

**20240940534**

04/03/2024 04:21 PM Page 1 of 4

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Gabriella Cázares-Kelly, Recorder

**When Recorded Mail/Deliver To:**

Goldschmidt|Shupe, PLLC

7400 N. Oracle Rd., Suite 301

Tucson, AZ 85704

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**CERTIFICATE OF FIRST AMENDMENT TO THE  
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS OF  
CASA PALOMA I HOMEOWNERS, INC.**

(Amends Sequence 20200790687)

RE: Lots 1 through 258 of Green Valley Townhouses No. 3, as shown on the Plat of Record in Book 24 of Maps and Plats at Page 93, records of Pima County, Arizona

**DO NOT REMOVE**

THIS IS PART OF THE OFFICIAL DOCUMENT

**CERTIFICATE OF FIRST AMENDMENT TO THE  
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS OF  
CASA PALOMA I HOMEOWNERS, INC.**

This FIRST AMENDMENT to the *SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF CASA PALOMA I HOMEOWNERS, INC.* (the "Declaration") is made by the Members of Casa Paloma I Homeowners, Inc. as described in the Declaration (the "Members").

WHEREAS, the Declaration was recorded on March 19, 2020, in Sequence 20200790687, office of the Recorder for Pima County, Arizona, to replace and supersede all previous declarations of covenants conditions and restrictions, and amendments thereto; and

WHEREAS, the Members wish to amend the Declaration in order to define the term "Carport" as used in the Declaration, and to clarify the provisions and restrictions pertaining to carports and other structures for parked vehicles or storage of personal property, as more particularly set forth below; and

WHEREAS, pursuant to Section 5.04 of the Declaration, the covenants, conditions, and restrictions may be amended, if first approved by two-thirds of those Members of Casa Paloma I Homeowners, Inc. who exercise their right to vote at either a special or annual meeting when notified in accordance with the Bylaws, by an instrument in writing recorded in the office of the Recorder of Pima County, Arizona; and

WHEREAS, more than two-thirds of the Members of Casa Paloma I Homeowners, Inc. who exercised their right to vote at the duly noticed and held Annual Meeting occurring on February 20, 2024 voted to approve the following amendments to the Declaration.

NOW THEREFORE, the Declaration his hereby amended as follows:

- I. A new definition of "carport" is ADDED to Section 1 of the Declaration as follows:

**"Carport"** means an open-sided shelter for a passenger vehicle, consisting of a roof supported on posts, adjacent to a residence or dwelling. The meaning of carport shall not include garages or similar partially or fully enclosed structures with walls or doors, regardless of whether the structure is intended as a shelter for passenger vehicles or otherwise for the storage of personal property.

II. Section 2.01 of the Declaration is DELETED in its entirety and REPLACED with:

**2.01 Designation** Lots 1 through 256 shall be used for resident purposes only, no structure other than one single family residence, including open porches and a free-standing carport, shall be placed or maintained on any Lot.

III. Section 2.03 of the Declaration is DELETED in its entirety and REPLACED with:

**2.03 Structure** No dwelling shall be erected, altered, placed or maintained on any lot except a structure designed for use as a family dwelling not to exceed one story in height. Structures will be joined to form "row housing" as is normally defined in the building industry and as permitted under applicable rules and regulations of the Zoning Ordinances of Pima County. The type of structure is sometimes hereinafter referred to as "townhouse". Historically, the dwelling or townhouse on each Lot was originally constructed with attached open porches and a free-standing carport. In most cases, the free-standing carports were joined together in pairs to serve the adjacent townhouses; however, individual carports were also constructed adjacent to certain townhouses depending on location in the community. No garages or similar enclosed structures were originally constructed within the community, nor were any conversions from carports to garages or similar enclosed structures ever approved. Accordingly, the free-standing carports shall not be converted to garages or similar partially or fully enclosed structures with walls or doors, regardless of whether the structure is intended as a shelter for passenger vehicles or otherwise for the storage of personal property.

IV. Accept as stated above, the remainder of the Declaration shall be unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the undersigned certify the foregoing amendments to the Declaration were approved by affirmative vote of at least two-thirds of the Members of Casa Paloma I Homeowners, Inc. who exercised their right to vote at the duly noticed and held Annual Meeting occurring on February 20, 2024. Said amendments shall become effective immediately upon recordation of this Certificate.

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CASA PALOMA I HOMEOWNERS, INC., an Arizona non-profit corporation

By: [Handwritten Signature]

Ray U'Ren

Its: President

ATTEST:

By: [Handwritten Signature]

David Messick

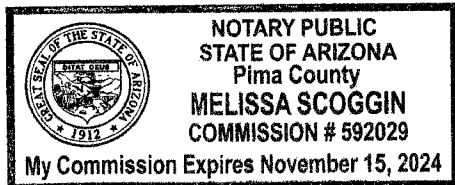
Its: Secretary

STATE OF ARIZONA )

) ss:

County of Pima )

SWORN and ACKNOWLEDGED before me this 5 day of March, 2024, by Ray U'Ren, as President of the CASA PALOMA I HOMEOWNERS, INC., an Arizona non-profit corporation, on behalf of the corporation.



[Handwritten Signature]

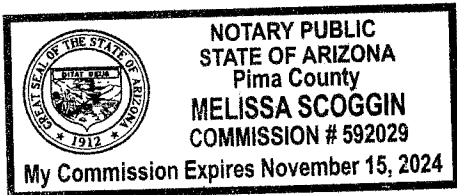
Notary Public

STATE OF ARIZONA )

) ss:

County of Pima )

SWORN and ACKNOWLEDGED before me this 5 day of March, 2024, by David Messick, as Secretary of the CASA PALOMA I HOMEOWNERS, INC., an Arizona non-profit corporation, on behalf of the corporation.



[Handwritten Signature]

Notary Public