

WHEN RECORDED RETURN TO:

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**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM AND OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE UNIVERSITY MEADOWS CONDOMINIUMS**

THIS AMENDED AND RESTATED DECLARATION OF CONDOMINIUM AND OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE UNIVERSITY MEADOWS CONDOMINIUMS (the "Amended and Restated Declaration") is made effective as of the date of its recording in the Official Records of Coconino County, Arizona.

RECITALS

WHEREAS, on February 23, 1983, John T. Keever and Bettie L. Keever (hereinafter collectively referred to as the "Declarant") recorded the Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions for the University Meadows Condominiums (the "Original Declaration") in Docket 917, Pages 211-230, in the records of the Coconino County Recorder, and

WHEREAS, on April 14, 1983, the Declarant recorded the First Amendment of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions for the University Meadows Condominiums (the "First Amendment") in Docket 922, Pages 565-566, in the records of the Coconino County Recorder. The Original Declaration as amended by the First Amendment, is hereinafter referred to as the "Declaration", and

WHEREAS, on the following dates, the Board of Directors of the Association recorded in the respective docket and pages of the records of the Coconino County Recorder resolutions attempting to amend certain provisions of the Declaration:

<u>Date</u>	<u>Docket</u>	<u>Start Page</u>
August 29, 1984	993	872
August 31, 1984	994	193
January 30, 1987	1139	754
April 29, 1987	1154	247

November 14, 1988	1250	175
May 31, 1989	1280	316
May 31, 1989	1280	317
May 26, 1992	1476	803
July 1, 1992	1486	752

; and

WHEREAS, pursuant to Section 4 of Article XV of the Declaration, the Declaration may be amended at any time by an instrument signed by the then owners representing in the aggregate not less than two-thirds (2/3) of the total number of Class A members and two-thirds of the total number of Class B members, which instrument shall be recorded in the office of the County Recorder for the County of Coconino, State of Arizona, and

WHEREAS, the undersigned individuals constitute in the aggregate not less than two-thirds (2/3) of the total number of Class A members as of the date of the recording of this Amended and Restated Declaration and there are no Class B members; and

WHEREAS, by executing this Amended and Restated Declaration, the undersigned members of the Association intend to amend and restate in its entirety the Declaration as hereinafter set forth.

NOW, THEREFORE, the Declaration is hereby amended and restated in its entirety to provide as follows:

ARTICLE 1 DEFINITIONS

1.0 General Definitions. Capitalized terms not otherwise defined in this Declaration shall have the meanings specified for such terms in the Arizona Condominium Act, A.R.S. §§ 33-1201 *et seq.*, as the same may be amended from time to time (the "Condominium Act").

1.1 Defined Terms. The following capitalized terms shall have the general meanings described in the Condominium Act and for purposes of this Declaration shall have the specific meanings set forth below:

(A) "Articles" means the Articles of Incorporation of the Association, as they may be amended from time to time.

(B) "Assessments" means the Common Expense Assessment and Special Assessments levied and assessed against each Unit pursuant to Article 7 of this Declaration.

(C) "Assessment Lien" means the lien granted to the Association by § 33-1256 of the Condominium Act and this Declaration to secure the payment of Assessments and other charges owed to the Association by a Unit Owner.

(D) "Association" means the University Meadows Homeowners Association, the

Arizona nonprofit corporation incorporated to administer and enforce the Condominium Documents and to exercise the rights, powers and duties set forth therein, and its successors and assigns.

(E) "Board of Directors" and "Board" means the Board of Directors of the Association.

(F) "Building" means any structure designated as a building on the Plat.

(G) "Bylaws" means the Bylaws of the Association, as they may be amended from time to time.

(H) "Common Elements" means all portions of the Condominium Project other than the Units, including, without limitation, any recreational amenities, walkway areas, and private drives.

(I) "Common Expenses" means expenditures made by, or financial liabilities of, the Association, together with required allocations to reserves.

(J) "Common Expense Assessment" means the assessment levied against the Units pursuant to Section 7.1 of this Declaration.

(K) "Common Expense Liability" means the liability for Common Expenses allocated to each Unit by this Declaration.

(L) "Condominium Project" or "Community" means the real property located in Coconino County, Arizona, which is described in Exhibit A attached to this Declaration and on the Plat, together with all Buildings and other Improvements located thereon and all easements, rights, and appurtenances belonging thereto. The name of the Condominium Project created by this Declaration is "University Meadows Condominiums."

(M) "Condominium Documents" means this Declaration, including the Plat, and the Articles, Bylaws, and Rules.

(N) "Declarant" means John J. Keever and Bettie L. Keever.

(O) "Declaration" means this Amended and Restated Declaration of Condominium and of Covenants, Conditions and Restrictions for the University Meadows Condominiums, as it may be amended from time to time, together with the exhibits, and, where appropriate by context, the Plat.

(P) "Eligible Insurer or Guarantor" means an insurer or governmental guarantor of a First Mortgage who has requested notice of certain matters in accordance with Section 9.0 of this Declaration.

(Q) "Eligible Mortgage Holder" means a First Mortgagee who has requested notice of certain matters from the Association in accordance with Section 9.0 of this Declaration.

(R) "First Mortgage" means any mortgage or deed of trust on a Unit with first priority over any other mortgage or deed of trust.

(S) "First Mortgage" means the holder of any First Mortgage.

(T) "Identifying Number" means the number assigned to a Unit on the Plat.

(U) "Improvement" means all physical structures including, but not limited to, residential buildings, parking areas, driveways, recreational amenities (including gazebo and ramada, laundry and storage building), fences and walls, privacy gates, if any, trash receptacles,

cluster mailboxes, and all landscaping, including, but not limited to, the complete irrigation system, hedges, plantings, trees and shrubs of every type and kind.

(V) "Limited Common Elements" means a portion of the Common Elements specifically designated in this Declaration as a Limited Common Element and allocated by this Declaration or by operation of the Condominium Act for the exclusive use of one or more, but fewer than all, of the Units.

(W) "Member" means any Person who is or becomes a member of the Association.

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

(Y) "Plat" means the condominium plat for University Meadows Condominiums, recorded in Book 3 of Maps, Pages 228, 228A and 228B, of the Official Records of the Coconino County, Arizona Recorder, and any amendments, supplements, or corrections thereto.

(Z) "Purchaser" means any Person who by means of a voluntary transfer becomes a Unit Owner.

(AA) "Rules" means the rules and regulations adopted by the Association, as they may be amended from time to time.

(BB) "Single Family" means a group of one or more persons each related to the other by blood, marriage or legal adoption, or, for a one – bedroom Unit, a group of not more than three (3) unrelated persons, and for a 2-bedroom Unit, a group of no more than five (5) unrelated persons, who maintain a common household in a Unit.

(CC) "Unit" means a portion of the Condominium Project as described in this Declaration and as shown on the Plat that is designated for separate ownership and occupancy together with an undivided one/one hundred thirty-sixth (1/136) interest in each Common Elements, which interest shall pass with each Unit and not be separated therefrom.

(DD) "Unit Owner" or "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 Unit. Unit Owner shall not include (i) Persons having an interest in a Unit merely as security for the performance of an obligation, or (ii) a lessee or tenant of a Unit. Unit Owner shall include a Purchaser under a contract for the conveyance of real property, a contract for deed, a contract to convey, an agreement for sale or any similar contract through which a seller has conveyed to a Purchaser equitable title to a Unit under which the seller is obligated to convey to the purchaser the remainder of seller's title in the Unit, whether legal or equitable, upon payment in full of all monies due under the contract. The term "Unit Owner" shall not include a purchaser under a purchase contract and receipt, escrow instructions or similar executory contract which is intended to control the rights and obligations of the parties to the executory contract pending the closing of a sale or purchase transaction. In the case of Units the fee simple title to which is vested in a trustee pursuant to A.R.S., §§33-801 *et seq.*, the Trustor shall be deemed to be the Unit Owner.

ARTICLE 2
SUBMISSION OF PROPERTY; UNIT BOUNDARIES;
ALLOCATION OF PERCENTAGE INTERESTS, VOTES AND
COMMON EXPENSE LIABILITIES

2.0 Submission of Property. The real property described on Exhibit A attached to this Declaration and on the Plat, together with all Improvements, easements, rights and appurtenances thereto, is hereby submitted to and declared to be a "Condominium" as such term is defined in and in accordance with the provisions of the Condominium Act. The Identifying Numbers of the Units submitted to the Condominium Project are those Units consecutively numbered 1 through 136, inclusive, as shown on the Plat.

2.1 Unit Boundaries.

(A) The physical boundaries of each Unit are the interior unfinished surfaces of the perimeter walls, floors, ceilings, doors and windows of the Unit and of the appurtenant exterior closet with: (i) the underside of the finished but undecorated ceiling as the top horizontal boundary; (ii) the top of the finished but undecorated flooring as the bottom horizontal boundary; and (iii) the interior of the finished but undecorated walls, windows and doors as the vertical boundaries. Each Unit includes an exterior closet in which the heater serving the Unit is located. All paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces are a part of the Unit, and all other portions of the walls, floors or ceilings are a part of the Common Elements. All household appliances and air heating systems lying within the boundaries of a Unit are a part of the Unit.

