, or similar items for the receipt of mail or deliveries will be installed, constructed, or placed on a Lot unless the location, design, height, color, type, and shape are approved by the Design Review Committee.

**ARTICLE 5**

**EASEMENTS**

**5.1 Easements for Use of Common Area.**

Every Owner and Resident and their guests shall have a right and easement of enjoyment in and to the Common Area, which right shall be appurtenant to and shall pass with the title to every Lot, subject to:

- (a) The right of the Association to dedicate, convey, transfer, lease or encumber the Common Area as provided in Section 6.10; provided, however, that if access to a Lot is over any part of the Common Area, any conveyance, lease or encumbrance of such Common Area shall be subject to an easement for ingress

and egress in favor of the Owner and Residents of the Lot and their guests and invitees.

(b) The right of the Board to adopt rules, regulations or policies regulating the use of the Common Area including rules, regulations and policies limiting the number of guests who may use the Common Area and restricting or prohibiting access to such portions of the Common Area (such as landscaped areas) not intended for use by the Owners, Lessees or Residents.

(c) The right of the Association to suspend the right of an Owner and such Owner's family, tenants and guests to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Community Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation.

(d) The rights and easements reserved by or granted to the Declarants by this Declaration.

(e) The right of the Association to rent or lease any portion of the Common Area on a short-term basis to an Owner or Resident for the exclusive use of such Owner or Residents and their guests and invitees.

(f) The right of the Board to charge reasonable admission or other fees for the use of any recreational facility or amenity situated on the Common Area.

(g) The right of the Board to permit the use of any recreational facility or amenity situated on the Common Area by persons other than Owners or Residents and their guests upon payment of such fees as may be established by the Board.

(h) The rights and easements, if any, reserved or granted to the Declarants or any other Person in the deed conveying the Common Area to the Association.

The right of easement and enjoyment of the Common Area may not be transferred or assigned except upon the conveyance or transfer of the Lot to which such right is appurtenant.



## 5.2 Utility and Development Easements.

A non-exclusive, perpetual blanket easement is hereby granted over and through the Common Area for the purpose of: (a) installing, constructing, operating, maintaining, repairing or replacing equipment used to provide to any portion of the Property or adjacent land any utilities, including, without limitation, water, sewer, drainage, gas, electricity, telephone and television service, whether public or private; and (b) ingress and egress to install, construct, operate, maintain, repair and replace such equipment and (c) storm water management and storm water drainage, as necessary or desirable for the orderly development of the Property. Such easement is hereby granted to any Person providing the aforesaid utilities or installing, constructing, maintaining, repairing or replacing equipment related thereto. Any pipes, conduits, lines, wires, transformers and any other apparatus necessary for the provision or metering of any utility may be installed or relocated only where permitted by the Declarants, where contemplated on any site plan approved by the Declarants or where approved by resolution of the Board. Equipment used to provide or meter such utilities or services may be installed above ground during periods of construction if approved by the Declarants. The Person providing a service or installing a utility pursuant to this easement shall install, construct, maintain, repair or replace the equipment used to provide or meter the utility as promptly and expeditiously as possible, and shall restore the surface of the land and the surrounding vegetation and improvements to their original condition as soon as possible.

The Declarants hereby reserve the right to grant and reserve easements, rights-of-way and licenses over and through the Common Area for the purposes set forth in this Section or for any other purpose necessary or desirable for the orderly development of the Property. If the Person installing the utility or providing a service requests a specific easement by separate recordable documents, then the Declarants or the Association shall have the power to record a document locating such easements.

## 5.3 Easements to Facilitate Development.

The Declarants hereby reserves to itself and its successors and assigns and grants to each Builder and its successors and assigns a non-exclusive blanket easement over and through the Property for all purposes reasonably related to the development and completion of Improvements on the Property, including without limitation: (a) temporary construction easements; (b) easements for the temporary storage of supplies of building materials and equipment necessary to complete Improvements; and (c) easements for the construction, installation and Maintenance of Improvements on the Property or Improvements reasonably necessary to serve the Property.

The Declarants hereby reserve to themselves, their successors and assigns and grant to each Builder and its successors and assigns the right to: (a) use any Lots owned or leased by the Declarants or a Builder, any other Lot with written consent of the Owner thereof or any portion of the Common Area as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office parking areas; and (b) install and maintain on the Common Area, any Lot owned or leased by the Declarants or a Builder or any other Lot with the consent of the Owner thereof, such marketing, promotional or other signs



which the Declarants or a Builder deems necessary for the development, sale or lease of the Property.

**5.4 Dedications and Easements Required by Governmental Authority.**

The Declarants hereby reserve to themselves and their successors and assigns, the right to make any dedications and to grant any easements, rights-of-way and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

**5.5 Further Assurances.**

Any and all conveyances made to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants. The easements granted and reservations made to the Declarants in this Declaration shall not terminate or merge and shall continue to run with the land, notwithstanding the common law doctrine of merger and the common ownership of all the Property by the Declarants. Upon written request of the Declarants the Association and each Owner shall from time to time sign, acknowledge and deliver to the Declarants such further assurances of these reservations of rights and easements as may be requested.

**5.6 Assignment of Development Rights.**

A Declarant may make limited temporary assignments of its easement rights under this Declaration to any Person performing construction, installation or Maintenance on any portion of the Property.

**5.7 Easement for Maintenance and Enforcement.**

The Association and its directors, officers, agents, contractors and employees, the Design Review Committee and any other Persons authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residence), for: (a) the exercise and discharge of their respective powers and responsibilities under the Community Documents; (b) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the Design Review Committee and that all Improvements are being properly maintained as required by the Community Documents; (c) correcting any condition originating in a Lot or in the Common Area threatening another Lot or the Common Area; (d) performing installations or Maintenance of utilities, landscaping or other Improvements located on the Lots for which the Association is responsible for Maintenance; or (e) correcting any condition which violates the Community Documents.

**5.8 Easements for Encroachments.**

If any Improvements on any Lot or portion of the Common Area now or hereafter encroach on any other portion of the Property by reason of: (a) the original construction thereof; (b) deviations within normal construction tolerances in the Maintenance of any Improvement; or



(c) the settling or shifting of any land or Improvement, an easement is hereby granted to the extent of any such encroachment for the period of time the encroachment exists. The Owner of the encroaching Improvement shall also have an easement for the limited purpose of Maintenance of the encroaching Improvement. This easement does not relieve any Owner or any other Person from liability for such Owner's or other Person's negligence or willful misconduct.

**5.9 Water Easement.**

Without limiting any other provision of this Declaration or the Plat, there is granted to the City a permanent, non-exclusive, and blanket easement across the property for the purpose of installing, repairing, reading, and replacing water meter boxes.

