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Yavapai County
Patsy Jenney-Colon, Recorder
04/06/1999 04:14P PAGE 1 OF 2
CAPITAL TITLE AGENCY
RECORDING FEE 5.00
SURCHARGE 4.00
POSTAGE 0.00

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That Justin L. MacGregor, Leola S. MacGregor, and Kyle J. MacGregor being the owners of the following described property, situated within the County of Yavapai, State of Arizona, to wit:

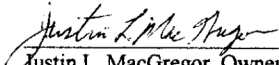
Parcels A,B,C,D and E which are legal splits of Lot 10 of Henderson Valley Ranch North as recorded in Book 4 of Land Surveys, page 37, Yavapai County Recorders Office, all in Section 28, Township 14 North, Range 2 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona (parcel no. 402-15-012c)

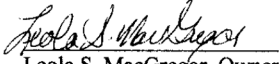
and desiring to establish the nature of the use and enjoyment thereof, do hereby declare said premises subject to the following express covenants, conditions and stipulations as to the use and enjoyment thereof, to wit:

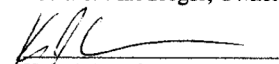
- (1) Use of subject property is limited to single-family residential dwellings only; no commercial or business dwelling of any nature will be permitted.
- (2) Any future splits or subdividing of subject property must be in accordance with state and county regulations in effect at the time.
- (3) The dwelling requirements shall be as follows:
 - a) Each dwelling shall have 1,000 square feet, or more, of living area.
 - b) All dwellings must be built on site or be a mobile or manufactured home which is set on a masonry foundation or skirted with vinyl or wood products designed for that purpose.
 - c) Mobile and manufactured homes with metal siding and/or roofs are not permitted.
 - d) Mobile and manufactured homes must have been built not more than two years prior to the date placed on the site.
- (4) All power lines on the subject property, and easements thereof, must be installed underground.

As long as the above named owners retain ownership of any parcel of land herein described, any additions, deletions, or changes to these restrictions must be approved by them. Furthermore, they have the right to enforce these restrictions as applicable state and local laws provide.

When the above named owners no longer retain ownership of any of the parcels herein described, the right to enforce, change, add to, or delete any of the above restrictions is delegated to the property owners of record at the time.


Justin L. MacGregor, Owner


Leola S. MacGregor, Owner


Kyle J. MacGregor, Owner



STATE OF ARIZONA

County of YAVAPAI

} ss

This instrument was acknowledged before me
this 5th day of April, 1999 by
JUSTIN L. MAC GREGOR and LEOLA S.
MAC GREGOR and KYLE MAC GREGOR

Angela Skinner
Notary Public

My commission will expire

STATE OF

County of

} ss

This instrument was acknowledged before me
this _____ day of _____, 19__ by

Notary Public
My commission will expire