(B) If any chute, flue, duct, wire, conduit, bearing wall, bearing column, heating unit or apparatus or other fixture lies partially within and partially outside the boundaries of a Unit, any portion serving only that Unit is a Limited Common Element allocated solely to that Unit and any portion serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

(C) Subject to the provisions of Subsection (B) of this section, all spaces, interior partitions and other fixtures and improvements (including, but not limited to, chutes, flues, wires, conduits, heating and air conditioning units, water heaters, and gas, cable television, water and electric pipes lines and meters) within the boundaries of a Unit are part of the Unit.

(D) Any shutters, awnings, window boxes, doorsteps, stoops, patios, balcony areas, entryways, or patio areas, and all exterior doors and glass windows (including all glass and structural elements thereof) or other fixtures designed to serve a single Unit, but located outside of the Unit's physical boundaries, are Limited Common Elements allocated exclusively to that Unit. Balconies, patios, stairways and entry walks designated for use by one or more, but less than all of the Units in a Building, and located outside of the physical boundaries of a Unit or Units shall be Limited Common Elements allocated to the Unit or Units in the Building served by such balconies, patios, stairways and entry walks.

(E) In the event of an inconsistency or conflict between the provisions of this Section

2.1 and the Plat, this section shall control.

(F) The physical boundaries of a Unit shall be considered to be the proper boundaries regardless of the settling, rising or lateral movement of the Buildings and regardless of any variances between the boundaries shown on the Plat and the actual physical boundaries.

2.2 Allocation of Common Element Interest. The undivided interests in the Common Elements of the Association shall be allocated equally among the Units. Accordingly, each Unit's percentage interest in the Common Elements shall be .00735 (1/136).

2.3 Allocation of Common Expense Liabilities. The undivided interest in the Common Expense Liability of the Association shall be allocated among the Units based upon the number of bedrooms in a Unit with the two-bedroom Units being responsible for .00807 of the Common Expense Liability and the one-bedroom Units being responsible for .00664 of the Common Expense Liability.

2.4 Allocation of Votes in the Association. The votes in the Association shall be allocated equally among all the Units with each Unit having one (1) vote. An Owner's voting rights are subject to suspension if the Owner violates the Condominium Documents.

2.5 Allocation of Limited Common Elements.

(A) The following portions of the Common Elements are Limited Common Elements and are allocated to the exclusive use of one Unit as follows:

(i) Each first floor Unit is allocated the covered patio areas adjoining or attached to the Unit as shown on the Plat and each second floor Unit is allocated the covered balcony areas adjoining or attached to the Unit as shown on the Plat.

(ii) The parking area shall be divided into 255 parking spaces. The Board of Directors shall have the right, without a vote of the Members, to allocate and reallocate from time to time the parking spaces among the Units and to reserve spaces for guest and other general parking. When so allocated, each Unit shall have the exclusive use and control of the parking space or spaces assigned to it subject to the Board's right to adopt rules governing the use thereof and to reallocate spaces as it determines appropriate.

(iii) Any cable or other utility wiring and any electric or water meter which serves only one Unit is allocated to the Unit it serves.

(iv) Each Unit is allocated those portions of the Common Elements designated as Limited Common Elements in Sections 2.1(B) and 2.1(D) of this Declaration that serve the Unit.

(B) A Limited Common Element may be reallocated by an amendment to this Declaration made in accordance with the provisions of §33-1218(B) of the Condominium Act.

(C) The Board of Directors shall have the right, without a vote of the Members, to allocate as a Limited Common Element any portion of the Common Elements not previously allocated as a Limited Common Element. Any such allocation by the Board of Directors shall

be made by an amendment to this Declaration and an amendment to the Plat if required by the Condominium Act.

ARTICLE 3 EASEMENTS

3.0 Utility Easements. There is hereby created an easement upon, across, over and under the Common Elements for reasonable ingress, egress, installation, replacing, repairing or maintaining of all utilities, including, but not limited to, gas, water, sewer, telephone, cable television and electricity. By virtue of this easement, it shall be expressly permissible for the providing utility company to erect and maintain the necessary equipment on the Common Elements, but no sewers, electrical lines, water lines, or other utility or service lines may be installed or located on the Common Elements except as initially designed and/or as thereafter approved by the Board of Directors. This easement shall in no way affect any other recorded easements on the Common Elements.

3.1 Easements for Ingress and Egress. There is hereby created easements for ingress and egress for pedestrian traffic over, through and across sidewalks, paths, walks, and lanes that from time to time may exist upon the Common Elements. There is also created an easement for ingress and egress for pedestrian and vehicular traffic, including, without limitation, emergency access and utility repair vehicles, over, through and across such driveways and parking areas as from time to time may be paved and intended for such purposes except that such easements shall not extend to any Limited Common Elements or assigned parking spaces, if any. Such easements shall run in favor of and be for the benefit of the Unit Owners and occupants of the Units and their guests, families, tenants and invitees.

3.2 Unit Owners' Easements of Enjoyment.

(A) Every Unit Owner shall have a right and easement of enjoyment in and to the Common Elements, except for the Limited Common Elements, which right and easement shall be appurtenant to and shall pass with the title to every Unit, subject to the following provisions:

(i) The right of the Association to adopt reasonable Rules governing the use of the Common Elements;

(ii) The right of the Association to suspend the right to use recreational Common Element amenities in accordance with the Bylaws;

(iii) The right of the Association to convey the Common Elements or subject the Common Elements to a mortgage, deed of trust, or other security interest, in the manner and subject to the limitations set forth in the Condominium Act, subject to the affirmative vote or written assent of those Unit Owners representing at eighty percent (80%) of the votes in the Association; and, in all events, subject to a Unit Owner's easement for ingress and egress if access to such Owner's Unit is through the Common Elements to be conveyed or mortgaged; and

(iv) All rights and easements set forth in this Declaration.

(B) If a Unit is leased or rented, the lessee and the members of his family residing with the lessee shall have the right to use the Common Elements during the term of the lease, and the Unit Owner shall have no right to use the Common Elements until the termination or expiration of the lease.

(C) The guests and invitees of any Member or other person entitled to use the Common Elements pursuant to subsection (A) above or of any lessee who is entitled to use the Common Elements pursuant to subsection (B) above may use the Common Elements provided they are accompanied by a Member, lessee or other person entitled to use the Common Elements pursuant to subsection (A) or (B) above. The Board of Directors shall have the right to limit the number of guests and invitees who may use the Common Elements at any one time and may restrict the use of the Common Elements by guests and invitees to specific times.

(D) A Unit Owner's right and easement of enjoyment in and to the Common Elements shall not be conveyed, transferred, alienated or encumbered separate and apart from a Unit. Such right and easement of enjoyment in and to the Common Elements shall be deemed to be conveyed, transferred, alienated or encumbered upon the sale of any Unit, notwithstanding that the description in the instrument of conveyance, transfer, alienation or encumbrance may not refer to such right and easement.

(E) The provisions of this section shall not apply to any of the Limited Common Elements that are allocated to one or more, but less than all, of the Units.

3.3 Easement for Support. To the extent necessary, each Unit shall have an easement for structural support over every other Unit in the Building, the Common Elements and the Limited Common Elements, and each Unit and the Common Elements shall be subject to an easement for structural support in favor of every other Unit in the Building, the Common Elements and the Limited Common Elements.

3.4 Common Elements Easement in Favor of the Association. The Common Elements shall be subject to an easement in favor of the Association, its Board and officers and the agents, employees and independent contractors of the Association for the purpose of the inspection, upkeep, maintenance, repair and replacement of the Common Elements.

3.5 Common Elements Easement in Favor of Unit Owners. The Common Elements shall be subject to the following easements in favor of the Units benefited:

(A) For the installation, repair, maintenance, use, removal or replacement of pipes, ducts, heating and air conditioning systems, electrical, telephone and other communication wiring and cables and all other utility lines and conduits which are a part of or serve any Unit and which pass across or through a portion of the Common Elements.

(B) For the installation, repair, maintenance, use, removal or replacement of lighting fixtures, electrical receptacles, panel boards and other electrical installations which are a part of or serve any Unit but which encroach into a part of a Common Element adjacent to such Unit;

provided that the installation, repair, maintenance, use, removal or replacement of any such item does not unreasonably interfere with the common use of any part of the Common Elements, adversely affect either the thermal or acoustical character of the Building or impair or structurally weaken the Building.

(C) For driving and removing nails, screws, bolts and other attachment devices into the Unit side surface of the stone, block, brick or other masonry walls bounding the Unit and the Unit side surface of the studs which support the dry wall or plaster perimeter walls bounding the Unit, the bottom surface of floor joists above the Unit and the top surface of the floor joists below the Unit to the extent such nails, screws, bolts and other attachment devices may encroach into a part of a Common Element adjacent to such Unit; provided that any such action will not unreasonably interfere with the common use of any part of the Common Elements, adversely affect either the thermal or acoustical character of the Building or impair or structurally weaken the Building.

(D) For the maintenance of any lighting devices, outlets, medicine cabinets, exhaust fans, ventilation ducts, registers, grilles and similar fixtures which serve only one Unit but which encroach into any part of the Common Elements.