**5.10 Resource Protection Easement**

All existing trees, slopes and floodplains located outside the disturbable "Building Envelope" shall be deemed "protected resources", in perpetuity, and as such are encumbered by a general "Resource Protection Easement". These Resource Protected areas may not be altered without the express permission of the Design Review Committee and the City. Unauthorized tree removal or intentional damage to trees or clearing of sites is a misdemeanor and subject to remedies and penalties and penalties specified in the City's Land Development Code.

**5.11 Drainage Easement.**

The Declarants grant to and for the benefit of the City and the Association a perpetual nonexclusive easement in, over, through, across and under the surface of any land designated on the Plat as being subject to an easement for drainage. Such easement shall be for the purpose of accepting storm water from other Lots and Common Area and installing, maintaining and repairing drainage pipes, lines, drains and other drainage facilities (together with the right ingress and egress to perform the installation, maintenance or repair). The City shall have no responsibility for maintenance of the drainage facilities. Responsibility for maintenance of all drainage areas shall be the Lot Owner (if the drainage areas are within the boundaries of a Lot) or the Association (if the drainage area is within the boundaries of Common Area). No buildings or similar structures may be erected on any drainage area.

**5.12 Vehicular Non-Access.**

Declarants grant to the City a nonexclusive vehicular and non-access easement across any portion of a Lot designated on the Plat as being subject to a non-vehicular access easement. No vehicles may cross over any non-vehicular access easement areas to access any adjoining streets or other real property. The easement granted by this Section shall be perpetual unless and until abandoned by the City.



## ARTICLE 6

### THE ASSOCIATION; ORGANIZATION; MEMBERSHIP AND VOTING RIGHTS

#### **6.1 Formation of Association.**

The Association shall be a nonprofit Arizona corporation. The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under Arizona law and all powers necessary or desirable to perform the Association's duties and obligations and to exercise the rights and powers of the Association set forth in the Community Documents. The Association shall not be dissolved unless another entity has agreed to assume the obligations of the Association under this Declaration with respect to the operation and maintenance of the Areas of Association Responsibility.

#### **6.2 Board of Directors and Officers.**

The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws. The initial directors and officers of the Association shall be designated in the Articles, and such persons shall serve until their death, resignation or removal from office. So long as Declarants own any Lot, Declarants shall have the right to appoint and remove the members of the Board. At such time as either Declarant no longer owns any Lot and until the date when the remaining Declarant no longer owns any Lot, the remaining Declarant shall have the sole right to appoint and remove members of the Board. At such time as neither of the Declarants owns any Lot, the Board shall be elected by the members as provided in the Bylaws. Unless the Community Documents specifically require the vote or consent of the Members, the Board may do or cause to be done any act on behalf of the Association.

#### **6.3 The Association Rules.**

The Board may adopt, amend and repeal rules and regulations pertaining to: (a) the management, operation and use of the Areas of Association Responsibility including, but not limited to, any recreational facilities situated upon the Areas of Association Responsibility; (b) minimum standards for the Maintenance of Lots; or (c) restrictions on the use of Lots. In the event of any conflict or inconsistency between the provisions of this Declaration and the Association Rules, the provisions of this Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Declaration.

#### **6.4 Personal Liability.**

No director or officer of the Association, no member of the Design Review Committee or of any committee of the Association, and no other person acting on behalf of the Board shall be personally liable to any Member, or to any other Person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence in the discharge of such





person's duties and responsibilities under the Community Documents provided such person acted in good faith.

**6.5 Implied Rights.**

The Association may exercise any right or privilege given to the Association expressly by the Community Documents and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association by the Community Documents or reasonably necessary to effectuate any such right or privilege.

**6.6 Identity of Members.**

The members of the Association shall be the Owners of the Lots. All Owners of Lots shall be mandatory members of the Association. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a member of the Association and shall remain a member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease.

**6.7 Classes of Members and Voting Rights.**

The Association shall have the following two classes of voting membership:

**Class A.** Class A members are all Owners, with the exception of the Declarants and the Builders until the termination of the Class B membership, of Lots. Each Class A member shall be entitled to one (1) vote for each Lot owned. Upon the termination of the Class B membership, the Declarants and the Builders shall be a Class A members so long as the Declarants or a Builder owns any Lot.

**Class B.** The Class B members shall be the Declarants and the Builders. The Declarants and each Builder shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership when the votes held by Class A members exceed the votes held by the Class B Members. The Declarants or a Builder may at any time relinquish its Class B membership by giving written notice thereof to the Association.

**6.8 Voting Procedures.**

No change in the ownership of a Lot shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that a Lot is owned by more than one person and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right

to vote on the matter in question. If any Member casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot unless objection thereto is made at the time the vote is cast. In the event more than one vote is cast by a Class A Member for a particular Lot, none of the votes shall be counted and all of the votes shall be deemed void.

#### **6.9 Transfer of Membership.**

The rights and obligations of any Member other than the Declarants shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership of an Owner's Lot, and then only to the transferee of ownership to the Lot. A transfer of ownership to a Lot may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Arizona. Any attempt to make a prohibited transfer shall be void. Any transfer of ownership to a Lot shall operate to transfer the Membership appurtenant to said Lot to the new Owner thereof. Each purchaser of a Lot shall notify the Association of his purchase within ten (10) days after he becomes the Owner of a Lot.

#### **6.10 Conveyance, Lease or Encumbrance of Common Area.**

The Association may grant permits, licenses and easements on, over, under and through the Common Area for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance and operation of the Property. In addition, the Association may convey portions of the Common Areas to make adjustments in the boundary lines between the Common Areas and adjoining Lots or public rights-of-way. Except as expressly permitted by this Section, the Common Area shall not be mortgaged or conveyed without the prior written consent or affirmative vote of the Declarants and the total affirmative vote or written consent of the Owners holding at least two-thirds (2/3) of the votes in the Association.

#### **6.11 Suspension of Voting Rights.**

If any Owner fails to pay any Assessments or other amounts due to the Association under the Community Documents within fifteen (15) days after such payment is due or if any Owner violates any other provision of the Community Documents and such violation is not cured within fifteen (15) days after the Association notifies the Owner of the violation, the Board, in accordance with the procedures set forth in the Bylaws, shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current, and until any other infractions or violations of the Community Documents are corrected.



