


 INSTRUMENT # 8837917  
 OFFICIAL RECORDS OF  
 YAVAPAI COUNTY  
 PATSY C. JENNEY  
 REQUEST OF:  
 FOX TRAIL INC.  
 DATE: 10/13/88 TIME: 13:20  
 FEE: 5.00  
 BOOK 2087 PAGE 939 PAGES: 001

**RUSH**

DECLARATION OF CONVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

TIMBER RIDGE UNIT I & II & FUTURE

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Bk		Map			Pcl

This Declaration, made on the date hereinafter set forth, by Fox Trail, Inc., an Arizona corporation, hereinafter referred to as "Declarant." Effective March 1, 1988.

WITNESSETH:

WHEREAS, Declarants having the voting power of record of certain real property situated in Yavapai County, Arizona more particularly described as:

TIMBER RIDGE UNIT I - TIMBER RIDGE UNIT II and any and all FUTURE TIMBER RIDGE UNITS.

NOW THEREFORE, Declarants hereby declare the setback requirements for single family lots shall be as follows:

INTERIOR STREET LOT - 7' Side yard  
 15' Rear yard  
 17' Front yard (from Rt. of Way)

CORNER STREET LOT - 12' Street side yard (from Rt. of Way)  
 7' Side yard  
 15' Rear yard  
 17' Front street yard (from Rt. of Way)

Any and all protrusions are not allowed into the required setbacks whether front, side, or rear. An overhang or a deck should be at the minimum setback requirement and not beyond.

NOTE - The Declarant and/ or his representative (Architectural Committee) may under unusual circumstances grant an applicant a variance to the above described set back requirements.

DECLARANT: FOX TRAIL, INC., an Arizona corporation

BY:   
 JAMES A. SARTI, resident

BOOK 2087 PAGE 939