(E) For the performance of the Unit Owner's obligation to maintain, repair, replace and restore those portions of the Limited Common Elements that the Unit Owner is obligated to maintain under Section 5.2 (B) of this Declaration.

3.6 Units and Limited Common Elements Easement in Favor of Association. The Units and the Limited Common Elements are hereby made subject to the following easements in favor of the Association and its directors, officers, agents, employees and independent contractors:

(A) For inspection of the exterior of the Units and Limited Common Elements in order to verify the performance by Unit Owners of all items of maintenance and repair for which they are responsible.

(B) For inspection, maintenance, repair and replacement of the Common Elements or the Limited Common Elements situated in or accessible from the exterior of Units or Limited Common Elements.

(C) For correction of emergency conditions in one or more Units or Limited Common Elements or casualties to the Common Elements, the Limited Common Elements or the Units.

(D) For the purpose of enabling the Association, the Board of Directors or any committees appointed by the Board of Directors to exercise and discharge their respective rights, powers and duties under the Condominium Documents.

(E) For inspection, at reasonable times and upon reasonable notice to the Unit Owner, of the Units and the Limited Common Elements to verify that the provisions of the Condominium Documents are being complied with by the Unit Owners, their guests, tenants, invitees and the other occupants of the Unit.

3.7 Easement for Unintended Encroachments. To the extent that any Unit or Common Element encroaches on any other Unit or Common Element as a result of original construction,

alteration or restoration authorized by this Declaration, settling or shifting, or any reason other than the intentional encroachment on the Common Elements or any Unit by a Unit Owner, a valid easement for the encroachment, and for the maintenance thereof, exists.

ARTICLE 4 USE AND OCCUPANCY RESTRICTIONS

4.0 Single Family Residential Use. All Units and Limited Common Elements shall be used, improved and devoted exclusively to residential use by a Single Family. No gainful occupation, profession, trade or other nonresidential use shall be conducted on or in any Unit or Limited Common Element, except that a Unit Owner or other resident may conduct a business activity within a Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (ii) the business activity conforms to all applicable zoning ordinances or requirements for the Condominium; (iii) the business activity does not involve persons coming to the Unit or the door-to-door solicitation of Unit Owners or other residents in the Condominium; (iv) the trade or business conducted by the Unit Owner or resident shall not require more than one (1) employee working in or from such Unit who is not a lawful resident thereof; (v) the volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or parking violations; (vi) the trade or business does not use flammable liquids or hazardous materials in quantities not customary for residential use; and (vii) the business activity is consistent with the residential character of the Condominium Project and does not constitute a nuisance or a hazardous or offensive use or threaten security or safety of Unit Owners or other residents in the Condominium, as may be determined from time to time in the sole discretion of the Board of Directors. The terms "business" and "trade" as used in this section shall be construed to have their 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: (i) such activity is engaged in full or part time; (ii) such activity is intended or does generate a profit; or (iii) a license is required for such activity. The leasing of a Unit by the Unit Owner thereof shall not be considered a trade or business within the meaning of this section.

4.1 Utility Service. Except for lines, wires and devices existing on the Condominium Project on the date the first Unit is conveyed to a Purchaser and maintenance and replacement of the same, 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 the Condominium Project unless they are contained in conduits or cables installed and maintained underground or concealed in, under or on Buildings or other structures approved by the Board. No provision hereof shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of Buildings or structures

approved by the Board.

4.2 Improvements and Alterations. Any Unit Owner may make nonstructural additions, alterations and improvements within his Unit without the prior written approval of the Board, but such Unit Owner shall, to the extent permitted under Arizona law, be responsible for any damage to other Units and to the Common Elements which results from any such alterations, additions or improvements. No Person shall make any structural additions, alterations or improvements within a Unit, unless prior to the commencement of each addition, alteration or improvement, the Unit Owner receives the prior written approval of the Board and the Owner retains an architect or engineer licensed in Arizona who certifies that such addition, alteration or improvement will not impair the structural integrity of the Building within which such addition, alteration or improvement is to be made. The Unit Owner shall, to the extent permitted by Arizona law, be responsible for any damage to other Units and to the Common Elements which results from any such additions, alterations or improvements. Notwithstanding the foregoing, no addition, alteration or improvement within a Unit, whether structural or not, which would be visible from the exterior of the Building in which the Unit is located, shall be made without the prior written consent of the Board, which approval shall only be granted if the Board affirmatively finds that the proposed addition, alteration or improvement is aesthetically pleasing and in harmony with the surrounding Improvements.

4.3 Trash Containers and Collection. No garbage or trash shall be placed or kept on the Common Elements of the Condominium Project except in covered containers of a type, size and style which are approved by the Board or as are provided by the City of Flagstaff. The Board of Directors shall have the right to subscribe to a private trash service as a Common Expense Liability for the use and benefit of the Association and all Unit Owners, and to adopt and promulgate Rules regarding garbage, trash, trash containers and collection. The Board shall have the right to require all Owners to place trash and garbage in containers located in areas designated by the Board or the City of Flagstaff. No incinerators shall be kept or maintained in any Unit.

4.4 Machinery and Equipment. No Unit Owner may place, operate or maintain machinery or equipment of any kind upon the Condominium Project other than usual and customary machinery and equipment used in connection with the Owner's permitted uses of his Unit and Limited Common Elements. This Section 4.4 shall not apply to any such machinery or equipment which the Association may require for the construction, improvement, operation and maintenance of the Common Elements.

4.5 Animals. No animals, birds, fowl, poultry, or livestock, other than a maximum of three (3) cats and a reasonable number of other generally recognized house pets, other than dogs, shall be maintained in or on the Condominium Project and then only if such approved house pets are kept or raised solely as domestic pets (and not for commercial purposes) within an Owner's Unit

and the patio or balcony allocated thereto. No dogs shall be maintained in or on the Condominium. No pet or other animal shall be allowed to make an unreasonable amount of noise, cause an odor, or to become a nuisance. No Unit Owner or any other lawful resident or guest or invitee thereof shall permit any pet being kept in the Unit or the Limited Common Elements allocated to the Unit to relieve itself on any portion of the Common Elements; it being understood that it shall be the responsibility of such person to immediately remove any droppings from pets. No structure for the care, housing, confinement, or training of any animal or pet shall be maintained on any portion of the Common Elements (including Limited Common Elements) or in any Unit so as to be visible from the exterior of the Building in which the Unit is located. Upon the written request of any Unit Owner, the Board of Directors in its sole discretion shall determine whether, for the purposes of this section, a particular animal or bird is a generally recognized house pet, or is a nuisance, or whether the number of pets in any Unit or the Limited Common Elements allocated thereto is reasonable. The right of Unit Owners and other occupants of Units to maintain a reasonable number of house pets (other than dogs) in or on the Condominium Project pursuant to this section is expressly subject to the right of the Board of Directors to restrict such house pets to only certain portions of the Condominium Project and to prospectively further restrict the size and number pets which may be maintained or kept in the Units or the Limited Common Elements allocated thereto.

4.6 Clothes Drying Facilities; Woodpiles. No clotheslines or other facilities for drying or airing clothes shall be erected, placed or maintained on the exterior of any Unit, including, without limitation, on any porches, patios or balconies. No woodpiles or storage piles shall be kept on the Common Elements.

4.7 Mineral Exploration. No portion of the Condominium Project shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth, or any earth substance of any kind.

4.8 Environmental Restrictions. All residents of the Condominium Project shall be responsible for complying with all federal and state environmental and health laws. Without limiting the foregoing, no Unit Owner or other resident may dispose of, transport, or store "hazardous materials" in his Unit or elsewhere in the Condominium Project other than small amounts of ordinary household non-combustible cleaning agents maintained in the Unit or Limited Common Element storage areas and in no event may any Unit Owner or resident dispose of any hazardous materials, including without limitation, motor oil, hydrocarbons, or other petroleum products, in or down a dry well on or adjacent to the Condominium Project. Notwithstanding the foregoing, under no circumstances shall the Board of Directors be obligated to inform residents of any such violations, nor shall the Board of Directors be held liable for the enforcement of this provision.

4.9 Diseases and Insects. No Unit Owner shall permit anything or condition to exist upon

the Condominium Project which could induce, breed or harbor infectious plant or animal diseases or noxious insects.

4.10 General Restrictions Regarding Parking of Vehicles. No truck (other than a Family Vehicle truck described below), mobile home, mini or standard size motor home, travel trailer, tent trailer, trailer, all-terrain vehicle, bus, camper shell, detached camper, recreational vehicle, boat, boat trailer, or other similar equipment or vehicle (hereinafter in this Article 4 referred to as "Commercial Vehicles") may be parked, kept, or maintained on any part of the Condominium. A "Family Vehicle" means any domestic or foreign car, station wagon, sport wagon, pick-up truck of less than 3/4 ton capacity with camper shells not exceeding eight (8) feet in height measured from ground level, mini-van, jeep, sport utility vehicle, motorcycle and similar non-commercial and non-recreational vehicles that are used by the Owner of the Unit or his family members, tenants, guests or invitees for family and domestic purposes and which are used on a regular and recurring basis for basic transportation. Upon the request of a Unit Owner, the Board may, in its sole discretion, designate a Commercial Vehicle as a Family Vehicle if the Commercial Vehicle is similar in size and appearance to a Family Vehicle and the parking of such Vehicle on the Condominium Project will not adversely affect the Condominium Project or the Owners of Units therein. Family Vehicles and Commercial Vehicles are collectively referred to in this Article 4 individually as a "Vehicle" and in the plural as "Vehicles." No Vehicle or Vehicles may be parked on the Common Elements (whether in a parking space or otherwise) in such a manner as is determined by the Board in its sole discretion to (i) interfere with the use by any Owner or any other person of such Owner's parking space or of the Common Elements driveways or parking areas or (ii) create a hazardous condition on the Common Elements.