## ARTICLE 7

### COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

#### **7.1 Creation of Lien and Personal Obligation of Assessments.**

Each Owner, by becoming the Owner of a Lot, is deemed to covenant and agree, to pay Assessments to the Association in accordance with this Declaration. All Assessments shall be established and collected as provided in this Declaration. The Assessments, together with interest, late charges and all costs (including but not limited to reasonable attorneys' fees) incurred by the Association in collecting or attempting to collect delinquent Assessments, whether or not suit is filed, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each such Assessment is made. During the Declarant Control Period, no Regular Assessment or Special Assessment shall be levied against any Lot owned by the Declarants or a Builder.

Each Assessment, together with interest and all costs, including but not limited to reasonable attorneys' fees, incurred by the Association in collecting or attempting to collect delinquent Assessments, whether or not suit is filed, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the Assessment became due. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them.

No Owner shall be exempt from liability for Assessments because of such Owner's non-use of the Common Area, abandonment of such Owner's Lot or other circumstance. The obligation to pay Assessments is a separate and independent obligation on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed for any alleged failure of the Association, the Board or the Design Review Committee to take some action or perform some function required of it.

#### **7.2 Regular Assessments.**

At least thirty (30) days prior to the commencement of each Assessment Period, the Board shall prepare and adopt a budget of the estimated Common Expenses for the next Assessment Period, including any contribution to be made to a reserve fund. The budget shall also reflect the sources and estimated amounts of funds to cover such Common Expenses, which may include any surplus to be applied from prior years, any income expected from sources other than Assessments are the amount to be generated through Assessments against the Lots. Based on the budget adopted by the Board, the Board shall assess against each Assessable Lot a Regular Assessment. The Regular Assessment shall be set at a uniform amount for each Assessable Lot. The amount of increase, if any, in the Regular Assessment from one Assessment Period to the next Assessment Period shall be subject to such limitations as may be imposed by Arizona law.

The Board shall give notice of the Regular Assessment to each Owner at least thirty (30) days prior to the beginning of each Assessment Period, but the failure to give such notice shall



not affect the validity of the Regular Assessment established by the Board nor relieve any Owner from its obligation to pay the Regular Assessment. If the Board fails to adopt a budget for any Assessment Period, then until and unless such budget is adopted and a Regular Assessment is levied by the Board for such Assessment Period, the amount of the Regular Assessment for the immediately preceding Assessment Period shall remain in effect. Unless approval or ratification of the budget or the Regular Assessment for any Assessment Period is required by law, neither the budget nor the Regular Assessment shall be required to be ratified or approved by the Members.

If the Board determines during any Assessment Period that the funds budgeted for that Assessment Period are, or will, become inadequate to meet all Common Expenses for any reason, including, without limitation, nonpayment of Assessment by Members, the Board may amend the budget and increase the Regular Assessment for that Assessment Period and the revised Regular Assessment shall commence on the date designated by the Board.

### **7.3 Special Assessments.**

The Association may levy against each Assessable Lot a Special Assessment for the purpose of obtaining funds to pay the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Common Area (including fixtures and personal property related thereto), or to pay unbudgeted expenses or expenses in excess of the amount budgeted. Any Special Assessment must be approved by two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by proxy at a meeting duly called for such purpose. So long as the Declarants own any Lot, any Special Assessment must be approved in writing by the Declarants. Any Special Assessment shall be levied in an equal amount for each Assessable Lot.

### **7.4 Assessment Period.**

The period for which the Regular Assessment is to be levied shall be the calendar year, except that the first Assessment Period shall commence on the first day of the first month following conveyance of the first Lot to a Purchaser and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period.

### **7.5 Obligation of Declarants and Builders for Deficiencies.**

During the Declarant Control Period, the Declarants and the Builders shall pay and contribute to the Association such funds as may be necessary, when added to the Assessments levied by the Association, to pay all Common Expenses of the Association as they become due. The payment of any such amounts shall be allocated between the Declarants and the Builders on a pro rata basis according to the number of Lots owned by the Declarants and each Builder as of the date the payment is requested by the Board. The Board may require the payment of such funds by the Declarants and the Builders from time to time as the Board deems necessary by giving written notice thereof to the Declarants and the Builders. Each such notice shall state the total amount of funds required and the calculation of the pro rata share of such funds to be paid by the Declarants and each Builder. In no event shall the Declarants or a Builder be obligated to



contribute funds to the Association in excess of the amount of Assessments that would have been payable by the Declarants or the Builders if the Lots owned by the Declarants or the Builder had been assessed the same amount as Lots owned by an Owner other than the Declarants or a Builder.

**7.6 Rules Regarding Billing and Collection Procedures.**

Regular Assessments shall be collected on a quarterly basis or such other basis as may be selected by the Board. Special Assessments may be collected as specified by the Board. The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments provided that the procedures are not inconsistent with the provisions of this Declaration. The failure of the Association to send a bill to a Member shall not relieve any Member of such Member's liability for any Assessment or charge under this Declaration, but the Assessment Lien therefor shall not be foreclosed until the Member has been given not less than thirty (30) days written notice prior to such foreclosure that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. The Association shall be under no duty to refund any payments received by it even though the ownership of a Lot changes during an Assessment Period but successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners.

**7.7 Effect of Nonpayment of Assessments; Remedies of the Association.**

Any Assessment, or any installment of an Assessment, not paid within fifteen (15) days after the Assessment, or the installment of the Assessment, first became due shall bear interest from the due date at the rate of interest set from time to time by the Board. In addition, the Board may establish a late fee to be charged to any Owner who has not paid any Assessment, or any installment of an Assessment, within fifteen (15) days after such payment was due.

The Association shall have a lien on each Lot for: (a) all Assessments levied against the Lot; (b) all interest, lien fees, late charges and other fees and charges assessed against the Lot or payable by the Owner of the Lot; (c) all fines levied against the Owner of the Lot; (d) all attorney fees, court costs, title report fees, costs and fees charged by any collection agency either to the Association or to an Owner and any other fees or costs incurred by the Association in attempting to collect Assessments or other amounts due to the Association by the Owner of a Lot whether or not suit is filed by the Association; (e) any amounts payable to the Association pursuant to Section 8.3 or 8.4; and (f) any other amounts payable to the Association pursuant to the Community Documents.

The Recording of this Declaration constitutes record notice and perfection of the Assessment Lien. The Association may, at its option, record a Notice of Lien setting forth the name of the delinquent Owner as shown in the records of the Association, the legal description or street address of the Lot against which the Notice of Lien is recorded and the amount claimed to be past due as of the date of the Recording of the Notice, including interest, lien recording fees and reasonable attorneys' fees. Before recording any Notice of Lien against a Lot, the Association shall make a written demand to the defaulting Owner for payment of the delinquent



Assessments, together with interest, late charges and reasonable attorneys' fees, if any, and all other amounts secured by the Assessment Lien. Each default shall constitute a separate basis for a demand, but any number of defaults may be included within the single demand. If the amounts specified in the demand are not paid within ten (10) days after delivery of the demand, the Association may proceed with recording a Notice of Lien against the Lot. If the Association records a Notice of Lien, the Association may charge the Owner of the Lot against which the Notice of Lien is Recorded a lien fee in an amount established from time to time by the Board.