4.11 Storage Restrictions. No parking space in the Condominium Project may be used for storage or for any purpose other than the parking of Vehicles.

4.12 Motor Vehicle Repair and Towing of Vehicles. Other than temporary emergency repairs, no Vehicle shall be constructed, reconstructed, serviced or repaired, and no inoperable Vehicle may be stored on any portion of the Condominium. The Board of Directors shall have the right to have any Vehicle that is parked, kept, maintained, constructed, reconstructed or repaired in violation of the Condominium Documents towed away at the sole cost and expense of the owner of the Vehicle or equipment. Any expense incurred by the Association in connection with the towing of any vehicle or equipment shall be paid to the Association upon demand by the owner of the Vehicle or equipment. If the Vehicle or equipment is owned by an Owner, any amounts payable to the Association shall be secured by the Assessment Lien, and the Association may enforce collection of such amounts in the same manner provided for in this Declaration for the collection of Assessments.

4.13 Signs. No emblem, logo, sign or billboard of any kind, including, but not limited to,

“For Sale” or “For Rent” signs, shall be displayed so that it is visible from the exterior of any Unit or Building or any other portion of the Condominium Project without the prior written approval of the Board; except for: (i) signs on the Common Elements as may be placed or approved by the by the Board; (ii) any signs as may be required by legal proceedings; (iii) such signs as are approved by the Board, (iv) any for sale, for lease or for rent signs which may not be prohibited by the Association pursuant to §33-1261 of the Condominium Act and (v) any political signs which may not be prohibited by the Association pursuant to §33-1261(D) or §33-1261(E)of the Condominium Act.

4.14 Lawful Use. No immoral, improper, offensive, or unlawful use shall be made of any part of the Condominium. All valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction over the Condominium Project shall be observed. Any violation of such laws, zoning ordinances or regulations shall be a violation of this Declaration.

4.15 Nuisances and Offensive Activity. No exterior speakers, horns, whistles, bells or other sound devices, except security or other emergency devices used exclusively for security or emergency purposes, shall be located, used or placed on the Condominium.

4.16 Window Coverings. No reflective materials, including, without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Unit without the prior written approval of the Board. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit or any Limited Common Elements allocated to a Unit shall be constructed or installed in any Unit or Limited Common Element without the prior written approval of the Board, unless the items so installed are substantially identical in color, texture and size to the window coverings being replaced.

4.17 Limitation on Leasing of Units and Parking Spaces. No Unit Owner may lease less than his entire Unit. Upon leasing his Unit, a Unit Owner shall promptly notify the Association of (a) the name(s) and contact information of any adult(s) occupying the Unit; (b) the time period of the lease, including the beginning and ending dates of tenancy, and (c) a description and the license plate numbers of the tenant’s vehicles. No parking space may be licensed or leased separate from the Unit to which it is assigned. No lease shall be for a term of less than thirty (30) days.

4.18 Plantings. No plantings or gardening on the Common Elements shall be done by an Owner or resident and no fences, hedges or walls shall be erected or maintained upon the Common Elements, including the Limited Common Elements except such as are installed by the Association or were installed in connection with the construction of the Condominium.

4.19 Antennas. Without the prior written approval of the Board, no satellite dish or television or radio antennas of any sort shall be placed, allowed or maintained upon any portions

of the Common Elements.

4.20 Stoves. No wood burning stove, fireplace, coal stove, portable cooking grill or stove, kerosene or other heater or any other device which has an open flame (other than a customary range and oven) may be installed or maintained in or on any Unit or Common Element.

4.21 Balconies and Entrance Areas. Except for a reasonable number of pieces of customary deck furniture, bicycles, plants and sunscreens of the types and colors approved by the Board, nothing shall be stored, placed, or erected on any balconies or patios of the Buildings and only free-standing, approved items shall be placed in these areas; nothing shall be hung in these areas. Nothing shall be stored, placed, or erected on any entrance areas of the Buildings. The storage, placement, or erection of any such items as permitted by the first sentence of this Section 4.21 shall not interfere with access by emergency personnel to any of the Units or the Common Elements or create a hazardous condition. The Board shall be entitled to determine in its sole discretion (i) what constitutes customary deck furniture, (ii) what constitutes a reasonable number of pieces of customary deck furniture, bicycles and plants and (iii) whether the storage, placement, erection or hanging of any such items interferes with access by emergency personnel to any of the Units or the Common Elements or creates a hazardous condition.

4.22 Noise Reduction. No Owner, lessee or occupant of a Unit situated on the second floor of a Building shall install or allow to be installed any hard floor coverings (including, but not limited to, tile, marble or wood) in any part of the Unit, except the kitchen, bathroom(s), laundry and front door entry. Any hard floor coverings to be installed in the kitchen, bathroom(s), laundry or front door entry of a Unit must use a sound control underlayment system which must include perimeter insulating material which will insure that impact noises will not be transmitted into the Unit below the floor either directly through the floor or by going around the floor and through the surrounding walls. In order to maintain the highest level of acoustical privacy possible, the Board of Directors may, from time to time, adopt rules and regulations to reduce levels of noise emission from Units. Additionally, no loudspeakers shall be affixed to any wall, ceiling, shelving or cabinets so as to cause vibrations discernible between Units. The use of stereo equipment, televisions and musical instruments shall be subject to and must be used in accordance with the Rules. All Owners, lessees and occupants shall take all reasonable precautions to lower noise transference between Units and to abide by the rules and regulations of the Association and any noise reduction ordinance of the City of Flagstaff.

4.23 Variances. The Board may authorize a variance from compliance with any of the provisions of this Declaration, including this Article 4 from time to time, when circumstances such as hardship, aesthetic or environmental considerations may require or the Board determines that granting the variance is in the best interest of the Association and its Members. Such variances must be evidenced in writing and must be signed by all of the Board members. If such

variance is granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the specific matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except set forth in the variance, and only for so long as the special circumstances warranting the variance exist, nor shall it affect in any way the Unit Owner's obligation to comply with all governmental laws and regulations affecting the use of his Unit. The Board shall have the right to condition the granting of a variance as it may determine in the Board's sole discretion, including, without limitation; making a variance temporary or permanent or requiring the removal or replacement of a non-permanent or semi-permanent structure upon the sale or other conveyance of a Unit. Moreover, because of the unique facts and circumstances surrounding each variance request, the granting of a variance in one instance or under certain terms and conditions does not mandate the granting of a variance under similar or related circumstances, terms or conditions if the experiences of the Association and the Condominium Project as a whole or the differences in circumstances (however slight) of a variance request from a previously approved variance lead the Board, in good faith, to disapprove a variance request in such instance.

ARTICLE 5

MAINTENANCE AND REPAIR OF COMMON ELEMENTS AND UNITS

5.0 Duties of the Association. The Association shall maintain, repair and make necessary improvements to all Common Elements (including the Limited Common Elements), whether located inside or outside the Buildings, except for the specific portions of the Limited Common Elements which the Unit Owners are obligated to maintain pursuant to Section 5.2 of this Declaration. Without limitation, the Association shall be responsible for maintaining Building structural elements, exteriors, roofs, parking areas, private streets and drives, sidewalks, landscaping, irrigation systems, lighting and light fixtures in the Common Elements, and recreational areas (including the laundry room, office areas and equipment, and gazebo). The cost of all such repairs, maintenance and improvements shall be a Common Expense and shall be paid for by the Association. The Board shall be the sole and absolute judge as to the appropriate maintenance of the Common Elements and the Condominium.

5.1 Duty to Inspect. It shall be the duty of the Board of Directors to inspect the Community at least once each year for the purpose of determining the condition of the Community (excluding the interior of Units). The scope of the inspection shall include the Common Area including, but not limited to, the exterior of all buildings and structures, roofs, walkways, irrigation, landscaping, drainage, and recreation facilities. Structural components of any building or structure, foundations and soils shall be inspected if the inspection otherwise required hereby would place a reasonable person on notice of any defect or need to maintain, repair or refurbish such item. The Board may inspect the interior of any Unit if required to do so in order to fulfill its obligations pursuant to this Article. The purpose of the inspection shall be to

determine the condition of the Community including, but not limited to, the state and adequacy of maintenance, the need for additional maintenance, and the need for any refurbishment, replacement or repair. At least every five (5) years, the Board may employ such experts and consultants as are deemed necessary to perform the inspection set forth in this Article and report and recommend to the Board any correction or remedial action necessary. The Board shall prepare an annual report of the inspection of the Community required by this Article. The report shall include at least the following:

(A) A description of the condition of the Community, including matters inspected, and the status of maintenance, repair and need for replacements of all such matters;

(B) A description of all maintenance repair and replacement planned for the ensuing fiscal year and included in the Association budget;

(C) If any maintenance, repair or replacement is to be deferred, the reason for such deferral;

(D) A summary of all reports of inspections performed by any expert or consultant employed by the Board to perform inspections;

(E) A report of compliance with the maintenance, replacement and repair needs set forth in the report for the immediately preceding years; and

(F) Such other matters, as the Board deems appropriate.

5.2 Duties of Unit Owners.

(A) Each Unit Owner shall maintain, repair, replace and restore, at his own expense, all portions of his Unit, subject to the Condominium Documents. Such work shall be done without disturbing the rights of other Owners.

(B) Each Unit Owner shall also be responsible for the maintenance, repair and replacement of all doors and windows of the Unit, including the hardware appurtenant thereto and any heating, ventilation and air equipment located in the Limited Common Elements allocated to the Owner's Unit.

(C) Each Unit Owner shall take all necessary action to keep his Unit and the Limited Common Elements allocated to his Unit clean and free from unsightly accumulations of trash, furniture in weathered or poor condition, and litter.

5.3 Repair or Restoration Necessitated by Unit Owner. Each Unit Owner shall be liable to the Association, to the extent permitted by Arizona law, for any damage to the Common Elements or the Improvements or equipment thereon, which results from the negligence or willful misconduct or omission of the Unit Owner or that Owner's family members, tenants, guests, invitees and pets. The cost to the Association of any such repair, maintenance or replacement required by such act or omission of a Unit Owner shall be paid by the Unit Owner, upon demand, to the Association. The Association may enforce collection of any such amounts in the same manner and to the same extent as provided for in this Declaration for the collection of Assessments.

5.4 Unit Owner's Failure to Maintain. If a Unit Owner fails to maintain in good condition and repair his Unit or any Limited Common Element which he is obligated to maintain under this Declaration and the required maintenance, repair or replacement is not performed within thirty (30) days after written notice has been given to the Unit Owner by the Association, the Association shall have the right, but not the obligation, to perform the required maintenance, repair or replacement. The cost of any such maintenance, repair or replacement shall be assessed against the nonperforming Unit Owner pursuant to Section 7.1(E) of this Declaration. The Association may enforce collection of any such amounts in the same manner and to the same extent as provided for in this Declaration for the collection of Assessments.

ARTICLE 6

THE ASSOCIATION; RIGHTS AND DUTIES; MEMBERSHIP

6.0 Rights, Powers and Duties of the Association. The Association shall have such rights, powers and duties as are prescribed by law and as are set forth in the Condominium Documents together with such rights, powers and duties as may be reasonably necessary to effectuate the objectives and purposes of the Association as set forth in this Declaration and the Condominium Act. The Association shall have the right to finance capital Improvements in the Condominium Project by encumbering future Assessments if such action is approved by the written consent or affirmative vote of Unit Owners representing more than fifty percent (50%) of the votes in the Association. Unless the Condominium Documents or the Condominium Act specifically requires a vote of the Members, approvals or actions to be given or taken by the Association shall be valid if given or taken by the Board. The Association has the specific duty to make available to the Eligible Mortgage Holders, Unit Owners, and Eligible Insurers or Guarantors during normal business hours, current copies of the Condominium Documents and, subject to applicable statutory exceptions, other books, records and financial statements of the Association as may be requested from time to time by such parties. The Association shall have the right to charge for copying expenses and the reasonable cost of postage, shipping or transmission of the information requested.

6.1 Directors and Officers. The Unit Owners shall elect the Board of Directors, which must consist of at least three (3) members, all of whom must be Unit Owners. The Board of Directors elected by the Unit Owners shall elect the officers of the Association.

6.2 Rules. The Board of Directors, from time to time and subject to the provisions of this Declaration and the Condominium Act, may adopt, amend, and repeal Rules. The Rules may, among other things, restrict and govern the use by any Unit Owner, by the family of such Unit Owner, or by any invitee, licensee or lessee of such Unit Owner, of any area within the Condominium Project subject to the Association's jurisdiction and control; provided, however, that the Rules may not unreasonably discriminate among Unit Owners and shall not be

inconsistent with the Condominium Act, the applicable federal and state Fair Housing Acts, this Declaration, the Articles or Bylaws. A copy of the Rules, as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Unit Owner and may be recorded.

6.3 Composition of Members. Each Unit Owner shall be a Member of the Association. The membership of the Association at all times shall consist exclusively of all the Unit Owners. Membership in the Association is mandatory and such membership and the allocated interests thereof are appurtenant thereto, and may not be separated from, ownership of the Unit; provided, however, the allocated interests of Units from time to time may be modified or changed as expressly permitted in this Declaration and authorized under the Condominium Act. No Owner during his ownership of a Unit shall have the right to relinquish or terminate his membership in the Association.

ARTICLE 7 ASSESSMENTS

7.0 Preparation of Budget.

(A) At least sixty (60) days before the beginning of the each fiscal year of the Association (or soon thereafter as feasible), the Board of Directors shall adopt a budget for the Association containing an estimate of the total amount of funds which the Board of Directors believes will be required during the ensuing fiscal year to pay all Common Expenses including, but not limited to: (i) the amount required to pay the cost of maintenance, management, operation, repair and replacement of the Common Elements and those parts of the Units, if any, which the Association has the responsibility of maintaining, repairing and replacing pursuant to this Declaration; (ii) the cost of providing water and hot water to all Units; (iii) the cost of removal of rubbish from the Condominium; (iv) the cost of wages, materials, insurance premiums, services, supplies and other expenses required for the administration, operation, maintenance and repair of the Condominium; (v) the projected cost of snow removal; (vi) the amount required to render to the Unit Owners all services required to be rendered by the Association under the Condominium Documents; and (vii) such amounts as are necessary to provide general operating reserves and reserves for contingencies and replacements. The budget shall separately reflect any Common Expenses to be assessed against less than all of the Units pursuant to Section 7.1(E) or (F) of this Declaration and must include an adequate allocation to reserves as part of the Common Expense Assessment.

(B) Within thirty (30) days after the adoption of a budget, the Board of Directors shall send to each Unit Owner a summary of the budget and a statement of the amount of the Common Expense Assessment assessed against the Unit in accordance with Section 7.1 of this Declaration. The failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Owner's obligation to pay his allocable share of the Common Expenses as provided in Section 7.1 of this Declaration

and each Unit Owner shall continue to pay the Common Expense Assessment against his Unit as established for the previous fiscal year until his receipt of notice of the Common Expense Assessment for the new fiscal year has been established by the Board of Directors.

(C) The Board of Directors is expressly authorized to adopt and amend budgets for the Association, and no ratification of any budget by the Unit Owners shall be required.

7.1 Common Expense Assessment.

(A) For each fiscal year of the Association, the total amount of the estimated Common Expenses set forth in the budget adopted by the Board of Directors (except for the Common Expenses which are to be assessed against less than all of the Units pursuant to subsections (E) and (F) of this section) shall be assessed against each Unit in the proportion to the Unit's Common Expense Liability as set forth in Section 2.3 of this Declaration. The amount of the Common Expense Assessment assessed pursuant to this subsection (A) shall not exceed the maximum Common Expense Assessment for the fiscal year as computed pursuant to subsection (B) of this section. If the Board of Directors determines during any fiscal year that its funds budgeted or available for that fiscal year are, or will, become inadequate to meet all Common Expenses for any reason, including, without limitation, nonpayment of Assessments by Members, it may increase the Common Expense Assessment for that fiscal year and the revised Common Expense Assessment shall commence on the date designated by the Board of Directors, except that no increase in the Common Expense Assessment assessed pursuant to this subsection (A) exceeding the maximum Common Expense Assessment for such fiscal year shall become effective until it has been approved by Members entitled to cast at least two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by absentee ballot at a meeting duly called for such purpose.

(B) The maximum Common Expense Assessment for each fiscal year of the Association shall be as follows:

(i) Until January 1 of 2015 the maximum Common Expense Assessments shall be (i) One Hundred Seventy-Two and no/100 (\$172.00) for each one-bedroom Unit and Two Hundred Nine and no/100 (\$209.00) for each two-bedroom Unit.

(ii) From and after January 1, 2015 the Common Expense Assessment for each Unit during each fiscal year of the Association may be increased by the Board of Directors by an amount of not more than five percent (5%) of the previous year's Common Expense Assessment for such Unit.

(iii) From and after January 1, 2015 the Common Expense Assessment may be increased by the Board of Directors by an amount greater than the maximum increase allowed pursuant to (ii) above, only with the prior approval by Members entitled to cast at least two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by absentee ballot at a meeting duly called and held for such purpose.

(iv) The maximum Common Expense Assessment limitations herein contained shall apply only to the amount of the Common Expense Assessment assessed pursuant to

subsection (A) of this section and shall not apply to the amount of Common Expenses assessed pursuant to subsection (E) or (F) of this section.

(C) The Board of Directors may require that the Common Expense Assessments or Special Assessments be paid in installments. Unless otherwise directed by the Board, Common Expense Assessments shall be paid in monthly installments and shall be due and payable on the first day of each month.

(D) Except as otherwise expressly provided for in this Declaration, all Common Expenses, including, but not limited to, Common Expenses associated with the maintenance, repair and replacement of a Limited Common Element, and reserves for Common Expenses shall be assessed against all of the Units in accordance with subsection (A) of this section.