The Assessment Lien shall have priority over all liens or claims except for: (a) liens and encumbrances recorded before the Recording of this Declaration; (b) liens for real estate taxes and other governmental assessments and charges against the Lot; and (c) any recorded first mortgage on the Lot, a seller's interest in a first contract for sale pursuant to Title 33, Chapter 6, Article 3 of the Arizona Revised Statutes Recorded prior to the Association's lien or a Recorded first deed of trust on the Lot. Any First Mortgagee or any other Person acquiring title or coming into possession of a Lot through foreclosure of the First Mortgage, purchase at a foreclosure sale or trustee sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure shall acquire title free and clear of any claims for unpaid assessments and charges against the Lot which became payable prior to the acquisition of such Lot by the First Mortgagee or other Person. Any Assessments and charges against the Lot which accrue prior to such sale or transfer shall remain the obligation of the defaulting Owner of the Lot.

The Association shall not be obligated to release the Assessment Lien until all delinquent Assessments, interest, lien fees, fines, reasonable attorneys' fees, court costs, collection costs and all other sums payable to the Association by the Owner of the Lot have been paid in full.

The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with interest, lien fees, reasonable attorneys' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (a) bringing an action at law against the Owner personally obligated to pay the delinquent Assessments and such action may be brought without waiving the Assessment Lien or (b) bringing an action to foreclose the Assessment Lien against the Lot in the manner provided by law for the foreclosure of a realty mortgage. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

#### **7.8 Purposes for which Association's Funds May Be Used.**

The Association may use the funds and property collected and received by it (including the Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the purpose of: (a) discharging and performing the Association's duties and obligations under the Community Documents or applicable law; (b) exercising the rights and powers granted to the Association by the Community Documents or applicable law; (c) providing or promoting activities and services the Board deems appropriate, necessary or desirable to foster or promote the common good and general welfare of the Project and the Owners, Lessees and Residents; (d) contracting for services (including, without limitation, trash collection or cable television) to be provided to Owners, Lessees and Residents; and (e) taking



such other action as the Board deems necessary, appropriate or desirable for the management and administration of the Association or the benefit of the Association or the Project.

**7.9 Surplus Funds.**

The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining. The Association shall not be obligated to reduce the amount of the Regular Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

**7.10 Initial Capital Contribution.**

Each Purchaser of a Lot from the Declarants shall pay to the Association immediately upon becoming the Owner of the Lot a sum equal to one-sixth (1/6th) of the then current Regular Assessment for an Assessable Lot. 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 under the Community Documents. Payments made pursuant to this Section shall be nonrefundable and shall not be considered as an advance payment of any Assessments levied by the Association pursuant to this Declaration. Payments made pursuant to this Section shall be deemed a contribution to the capital of the Association.

**7.11 Transfer Fee.**

Each Person who purchases a Lot from a Person other than the Declarants shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot. The transfer fee is not intended to compensate the Association for the costs incurred in the preparation of the statement which the Association is required to mail to deliver to a purchaser under A.R.S. § 33-1806A and, therefore, the transfer fee shall be in addition to the fee which the Association is entitled to charge pursuant to A.R.S. § 33-1806C.

**ARTICLE 8**

**MAINTENANCE**

**8.1 Areas of Association Responsibility.**

The Association shall be responsible for the management and Maintenance of the Areas of Association Responsibility, and all Improvements located thereon, except for any part of the Areas of Association Responsibility which any governmental entity is maintaining or is obligated to maintain. The Association shall be responsible for the installation, operation, maintenance and electrical costs of the street lights located within streetlights located within Tracts A, E, F



and N. The Board shall be the sole judge as to the appropriate Maintenance of all Areas of Association Responsibility, but the Areas of Association Responsibility, and the Improvements located thereon, shall be maintained in good condition and repair at all times. The City of Flagstaff is not responsible for, and will not accept the maintenance of, any private facilities, landscaping, or similar improvements within the Common Areas, all of which will be performed by the Association; however, the Association will not be responsible for repairing any public utility lines located within the Common Area or any public streets within the Project.

No Owner, Resident or other Person shall construct or install any Improvements on the Areas of Association Responsibility or alter, modify or remove any Improvements situated on the Areas of Association Responsibility without the approval of the Board. No Owner, Resident or other Person shall obstruct or interfere with the Association in the performance of the Association's management or Maintenance of the Areas of Association Responsibility, and the Improvements located thereon.

#### **8.2 Lot Owner's Responsibility.**

Each Owner of a Lot shall be responsible for the Maintenance of his Lot, and all buildings, Residences, landscaping or other Improvements situated thereon, except for any portion of the Lot, or any Improvement situated thereon, which is an Area of Association Responsibility. All buildings, Residences, landscaping and other Improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a Lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Design Review Committee. No yard equipment, wood piles or storage areas may be maintained so as to be Visible From Neighboring Property or streets. All Lots upon which no Residences, buildings or other structures, landscaping or Improvements have been constructed shall be maintained in a weed free and attractive manner.

#### **8.3 Assessment of Certain Costs of Maintenance and Repair.**

In the event that the need for Maintenance of an Area of Association Responsibility is caused through the willful or negligent act of any Owner, his family, tenants, guests or invitees, the cost of such Maintenance shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

#### **8.4 Improper Maintenance and Use of Lots.**

In the event (a) any portion 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 or other areas of the Project which are substantially affected thereby or related thereto, (b) any portion of a Lot is being used in a manner which violates this Declaration, or (c) the Owner of any Lot is failing to perform any of its obligations under the Community Documents, the Board may make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is





taken within fifteen (15) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said fifteen (15) day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

#### **8.5 Boundary Walls.**

Each wall which is located on or near the boundary between two Lots shall constitute a boundary wall and, to the extent not inconsistent with this Section, the general rules of law regarding boundary walls shall apply.

The Owners of contiguous Lots who share a boundary wall shall both equally have the right to use such wall provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner. Except as otherwise provided in this Section, the Owners of contiguous Lots who share a boundary wall shall each pay one-half (½) of the cost of any maintenance, repair or replacement of the boundary wall. Either of such Owners may perform any necessary repair, maintenance or replacement of the boundary wall and in such event, such Owner shall be entitled to reimbursement from the other Owner for one-half (½) of such cost. In the event that any boundary wall is damaged or destroyed through the negligence or willful act of an Owner, his agents, tenants, licensees, guests or family, it shall be the obligation of such Owner to rebuild and repair the boundary wall without cost to the other Owner or Owners who share the boundary wall.