(E) If any Common Expense is caused by the negligence, omission or willful misconduct of any Unit Owner, the Association shall assess that Common Expense exclusively against his Unit.

(F) Assessments to pay a judgment against the Association may be made only against the Units in the Condominium Project at the time the judgment was entered, in proportion to their Common Expense Liability.

7.2 Special Assessments. In addition to Common Expense Assessments, the Association may levy, in any fiscal year of the Association, a special assessment applicable to that fiscal year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair, or replacement of a capital Improvement of the Common Elements, including fixtures and personal property related thereto, or for any other lawful Association purpose, provided that any Special Assessment shall have first been approved by at least three-fourths of the members of the Board and by Members entitled to cast at least two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by absentee ballot at a meeting duly called and held for such purpose. Unless otherwise specified by the Board of Directors, Special Assessments shall be due thirty (30) days after they are levied by the Association and notice of the Special Assessment is given to the Unit Owners.

7.3 Notice and Quorum for Any Action Authorized Under Section 7.1 or 7.2. Written notice of any meeting called for the purpose of obtaining the consent of the Members for any action for which the consent of Members is required under Sections 7.1 or 7.2 shall be sent to all Members not less than thirty (30) days nor more than fifty (50) days in advance of the meeting. At the first such meeting called, the presence in person or by absentee ballot of Members entitled to cast fifty-one percent (51%) of all the votes in the Association shall constitute a quorum for such meeting. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than fifty (50) days following the preceding meeting.

7.4 Assessment Lien; Effect of Nonpayment of Assessments; Remedies of the Association.

(A) Any Assessment, or any installment of an Assessment, which is not paid within thirty (30) days after the Assessment first became due shall be deemed delinquent and shall bear interest from the date of the delinquency at the rate of eighteen percent (18%) per annum. In addition, the Board of Directors may establish a reasonable late fee to be charged to a Unit Owner and assessed against his Unit as part of the Assessment Lien for each installment of an Assessment that is deemed delinquent.

(B) Each Owner, by becoming the Owner of a Unit, is deemed to covenant and agree, to pay Assessments, fees, charges, fines and penalties to the Association in accordance with this Declaration. All Assessments, fees, charges, fines and penalties shall be established and collected as provided in this Declaration. The Assessments, fees, charges, fines and penalties, 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, fees, charges, fines or penalties, whether or not suit is filed, shall be a charge on the Unit and shall be a continuing lien upon the Unit against which each such Assessment, fee, charge, fine or penalty is levied or made. All Assessments, monetary penalties and other fees and charges imposed or levied against any Unit or Unit Owner shall be secured by the Assessment Lien as provided for in the Condominium Act. The recording of this Declaration constitutes record notice and perfection of the Assessment Lien and no further recordation of any claim of lien shall be required. Although not required to perfect the Assessment Lien, the Association shall have the right, but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, monetary penalties or other fees or charges imposed or levied against the Unit or the Unit Owner which are secured by the Assessment Lien.

(C) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments, monetary penalties and all other fees and charges owed to the Association in any manner allowed by law, including, but not limited to (i) bringing an action at law against the Unit Owner personally obligated to pay the delinquent amounts which came due at the time he was the Owner thereof and such action may be brought without waiving the Assessment Lien securing any such delinquent amounts, provided, however, that the personal obligation to pay delinquent Assessments which came due prior to the transfer of ownership shall not pass to successors in title; (ii) bringing an action to foreclose its Assessment Lien against the Unit in the manner provided by law for the foreclosure of a realty mortgage; and (iii) suspending voting and recreational amenities use rights as provided in the Bylaws. 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 Units purchased at such sale.

7.5 Subordination of Assessment Lien to Mortgages. The Assessment Lien shall be subordinate to the lien of any First Mortgage. Any First Mortgagee or any other party acquiring

title or coming into possession of a Unit through foreclosure of a 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, monetary penalties and other charges and fees against the Unit which became payable prior to such sale or transfer. Any delinquent Assessments, monetary penalties and other fees and charges which are extinguished pursuant to this section may be reallocated and assessed to all Units as a Common Expense. Any Assessments, monetary penalties and other fees and charges against the Unit which accrue prior to such sale or transfer shall remain the obligation of the defaulting Unit Owner.

7.6 No Exemption of Unit Owner. No Unit Owner may exempt himself from liability for payment of Assessments, monetary penalties and other fees and charges levied pursuant to the Condominium Documents by waiver and nonuse of any of the Common Elements and facilities or by the abandonment of his Unit.

7.7 Certificate of Payment. The Association, on written request, shall furnish to a lienholder, Unit Owner or Person designated by a Unit Owner, a recordable statement setting forth the amount of unpaid Assessments against his Unit. The statement shall be furnished within twenty (20) business days after receipt of the request and is binding on the Association, the Board of Directors, and every Unit Owner. The Association may charge a reasonable fee in an amount established by the Board of Directors for each such statement and may assess a transfer fee upon the transfer or sale of a Unit to a new Owner. In addition, the Association shall furnish such statements as may be required under A.R.S. § 33-1260 within the time frames set forth therein for compliance.

7.8 No Offsets. All Assessments, monetary penalties and other fees and charges shall be payable in accordance with the provisions of this Declaration, and no offsets against such Assessments, monetary penalties and other fees and charges shall be permitted for any reason, including, without limitation, a claim that the Association is not properly exercising its duties and powers as provided in the Condominium Documents or the Condominium Act.

7.9 Surplus Funds. Surplus funds of the Association remaining after payment of or provisions for Common Expenses and any prepayment of reserves may in the discretion of the Board of Directors be credited on a pro rata basis to the Unit Owners to reduce each Unit Owner's future Common Expense Liability.

7.10 Monetary Penalties. In accordance with the procedures set forth in the Bylaws, the Board of Directors shall have the right to levy reasonable monetary penalties against a Unit Owner for violations of the Condominium Documents.

ARTICLE 8

INSURANCE

8.0 Scope of Coverage.

(A) Commencing not later than the date of the recording of this Declaration, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(i) Property insurance on the Common Elements and Units, exclusive of improvements and betterments to the Units which were not part of the original construction. The policy is to be issued on a "Special Form" policy or its equivalent in an amount determined by the Board of Directors; provided, however, that the total amount of insurance 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 master or blanket hazard and multi-peril property insurance policy.

(ii) Comprehensive General Liability insurance, for a limit to be determined by the Board, but not less than \$2,000,000 for any single occurrence and \$2,000,000 general aggregate. 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 Common Elements.

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

(iv) Directors' and officers' liability insurance covering all the directors and officers of the Association in such limits as the Board of Directors may determine from time to time. The directors' and officers' policy shall have a limit of no less than \$2,000,000 per claim [in year 2015 dollars, with the minimum coverage to be adjusted annually as determined appropriate by the Board of Directors.] Policies shall be written on a claims-made basis with a retroactive date through January 1, 2013.

(v) Such other insurance as the Board shall determine from time to time to be appropriate to protect the Association, the members of the Board of Directors, or the Unit Owners.

All policies shall be procured from carriers with a rating of "A" or better.

(B) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions:

(i) Each Unit Owner shall be an insured under the policy with respect to liability arising out of his ownership of an undivided interest in the Common Elements or his membership in the Association.

(ii) There shall be no subrogation with respect to the Association, its agents, servants, its Board of Directors or officers thereof, and employees against Unit Owners and members of their household.

(iii) No act or omission by any Unit Owner, unless acting within the scope of his authority on behalf of the Association, shall void the policy or be a condition to recovery on the

policy.

(iv) The coverage afforded by such policy shall be primary and shall not be brought into contribution or proration with any insurance which may be purchased by Unit Owners or their mortgagees or beneficiaries under deeds of trust.

(v) A "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners.

(vi) The Association shall be the insured for use and benefit of the individual Unit Owners (designated by name if required by the insurer).

(vii) For policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the Association and each First Mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial change in coverage or cancellation of the policy.

(viii) Such coverage shall not be contingent upon action by the insurance carrier's board of directors, policyholders or members or permit claims for contribution or assessments to be made against Unit Owners or their Mortgagees, including Eligible Mortgage Holders, or Eligible Insurers or Guarantors.

(ix) If the Condominium Project is located in an area identified by the Secretary of Housing and Urban Development as an area having special flood hazards, a "blanket policy" of flood insurance on the Condominium Project in the lesser of one hundred percent (100%) of the current replacement cost of the Buildings and any other property covered on the required form of policy or the maximum limit of coverage available under the National Insurance Act of 1968, as amended.

(x) "Agreed Amount," and "Building Ordinance or Law" endorsements, except where expressly not applicable or not available.

8.1 Payment of Premiums. Premiums for all insurance obtained by the Association pursuant to this Article and all deductibles thereunder shall be Common Expenses and shall be paid for by the Association.

8.2 Insurance Obtained by Unit Owners/Non-Liability of Association. The issuance of insurance policies to the Association pursuant to this Article 8 shall not prevent a Unit Owner from obtaining insurance for his own benefit and at his own expense covering his Unit, his personal property improvements and betterments to the Units which were not part of the original construction and providing personal liability coverage. Notwithstanding the obligation of the Association to obtain insurance coverage as stated in this Declaration, none of the Association, or its members, officers, directors, employees and agents, shall be liable to any Unit Owner or any other party if any risks or hazards are not covered by the insurance to be maintained by the Association or if the amount of the insurance is not adequate, and it shall be the responsibility of each Unit Owner to ascertain the coverage and protection afforded by the Association's insurance and to procure and pay for any additional insurance coverage and protection that the

Unit Owner may desire.

8.3 Payment of Insurance Proceeds. Any loss covered by property insurance obtained by the Association in accordance with this Article 8 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. The Association shall hold any insurance proceeds in trust for Unit Owners and lienholders as their interests may appear, and the proceeds shall be disbursed and applied as provided for in §33-1253 of the Condominium Act.

8.4 Certificate of Insurance. An insurer that has issued an insurance policy pursuant to this Article 8 of the Declaration shall issue certificates or memoranda of insurance to the Association and, on written request, to any Unit Owner, mortgagee, or beneficiary under a Deed of Trust. The insurer issuing the policy shall not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or nonrenewal has been mailed to the Association, each Unit Owner, and each mortgagee or beneficiary under a deed of trust to whom a certificate or memorandum of insurance has been issued at their respective last known address.

ARTICLE 9 RIGHTS OF FIRST MORTGAGEES

9.0 Notification to First Mortgagees. Upon receipt by the Association of a written request from a First Mortgagee or insurer or governmental guarantor of a First Mortgage informing the Association of its correct name and mailing address and number or address of the Unit to which the request relates, the Association shall provide such Eligible Mortgage Holder or Eligible Insurer or Guarantor with timely written notice of the following:

(A) Any condemnation loss or any casualty loss which affects a material portion of the Condominium Project or any Unit on which there is a First Mortgage held, insured or guaranteed by such Eligible Mortgage Holder or Eligible Insurer or Guarantor;

(B) Any delinquency in the payment of Assessments or charges owed by a Unit Owner subject to a First Mortgage held, insured or guaranteed by such Eligible Mortgage Holder or Eligible Insurer or Guarantor or any obligation under the Condominium Documents, which delinquency or default remains uncured for the period of sixty (60) days;

(C) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association;

(D) Any proposed action which requires the consent of a specified percentage of Eligible Mortgage Holders as set forth in Section 9.1 of this Declaration.

9.1 Approval Required for Amendment to Condominium Documents.

(A) The approval of Unit Owners representing at least sixty-seven percent (67%) of the total allocated votes in the Association and of Eligible Mortgage Holders holding First Mortgages on Units the Unit Owners of which have at least fifty-one percent (51%) of the votes

in the Association allocated to Unit Owners of all Units subject to First Mortgages held by Eligible Mortgage Holders shall be required to add or amend any material provisions of the Condominium Documents which establish, provide for, govern or regulate any of the following:

- (i) Voting rights;
- (ii) Assessments, Assessment Liens, or subordination of Assessment Liens;
- (iii) Reserves for maintenance, repair and replacement of Common Elements;
- (iv) Insurance or fidelity bonds;
- (v) Responsibility for maintenance and repairs;
- (vi) Expansion or contraction of the Condominium, or the addition of property to Condominium;
- (vii) Boundaries of any Unit;
- (viii) Reallocation of interests in the Common Elements or Limited Common Elements or rights to their use;
- (ix) Convertibility of Units into Common Elements;
- (x) Imposition of any restriction on a Unit Owner's right to sell or transfer his Unit;
- (xi) A decision by the Association to establish self-management when professional management had been required previously by an Eligible Mortgage Holder;
- (xii) Restoration or repair of the Condominium Project (after hazard damage or partial condemnation) in a manner other than specified in the Condominium Documents;
- (xiii) Any action to terminate the legal status of the Condominium Project after substantial destruction or condemnation occurs;
- (xiv) Any provisions which expressly benefit First Mortgagees, Eligible Mortgage Holders or Eligible Insurers or Guarantors.

(B) Any action to terminate the legal status of the Condominium Project for reasons other than substantial destruction or condemnation of the Condominium Project must be approved by the Unit Owners representing at least sixty-seven percent (67%) of the total allocated votes in the Association and by Eligible Mortgage Holders holding First Mortgages on Units the Unit Owners of which have at least sixty-seven percent (67%) of the votes in the Association allocated to Unit Owners of all Units subject to First Mortgages held by Eligible Mortgage Holders.

(C) Any First Mortgagee who receives a written request to approve additions or amendments to any of the Condominium Documents, which additions or amendments are not material, who does not deliver or mail to the requesting party a negative response within thirty (30) days shall be deemed to have approved such request. Any addition or amendment to the Condominium Documents shall not be considered material if it is for the purpose of correcting technical errors or for clarification only.

9.2 Prohibition Against Right of First Refusal. The right of a Unit Owner to sell, transfer or otherwise convey his Unit shall not be subject to any right of first refusal or similar restriction. This Section 9.2 may not be amended without the consent of all First Mortgagees then of record.

9.3 Right of Inspection of Records. Any Unit Owner, First Mortgagee or Eligible Insurer or Guarantor shall, upon written request, be entitled to (i) inspect the current copies of the Condominium Documents and the books, records and financial statements of the Association during normal business hours; (ii) receive within ninety (90) days following the end of any fiscal year of the Association, a financial statement of the Association for the immediately preceding fiscal year of the Association, free of charge to the requesting party; and (iii) receive written notice of all meetings of the Members of the Association and be permitted to designate a representative to attend all such meetings. Notwithstanding the foregoing, the Board of Directors may withhold from disclosure such books, records and documents of the Association, or portions thereof, designated under A.R.S. §33-1258 of the Condominium Act.

9.4 Prior Written Approval of First Mortgagees. Except as provided by statute in case of condemnation or substantial loss to the Units or the Common Elements, unless at least two-thirds (2/3) of all First Mortgagees (based upon one vote for each First Mortgage owned) or Unit Owners (other than the Declarant) of the Units have given their prior written approval, the Association shall not be entitled to:

(A) By act or omission, seek to abandon or terminate this Declaration or the Condominium;

(B) Change the pro rata interest or obligations of any individual Unit for the purpose of: (i) levying Assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards; or (ii) determining the pro rata share of ownership of each Unit in the Common Elements;

(C) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements. The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements shall not be deemed a transfer within the meaning of this subsection;

(D) Use hazard insurance proceeds for losses to any Units or the Common Elements for any purpose other than the repair, replacement or reconstruction of such Units or the Common Elements.

Nothing contained in this section or any other provision of this Declaration shall be deemed to grant the Association the right to partition any Unit without the consent of the Owners thereof. Any partition of a Unit shall be subject to such limitations and prohibitions as may be set forth elsewhere in this Declaration or as may be provided under Arizona law.

9.5 Liens Prior to First Mortgage. All taxes, assessments, and charges which may become liens prior to the First Mortgage under local law shall relate only to the individual Unit and not to the Condominium Project as a whole.

9.6 Condemnation or Insurance Proceeds. No Unit Owner, or any other party, shall have priority over any rights of any First Mortgagee of the Unit pursuant to its mortgage in the case of a distribution to such Unit Owner of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements. Subject to the foregoing, the allocation of awards for the exercise of eminent domain, or deeds in lieu thereof, shall be governed by the provisions of §33-1206 of the Condominium Act.

9.7 Limitation on Partition and Subdivision. No Unit shall be partitioned or subdivided without the prior written approval of any First Mortgagee of that Unit. This Section 9.7 may not be amended without the consent of all First Mortgagees then of record.

9.8 Conflicting Provisions. In the event of any conflict or inconsistency between the provisions of this Article 9 and any other provision of the Condominium Documents, the provisions of this Article 9 shall prevail; provided, however, that in the event of any conflict or inconsistency between the different sections of this Article 9 and any other provision of the Condominium Documents with respect to the number or percentage of Unit Owners, First Mortgagees, Eligible Mortgage Holders or Eligible Insurers or Guarantors that must consent to (i) an amendment to any of the Condominium Documents; (ii) a termination of the Condominium; or (iii) certain actions of the Association as specified in Sections 9.1 and 9.4 of this Declaration, the provision requiring the consent of the greatest number or percentage of Unit Owners, First Mortgagees, Eligible Mortgage Holders or Eligible Insurers or Guarantors shall prevail; provided, however, that the Board of Directors, without the consent of any Unit Owner or First Mortgagee being required, shall have the right to amend the Condominium Documents to comply with (i) the Condominium Act; (ii) the requirements or guidelines in effect from time to time of any governmental or quasi-governmental entity or federal corporation guaranteeing or insuring mortgage loans or governing transactions involving mortgage instruments, including, without limitation, the Federal National Mortgage Association and the Federal Home Loan Mortgage Corporation, or (iii) the rules or requirements of any federal, state or local governmental agency whose approval of the Condominium Project or the Condominium Documents is required by law.

ARTICLE 10 GENERAL PROVISIONS

10.0 Enforcement. The Association, or any Unit Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed by the provisions of the Condominium Documents. Failure

by the Association or by any Unit Owner to enforce any covenant or restriction contained in the Condominium Documents shall in no event be deemed a waiver of the right to do so thereafter. To the extent that this Declaration grants the Association or any Unit Owner the right to use summary abatement or similar means to enforce the restrictions set forth in this Declaration, judicial proceedings must be instituted before any items of construction can be altered or demolished. Each Unit Owner shall be subject to all rights and duties assigned to Unit Owners under this Declaration.