The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title. In addition to meeting the other requirements of this Declaration and of any other building code or similar regulations or ordinances, any Owner proposing to modify, make additions to or rebuild a boundary wall shall first obtain the written consent of the adjoining Owners.

The Declarants and each Builder shall endeavor to construct all boundary walls upon the boundary line between adjoining Lots. By virtue of accepting a deed for a Lot (whether or not it is expressed in the deed of conveying instrument) or otherwise becoming an "Owner", all Owners acknowledge and accept that the boundary walls installed by Declarants or a Builder may not be exactly upon the boundary line, but rather may be near or adjacent to the boundary line because of minor encroachments, minor engineering errors, or because existing easements or utility lines prevent a boundary wall from being located on the boundary line. With respect to any boundary wall not located exactly on the boundary line between Lots but located near or adjacent to the boundary line, an Owner of a Lot shall have and is granted a permanent and exclusive easement over any property immediately adjoining the Owner's Lot up to the center line of the boundary wall for the sole use and enjoyment of that Owner.

#### **8.6 Maintenance of Walls other than Boundary Walls.**

Walls (other than boundary walls) located on a Lot shall be maintained, repaired and replaced by the Owner of the Lot. Any wall which is placed on the boundary line between a Lot

and an Area of Association Responsibility shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and maintenance of the side of the wall which faces the Area of Association Responsibility. In the event any such wall encroaches upon the Common Area or a Lot, an easement for such encroachment shall exist in favor of the Association or the Owner of the Lot, as the case may be. Any wall which is placed on the boundary line between a Lot and public right-of-way shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and replacement of the surface of the wall which faces the public right-of-way.

#### **8.7 Installation of Landscaping**

Within ninety (90) days after the later of the date on which a Lot is first conveyed to an Owner other than the Declarants or a Builder or the date on which a certificate of occupancy or equivalent permit is issued by the City for a Residence constructed on a Lot, landscaping must be installed and substantially completed in the front yard of the Lot. All landscaping in the front yard must comply with the Design Guidelines and must be approved by the Design Review Committee, and any alterations or modifications made to the landscaping of a Lot as originally installed must be approved in advance by the Design Review Committee. If any Owner does not install and complete approved landscaping within the ninety (90) day period, the Association, after giving the Owner thirty (30) days written notice to cure any such default, shall have the right to cause the necessary landscaping to be installed, and in such event, the Owner shall pay the Association, upon demand, all costs incurred by the Association in connection with the installation of the landscaping, together with interest thereon at the rate of fifteen percent (15%) per annum.

After completion of the installation of the grass, plants, trees and other landscaping improvements in the front yard of a Lot, the front yard of the Lot shall be an Area of Association Responsibility, and the Association shall be responsible for the maintenance, repair and replacement of the grass, plants, trees and other landscaping improvements situated within the front yard of the Lot (the "Front Yard Landscaping") and the irrigation system installed to water the Front Yard Landscaping. The front yard of the Lot shall generally be the area between the street and the exterior wall of the Residence and the wall separating the side or back yard of the Lot from the front yard of the Lot and shall include any areas behind any decorator walls. The Board shall have the right to determine the area of each Lot which shall be considered the front yard of the Lot for purposes of this Section. The irrigation system will be connected to the water line for the Residence, and the irrigation system will be operated by a time clock connected to the electrical system of the Residence. All water and electricity used in the operation of the irrigation system for the Front Yard Landscaping shall be paid by the Lot Owner. The time clock will be set by the Association. No Owner, Lessee or Resident shall alter the time clock or otherwise interfere with the operation of the irrigation system. Neither the water nor electricity necessary for the operation of the irrigation system shall be turned off or disconnected for any period of time without the prior written approval of the Association. The Association shall not be responsible for any damage to pipes, sidewalks or other Improvements on a Lot caused by tree roots and branches. The Association shall only be responsible for the periodic, normal and routine maintenance, repair and replacement of the Front Yard Landscaping and the irrigation system. The Association shall not be responsible for the repair or replacement of any Front Yard

Landscaping or any component of the irrigation system damaged by fire, wind, rain or other casualty, the intentional or negligent act of an Owner, Lessee or Resident or their guests or invitees or any other cause, except for any repair or replacement of Front Yard Landscaping or the irrigation system damaged by the Association.

## ARTICLE 9

### INSURANCE

#### 9.1 Scope of Coverage.

Commencing not later than the time of the first conveyance of a Lot to a Purchaser, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(a) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than \$1,000,000. Such insurance shall 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 Project which the Association is obligated to maintain under this Declaration, and shall also include hired automobile and non-owned automobile coverages with cost liability endorsements to cover liabilities of the Owners as a group to an Owner;

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

(c) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Arizona;

(d) Such other insurance as the Board shall determine from time to time to be appropriate to protect the Association or the Owners;

(e) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the



following provisions: (i) that there shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household; (ii) no act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will void the policy or be a condition to recovery on the policy; (iii) that the coverage afforded by such policy shall 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; (iv) a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners; (v) statement of the name of the insured as the Association; and (vi) for policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy;

The premiums for any insurance obtained by the Association pursuant to this Section shall be included in the budget of the Association and shall be paid by the Association.

#### **9.2 Certificates of Insurance.**

An insurer that has issued an insurance policy under this Article shall issue a certificate or a memorandum of insurance to the Association and, upon request, to any Owner, mortgagee or beneficiary under a deed of trust. Any insurance obtained pursuant to this Article may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee or beneficiary under a deed of trust to whom certificates of insurance have been issued.

#### **9.3 Payment of Insurance Proceeds.**

With respect to any loss to any Area of Association Responsibility covered by property insurance obtained by the Association in accordance with this Article, the loss shall be adjusted with the Association, and the insurance proceeds shall be payable to the Association and not to any mortgagee or beneficiary under a deed of trust. Subject to the provisions of Section 9.4, the proceeds shall be disbursed for the repair or restoration of the damage to the Area of Association Responsibility.

#### **9.4 Repair and Replacement of Damaged or Destroyed Property.**

Any portion of the Common Areas which is damaged or destroyed shall be repaired or replaced promptly by the Association unless repair or replacement would be illegal under any state or local health or safety statute or ordinance, or Owners representing at least eighty percent (80%) of the total authorized votes in the Association vote not to repair or replace the damaged

or destroyed Improvements. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association.

If all of the Areas of Association Responsibility are not repaired or replaced, insurance proceeds attributable to the damaged Areas of Association Responsibility shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance and the remainder of the proceeds shall either be retained by the Association as an additional capital reserve.

## ARTICLE 10

### DISPUTE RESOLUTION

10.1 **Defined Terms.** As used in this Article 10, the following terms shall the meaning set forth below:

(a) **"Alleged Defect"** means any alleged defect or deficiency in the planning, design, engineering, grading, construction or development of the Common Area or any Lot.

(b) **"Bound Parties"** means: (i) the Declarants; (ii) all Owners, Lessees and Residents; and (iii) any contractor or subcontractor, architect, engineer, consultant or other Person who performs or furnishes the design, specifications, surveying, planning, supervision, testing, construction or observation of construction of the Common Area or the Lots and who agrees in writing to be bound by the provisions of this Article 10.

(c) **"Claim"** means: (i) any claim or cause of action arising out of or related in any way to the planning, design, engineering, grading, construction or development of the Common Area or the Lots or any other part of the Project, including, without limitation, any claim or cause of action that the Common Area or the Lots are defective or that the Declarants, their agents, contractors, employees, subcontractors, architects, engineers or consultants were negligent in the planning, design, engineering, grading, construction or development thereof; or (ii) any claim or cause of action against the Declarants or any employee, agent, director, member or officer of Declarants, arising out of or in any way related to the development of the Project or the management or operation of the Association, including, without limitation, any claim for negligence, fraud, intentional misconduct or breach of fiduciary duty.

10.2 **Agreement to Resolve Certain Disputes Without Litigation.** All Bound Parties agree that all Claims shall be resolved exclusively in accordance with the dispute resolution procedures set forth in this Article 10.



### **10.3 Notice of Claim.**

Any Bound Party having or alleging to have a Claim (a "Claimant") against any other Bound Party (a "Respondent") shall notify each Respondent in writing of the Claim (the "Claim Notice"), stating plainly and concisely: (a) the nature of Claim, including, date, time, location, Persons involved, and Respondent's role in the Claim; (b) the factual and legal basis of the Claim; and (c) what Claimant wants Respondent to do or not do to resolve the Claim.

In the event the Claimant is the Association, the Association must provide written notice to all Members prior to delivering a Claim Notice or commencing any legal action, cause of action, proceeding, reference or arbitration against the Declarants or a Builder which notice shall (at a minimum) include: (a) a description of the Claim, (b) a description of the attempts of the Declarants or any Builder to correct such Alleged Defect and the opportunities provided to Declarants or the Builder to correct such Alleged Defect, (c) the estimated cost to repair such Alleged Defect, (d) the name and complete professional background of the attorney retained by the Association to pursue the claim against the Declarants or a Builder and a description of the relationship between such attorney and member(s) of the Board (if any), (e) a description of the fee arrangement between such attorney and the Association, (f) the estimated attorneys' fees and expert fees and costs necessary to pursue the claim against the Declarants or a Builder and the source of the funds which will be used to pay such fees and expenses, (g) the estimated time necessary to conclude the action against the Declarants or a Builder, (h) a description of the manner in which the action will be funded and a description of any demands, notices, offers to settle or responses to offers to settle made either by the Association or a Bound Party, and (i) an affirmative statement from the Board that the action is in the best interests of the Association and its Members. If the Alleged Defect is alleged to be the result of an act or omission of a person licensed by the State of Arizona under Title 20 or Title 32 of the Arizona Revised Statutes (a "Licensed Professional"), then the notice from the Association must be accompanied by an affidavit from a Licensed Professional in the same discipline as the Licensed Professional alleged to be responsible for the Alleged Defect. The affidavit must contain the information required to be contained in a preliminary expert opinion affidavit submitted pursuant to Section 12-2602B of the Arizona Revised Statutes.

### **10.4 Mediation.**

If the Parties do not resolve the Claim through negotiation within thirty (30) days after the date of the Claim Notice or within such longer period as may be agreed upon by the Parties ("Termination of Negotiations"), Claimant shall have thirty (30) additional days within which to submit the Claim to mediation by the American Arbitration Association or such other mediator or mediation service as may be mutually agreed upon by the Claimant and the Respondent.

If Claimant does not submit the Claim to mediation within thirty (30) days after Termination of Negotiations, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim.



If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation process, or within such time as determined reasonable or appropriate by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("Termination of Mediation Notice"). The Termination of Mediation Notice shall set forth when and where the Parties met, that the Parties are at an impasse, and the date that mediation was terminated.

#### **10.5 Binding Arbitration.**

In the event a Claim is not resolved by Mediation, the Claimant shall have fifteen (15) days after the date of the Termination of Mediation Notice to submit the Claim to binding arbitration in accordance with this Section. If the Claimant fails to timely submit the Claim to arbitration, then the Claim shall be deemed waived and abandoned and the Respondent shall be relieved of any and all liability to Claimant arising out of the Claim. If the Claimant submits the Claim to binding arbitration in accordance with this Section, the arbitration shall be conducted in accordance with the following:

(a) **Initiation of Arbitration.** The arbitration shall be initiated by either party delivering to the other a Notice of Intention to Arbitrate as provided for in the American Arbitration Association ("AAA") Commercial Arbitration Rules, as amended from time to time (the "AAA Rules").

(b) **Governing Procedures.** The arbitration shall be conducted in accordance with the AAA Rules and A.R.S. § 12-1501, et seq. In the event of a conflict between the AAA Rules and this Section 10.5, the provisions of this Section 10.5 shall govern.

(c) **Appointment of Arbitrator.** The parties shall appoint a single Arbitrator by mutual agreement. If the parties have not agreed within ten (10) days of the date of the Notice of Intention to Arbitrate on the selection of an arbitrator willing to serve, the AAA shall appoint a qualified Arbitrator to serve. Any arbitrator chosen in accordance with this Subsection (c) is referred to in this Section 10.5 as the "Arbitrator".

(d) **Qualifications of Arbitrator.** The Arbitrator shall be neutral and impartial. The Arbitrator shall be fully active in such Arbitrator's occupation or profession, knowledgeable as to the subject matter involved in the dispute, and experienced in arbitration proceedings. The foregoing shall not preclude otherwise qualified retired lawyers or judges.

(e) **Disclosure.** Any candidate for the role of Arbitrator shall promptly disclose to the parties all actual or



perceived conflicts of interest involving the dispute or the parties. No Arbitrator may serve if such person has a conflict of interest involving the subject matter of the dispute or the parties. If an Arbitrator resigns or becomes unwilling to continue to serve as an Arbitrator, a replacement shall be selected in accordance with the procedure set forth in Subsection (c) above.