10.1 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

10.2 Duration. Except as they may be earlier terminated or amended pursuant to Sections 10.3 and 10.4 below, the covenants and restrictions of this Declaration shall run with and bind the Condominium Project for a term of twenty (20) years from the date this Declaration is recorded after which time they shall be automatically extended for successive periods of ten (10) years.

10.3 Termination of Condominium. Subject to the further provisions of this Declaration regarding Mortgagee notice and consent requirements, the Condominium Project may be terminated only in the manner provided for in the Condominium Act.

10.4 Amendment.

(A) Except in cases of amendments that may be executed by the Association under §§ 33-1206 or 33-1216(D) of the Condominium Act, or by certain Unit Owners under §§ 33-1218(B), 33-1222, 33-1223 or 33-1228(B) of the Condominium Act, and except to the extent permitted or required by other provisions of the Condominium Act, the Declaration, including the Plat, may be amended by vote or the written consent, or any combination thereof, of the Unit Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated, at any time during the initial term hereof or any renewal term and without regard to whether such amendment has uniform application to the Units or the Condominium Project as a whole.

(B) Except to the extent expressly permitted or required by the Condominium Act, an amendment to the Declaration shall not increase the number of Units or change the boundaries of any Unit, the allocated interest of a Unit, or the use as to which any Unit is restricted, in the absence of unanimous consent of all of the Unit Owners.

(C) Any amendment adopted the Unit Owners pursuant to subsection (A) above shall be signed by the President or Vice-President of the Association and shall be recorded in the Official Records of the Coconino County, Arizona Recorder. Any such amendment shall certify that the amendment has been approved as required by this section.

10.5 Remedies Cumulative. Each remedy provided herein is cumulative and not exclusive.

10.6 Notices. All notices, demands, statements or other communications required to be given or served under this Declaration shall be in writing and shall be deemed to have been duly given and served if delivered personally or sent by United States first class mail, postage prepaid, addressed as follows: (i) if to a Unit Owner, at the address at which the Unit Owner shall designate in writing and file with the Association or, if no such address is designated, at the address of the Unit of such Unit Owner; or (ii) if to the Association c/o Sterling Real Estate Management, 323 South River Run Road, Suite 1, Flagstaff, Arizona 86001 or such other address as shall be designated by notice in writing to the Unit Owners pursuant to this section. A Unit Owner may change his address on file with the Association for receipt of notices by delivering a written notice of change of address to the Association pursuant to this section. A notice given by mail, whether regular, certified or registered, shall be deemed to have been received by the person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice is mailed. If a Unit is owned by more than one person, notice to one of the Unit Owners shall constitute notice to all Unit Owners of the same Unit. Each Unit Owner shall file his correct mailing address with the Association, and shall promptly notify the Association in writing of any subsequent change of address.

10.7 Binding Effect. By acceptance of a deed or by acquiring any ownership interest in any portion of the Condominium, each Person, for himself, his heirs, personal representatives, successors, transferees and assigns, binds himself, his heirs, personal representatives, successors, transferees and assigns, to all of the provisions, restrictions, covenants, conditions, easements, rules, and regulations now or hereafter imposed by the Condominium Documents and any amendments thereof. In addition, each such Person by so doing thereby acknowledges that the Condominium Documents set forth a general scheme for the improvement and development of the real property covered thereby and hereby evidences his interest that all the restrictions, conditions, covenants, easements, rules, and regulations contained in the Condominium Documents shall run with the land and be binding on all subsequent and future Unit Owners, grantees, purchasers, assignees, and transferees thereof. Furthermore, each such Person fully understands and acknowledges that the Condominium Documents shall be mutually beneficial, prohibitive and enforceable by the various subsequent and future Unit Owners. Declarant, its successors, assigns and grantees, covenants and agrees that the Units and the membership in the Association and the other rights created by the Condominium Documents shall not be separated or separately conveyed and each shall be deemed to be conveyed or encumbered with its respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the Unit.

10.8 Gender. The singular, wherever used in this Declaration, shall be construed to

mean the plural when applicable, and the necessary grammatical changes required to make the provisions of this Declaration apply to either entities or individuals, or men or women, shall in all cases be assumed as though in each case fully expressed.

10.9 Topic Headings. The marginal or topical headings of the sections contained in this Declaration are for convenience only and do not define, limit or construe the contents of the sections or of this Declaration.

10.10 Survival of Liability. The termination of membership in the Association shall not relieve or release any such former Unit Owner or Member from any liability or obligation incurred under, or in any way connected with, the Association during the period of such ownership or membership, or impair any rights or remedies which the Association may have against such former Owner or Member arising out of, or in any way connected with, such ownership or membership and the covenants and obligations incident thereto.

10.11 Construction. In the event of any discrepancies, inconsistencies or conflicts between the provisions of this Declaration and the Articles, Bylaws, or the Association Rules, the provisions of this Declaration shall prevail.

10.12 Joint and Several Liability. In the case of joint ownership of a Unit, the liabilities and obligations of each of the joint Unit Owners set forth in, or imposed by, the Condominium Documents shall be joint and several.

10.13 Guests and Tenants. Each Unit Owner shall, to the extent permitted by Arizona law, be responsible for compliance by his agents, tenants, guests, invitees, licensees and their respective servants, agents, and employees with the provisions of the Condominium Documents. A Unit Owner's failure to ensure compliance by such persons shall be grounds for the same action available to the Association or any other Unit Owner by reason of such Unit Owner's own noncompliance.

10.14 Attorneys' Fees and Costs. In the event the Association or any Unit Owner employs an attorney or attorneys to enforce an Assessment Lien or to collect any amounts due from a Unit Owner or to enforce compliance with or recover damages for any violation or noncompliance with the Condominium Documents, the prevailing party in any such action shall be entitled to recover from the other party his reasonable attorneys' fees and costs, including expert fees, incurred in the action.

10.15 Number of Days. In computing the number of days for purposes of any provision of the Condominium Documents, all days shall be counted including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or holiday, then the final day shall be deemed to be the next day which is not a Saturday, Sunday

or holiday.

10.16 Notice of Violation. The Association shall have the right, but not the obligation, to record a written notice of a violation by any Unit Owner of any restriction or provision of the Condominium Documents (a "Notice of Violation"). The Notice of Violation shall be executed and acknowledged by an officer of the Association and shall contain substantially the following information: (i) the name of the Unit Owner; (ii) the legal description of the Unit against which the notice is being recorded; (iii) a brief description of the nature of the violation; (iv) a statement that the notice is being recorded by the Association pursuant to this Declaration; and (v) a statement of the specific steps which must be taken by the Unit Owner to cure the violation. Recordation of a Notice of Violation shall serve as a notice to the Unit Owner and to any subsequent purchaser of the Unit that there is a violation of the provisions of the Condominium Documents. If, after the recordation of such Notice of Violation, it is determined by the Association that the violation referred to in the Notice of Violation has been cured, the Association shall record a notice of compliance which shall state the legal description of the Unit against which the Notice of Violation was recorded, the recording data of the Notice of Violation, and shall state that the violation referred to in the Notice of Violation has been cured, or if such be the case, that it did not exist.

10.17 No Absolute Liability. No provision of the Condominium Documents shall be interpreted or construed as imposing on Unit Owners absolute liability for damage to the Common Elements or the Units. Unit Owners shall only be responsible for damage to the Common Elements or Units caused by the Unit Owners' negligence or intentional acts.

10.18 Interpretation. Except for judicial construction, the Board of Directors 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 Board'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.

10.19 Violations and Nuisance. Every act or omission whereby a covenant, condition or restriction of this Declaration is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action, by the Association, in the discretion of the Board.

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

EXHIBIT A

Property Subject to the Condominium Documents:

Units 1 through 136, inclusive, and Tract "A", according to the Declaration of Condominium to which this Exhibit is attached and the Plat of UNIVERSITY MEADOWS CONDOMINIUMS recorded in Book 3 of Maps, Pages 228, 228A and 228B, all of which were recorded in the Official Records of Coconino County, Arizona; also legally described as:



CERTIFICATION

The undersigned executes this Certification of Amended and Restated Declaration of Condominium and of Covenants, Conditions and Restrictions for The University Meadows Condominiums (The "Amended and Restated Declaration") for the purpose of certifying that (i) the Owners constituting not less than two-thirds (2/3) of the total number of Class A members as of the date of the recording of the Amended and Restated Declaration approved the amendments set forth in the Amended and Restated Declaration and (ii) as of such date there are no Class B members.

University Meadows Homeowners Association,
an Arizona nonprofit corporation

By: Judi King
Name: Judi King
Its: President
Dated: 9/6, 2016

STATE OF ARIZONA)
) ss:
COUNTY OF COCONINO)

The foregoing instrument was acknowledged before me this 6th day of Sept. 2016 by Judi King, the president of University Meadows Homeowners Association, an Arizona nonprofit corporation, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.

Witness my hand and official seal

Alma Garcia
NOTARY PUBLIC

My Commission will expire 01/14, 2018