(f) **Compensation.** The Arbitrator shall be fully compensated for all time spent in connection with the arbitration proceedings in accordance with the Arbitrator's usual hourly rate, unless otherwise agreed to by the parties, for all time spent by the Arbitrator in connection with the arbitration proceeding. Pending the final award, the Arbitrator's compensation and expenses shall be advanced equally by the parties.

(g) **Preliminary Hearing.** Within thirty (30) days after the Arbitrator has been appointed, a preliminary hearing among the Arbitrator and counsel for the Parties shall be held for the purpose of developing a plan for the management of the arbitration, which shall then be memorialized in an appropriate order. The matters which may be addressed include, in addition to those set forth in the AAA Rules, the following: (i) definition of issues; (ii) scope, timing and types of discovery, if any; (iii) schedule and place(s) of hearings; (iv) setting of other timetables; (v) submission of motions and briefs; (vi) whether and to what extent expert testimony will be required, whether the Arbitrator should engage one or more neutral experts, and whether, if this is done, engagement of experts by the Parties can be obviated or minimized; (vii) whether and to what extent the direct testimony of witnesses will be received by affidavit or written witness statement; and (viii) any other matters which may promote the efficient, expeditious, and cost-effective conduct of the proceeding.

(h) **Management of the Arbitration.** The Arbitrator shall actively manage the proceedings as the Arbitrator deems best so as to make the proceedings expeditious, economical and less burdensome than litigation.

(i) **Confidentiality.** All papers, documents, briefs, written communication, testimony and transcripts as well as any and all arbitration decisions shall be confidential and not disclosed to anyone other than the Arbitrator, the parties or the parties' attorneys and expert witnesses (where applicable to their testimony), except that upon prior written consent of all parties, such information may be divulged to additional third parties. All





third parties shall agree in writing to keep such information confidential.

(j) **Hearings.** Hearings may be held at any place within the State of Arizona designated by the Arbitrator and, in the case of particular witnesses not subject to subpoena at the usual hearing site, at a place where such witnesses can be compelled to attend.

(k) **Final Award.** The Arbitrator shall promptly (within sixty (60) days of the conclusion of the proceedings or such longer period as the parties mutually agree) determine the claims of the parties and render a final award in writing. The Arbitrator may award the prevailing party in the proceeding all or a part of such party's reasonable attorneys' fees and expert witness fees, taking into account the final result of arbitration, the conduct of the parties and their counsel in the course of the arbitration, and other relevant factors. The Arbitrator shall not award any punitive damages. The Arbitrator shall not award indirect, consequential or special damages regardless of whether the possibility of such damage or loss was disclosed to, or reasonably foreseen by the party against whom the claim is made; provided, however, that such damages may be deemed by the Arbitrator to be direct damages in an award reimbursing payments made by a party therefor to a third party. The Arbitrator shall assess the costs of the proceedings (including, without limitation, the fees of the Arbitrator) against the non-prevailing party.

#### **10.6 Right to Enter, Inspect, Repair and/or Replace.**

Within a reasonable time after the receipt by the Declarants or a Builder of a Claim Notice involving an Alleged Defect, the Declarants or a Builder shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into, as applicable, the Common Area, any Lot, including any Residence constructed thereon, and/or any Improvements for the purposes of inspecting and/or conducting testing to determine the validity of the Claim and, if deemed necessary by the Declarants or the Builder, to correct, repair and/or replace the Alleged Defect which is the basis of the Claim. In conducting such inspection, testing, repairs and/or replacement, Declarants or a Builder shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

Nothing set forth in this Section shall be construed to impose any obligation on the Declarants or a Builder to inspect, test, repair, or replace any item or Alleged Defect for which the Declarants or a Builder is not otherwise obligated under applicable law or any limited warranty provided by the Declarants or a Builder in connection with the sale of the Lots and/or the Improvements constructed thereon. The right of the Declarants or a Builder to enter, inspect, test, repair and/or replace reserved hereby shall be irrevocable and may not be waived or



otherwise terminated except by a writing, in recordable form, executed and Recorded by the Declarants or a Builder. In no event shall any statutes of limitations be tolled during the period in which the Declarants or a Builder conducts any inspection or testing of any Alleged Defects.

#### **10.7 Use of Funds.**

Any judgment, award or settlement received by a Claimant in connection with a Claim involving an Alleged Defect shall first be used to correct and or repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect. Any excess funds remaining after repair of such Alleged Defect shall be paid into the Association's reserve fund.

#### **10.8 Approval of Litigation.**

The Association shall not deliver a Claim Notice to any Bound Party, commence any legal action or arbitration proceeding against any Bound Party or incur any expenses (including, without limitation, attorneys' fees) in connection with any Claim without the written approval of Owners entitled to cast more than seventy-five percent (75%) of the total votes in the Association, excluding the votes of any Owner who would be a defendant in such proceedings. The Association must pay for any such legal action or arbitration proceeding with monies that are specifically collected for such purposes and may not borrow money or use reserve funds or other monies collected for specific Association obligations other than legal fees. In the event that the Association commences any legal action or arbitration proceeding involving a Claim, all Owners must notify prospective purchasers of such legal action or arbitration proceeding and must provide such prospective purchasers with a copy of the notice received from the Association in accordance with this Section 10.3.

### **ARTICLE 11**

#### **GENERAL PROVISIONS**

#### **11.1 Enforcement.**

The Association may enforce the Community Documents in any manner provided for in the Community Documents or by law or in equity, including, but not limited to:

(a) imposing reasonable monetary fines after notice and an opportunity to be heard is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a Lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident;

(b) suspending an Owner's right to vote;



(c) suspending any Person's right to use any recreational facilities within the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;

(d) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner is more than 15 days delinquent in paying any assessment or other charge owed to the Association;

(e) exercising self-help or taking action to abate any violation of the Community Documents in a non-emergency situation;

(f) requiring an Owner, at the Owner's expense, to remove any structure or Improvement on such Owner's Lot in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass;

(g) without liability to any Person, prohibiting any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration or the Design Guidelines from continuing or performing any further activities in the Project;

(h) towing vehicles which are parked in violation of this Declaration or the Association Rules; and

(i) filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or money damages or to obtain such other relief as to which the Association may be entitled.

(j) recording a written notice of violation by any Owner, Lessee or Resident of any restriction or other provision of the Community Documents. The notice shall be executed by an officer of the Association and shall contain substantially the following information: (a) the name of the Owner, Lessee or Resident violating, or responsible for the violation of, the Community Documents; (b) the legal description of the Lot against which the notice is being Recorded; (c) a brief description of the



nature of the violation; (d) a statement that the notice is being Recorded by the Association pursuant to this Declaration; and (e) a statement of the specific steps which must be taken by the Owner or occupant to cure the violation. Recordation of a notice of violation shall serve as notice to the Owner and Resident, and any subsequent purchaser of the Lot, that there is such a violation. Failure by the Association to Record a notice of violation shall not constitute a waiver of any such violation, constitute any evidence that no violation exists with respect to a particular Lot or constitute a waiver of any right of the Association to enforce the Community Documents.

The Association shall not be obligated to take any enforcement action if the Board determines, in its sole discretion, that because of the strength of the Association's possible defenses, the time and expense of litigation or other enforcement action, the likelihood of a result favorable to the Association, or other facts deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association.

Any Owner shall also have the right to enforce this Declaration in any manner available at law or in equity. All rights and remedies of the Association under the Community Documents or at law or in equity are cumulative, and the exercise of one right or remedy shall not waive the Association's right to exercise another right or remedy. The failure of the Association or an Owner to take enforcement action with respect to a violation of the Community Documents shall not constitute or be deemed a waiver of the right of the Association or any Owner to enforce the Community Documents in the future. If any lawsuit is filed by the Association or any Owner to enforce the provisions of the Community Documents or in any other manner arising out of the Community Documents or the operations of the Association, the prevailing party in such action shall be entitled to recover from the other party all attorney fees incurred by the prevailing party in the action.

#### 11.2 Duration; Termination.

This Declaration, as it may be amended pursuant to Section 11.3, shall run with the land and bind the Property and be in full force and effect in perpetuity unless terminated as provided in this Section. This Declaration may be terminated at any time if such termination is approved by the affirmative vote or written consent, or any combination thereof, of the Owners holding ninety percent (90%) or more of the votes in the Association. If the necessary votes and consents are obtained, the Board shall cause to be Recorded a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association, with their signatures acknowledged. Following the Recording of a Certificate of Termination, this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles. So long as the Declarants own one or more Lots, no termination of this Declaration shall be effective unless approved in writing by the Declarants.



### 11.3 Amendments.

This Declaration may be amended at any time by the affirmative vote of Owners holding not less than two-thirds (2/3) of the total votes in the Association. Any amendment to this Declaration must be approved in writing by the Declarants if the Declarants own any Lot at the time of the amendment and by each Builder that owns any Lot at the time of the amendment. Notwithstanding any other provision of this Declaration to the contrary, neither Article 10 nor this sentence may be amended without the prior written consent of the Declarants and all Builders even if the Declarants or the Builders no longer own any Lots at the time of the amendment. So long as the Declarants own one or more Lots, the Declarants may amend this Declaration to comply with the requirements or guidelines of the United States Department of Veterans Affairs, the United States Department of Housing and Urban Development, the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation.

Any amendment approved by the Owners shall be signed by the President or Vice President of the Association and shall be Recorded. Unless a later effective date is provided for in the amendment, any amendment to this Declaration shall be effective upon the Recording of the amendment.

Any challenge to an amendment to this Declaration for the reason that the amendment was not adopted by the required number of Owners or was not adopted in accordance with the procedures set forth in this Section must be made within one (1) year after the Recording of the amendment.

### 11.4 Condemnation of Common Area.

If all or any part of the Common Area is taken or condemned, or conveyed by the Association in lieu of or under threat of such condemnation, by or to any authority having the power of condemnation or eminent domain, the award or other compensation paid as a result of such taking or conveyance shall be paid to the Association. If the taking involves a portion of the Common Area upon which Improvements have been constructed, then the Association shall construct replacement Improvements on the remaining Common Area to the extent land is available for such construction, unless within sixty (60) days after such taking the Owners holding at least eighty percent (80%) of the votes in the Association instruct the Board not to build replacement Improvements.

If such replacement Improvements are to be constructed, then the Association shall be entitled to use the award or other compensation made for such taking solely for the purpose of such construction. If the taking does not involve any Improvements on the Common Area or if the Owners holding more than eighty percent (80%) of the votes in the Association decide not to construct any replacement Improvements or if there are any net funds remaining after such construction is completed, then such awarded net funds shall be retained by the Association and used for such purposes as may be determined by the Board.



**11.5 Interpretation.**

Except for judicial construction, the Association shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefited or bound by this Declaration. In the event of any conflict between this Declaration and the Articles, Bylaws, Association Rules or Design Guidelines, this Declaration shall control. In the event of any conflict between the Articles and the Bylaws, the Articles shall control. In the event of any conflict between the Bylaws and the Association Rules or the Design Guidelines, the Bylaws shall control.

**11.6 Severability.**

Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

**11.7 Change of Circumstances.**

Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

**11.8 Laws, Ordinances and Regulations.**

The covenants, conditions and restrictions set forth in this Declaration and the provisions requiring Owners and other persons to obtain the approval of the Declarants, the Board or the Design Review Committee with respect to certain actions are independent of the obligation of the Owners and other persons to comply with all applicable laws, ordinances and regulations, and compliance with this Declaration shall not relieve an Owner or any other person from the obligation to also comply with all applicable laws, ordinances and regulations.

Any violation of any state, municipal, or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth herein.

**11.9 References to this Declaration in Deeds.**

Deeds to and instruments affecting any Lot or any other part of the Project may contain the covenants, conditions and restrictions herein set forth by reference to this Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the provisions of this Declaration shall be binding upon the grantee-Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assignees.



**11.10 Gender and Number.**

Wherever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

**11.11 Captions and Titles.**

All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent of context thereof. Unless otherwise specified, all references in this Declaration to Articles or Sections refer to Articles and Section of this Declaration.

**JRF RENO VILLAS, L.L.C.,** a Nevada limited liability company

By: *Russell E. Ely*

Its: *Agent*

**PONDEROSA TRAILS UNIT VII, LLC,** an Arizona limited liability company

By: *J. L. Cotton*

Its: *Agent*



State of Arizona )  
 ) ss.  
County of Coconino )

~~September~~<sup>October (12)</sup> The foregoing instrument was acknowledged before me this 1st day of ~~September~~, 2003, by Russell E. Flynn, the Agent of JRF Reno Villas, L.L.C., a Nevada limited liability company, on behalf of the company.

Ronda Stump  
Notary Public

My Commission Expires:  
\_\_\_\_\_



State of Arizona )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 30th day of ~~September~~, 2003, by G. Lynn Hagen, the Agent of Ponderosa Trails Unit VII, LLC, an Arizona limited liability company, on behalf of the company.

Melanie L. Richards  
Notary Public

My Commission Expires:

3/18/05





**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

Lots 1 through 152, inclusive, and Tracts A, C, E, F, G and H, Final Plat For Ponderosa Trails Units 7A and 7B, according to the plat recorded in Case 9, Map 20,30A, in the records of the county Recorder of Coconino County, Arizona.  
30B

