

AMENDMENT AND RESTATEMENT OF
DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR KEYSTONE UNIT 13-29-17

THIS AMENDMENT AND RESTATEMENT OF DECLARATION (the "Declaration") is made on the 13th day of April, 1989, by MEADVIEW COMPANY LIMITED PARTNERSHIP, an Arizona limited partnership (the "Declarant"), and by CSC FINANCIAL SERVICES, INC., an Arizona corporation, as Trustee ("CSC").

WITNESSETH:

WHEREAS, the Declarant is the beneficial owner of certain real property located in Mohave County, Arizona, which is more particularly described on Exhibit A attached to this Declaration;

WHEREAS, CSC, as Trustee, holds legal title to the above described property pursuant to its Trust No. 99532;

WHEREAS, CSC is the successor in interest to Transamerica Title Insurance Company of Arizona, an Arizona corporation ("Transamerica") due to a series of changes to Transamerica's name filed with the Arizona Corporation Commission;

WHEREAS Transamerica, as Trustee, heretofore recorded on the property described on Exhibit A a document entitled "Declaration of Restrictions" which document was dated June 24, 1970 and recorded at Book 174, page 374 in the records of Mohave County, Arizona, and also recorded on the property described on Exhibit A a document entitled "Amendment to Declaration of Restrictions", which document was dated July 8, 1970 and recorded at Book 176, page 71, in the records of Mohave County, Arizona, (collectively, the "Restrictions");

WHEREAS, Article IV, Section 4 of the Restrictions provides that:

"The Trustee expressly reserves the right to make any reasonable and necessary changes in these restrictions (excepting Section 7 hereunder) until no less than ninety per cent (90%) of all lots have been sold, after

Exhibits:

- A--Legal description of the Property subject to this Declaration
- B--Legal description of the Property subject to the Restrictions

which time there shall be no changes in any of these restrictions without the formal approval of the Meadview Civic Association, Inc., provided however that with respect to any lot which may not have been sold, or any lot that subsequently reverts to Trustee, the Trustee expressly reserves the right to amend, add or delete any or all provisions of these restrictions, said changes to become effective upon the sale or conveyance of such lot in accordance with Section 7 hereunder.";

WHEREAS, Article IV, Section 7 of the Restrictions states as follows:

"Notwithstanding anything to the contrary in this document, each and every restriction, term and condition set forth in this document shall apply only to, and at such times as, lots in the subdivision are subject to a sale by Trustee to a third party lot purchaser and/or are conveyed to such purchaser, his successors or assigns";

WHEREAS, the property described on Exhibit A has never been sold by the Trustee to a third party lot purchaser and/or conveyed to such purchaser, and therefore the Restrictions have never been applicable to the property described on Exhibit A; and

WHEREAS, Declarant desires to amend and restate the Restrictions in their entireties as they pertain to the property described on Exhibit A.

NOW, THEREFORE, Declarant hereby states that the Restrictions are superseded with regard to the property described on Exhibit A, and the Restrictions shall have no force and effect with regard to the property described on Exhibit A. However, the Restrictions shall continue to be applicable to the property that is described on Exhibit B attached hereto and incorporated herein. Declarant hereby amends and restates the Restrictions in their entireties with respect to the property described on Exhibit A as follows:

All property described on Exhibit A shall be subject to the covenants, conditions and restrictions set forth herein and shall be held, conveyed, mortgaged, encumbered, leased, rented, occupied, improved and used subject to the following restrictions, covenants, conditions, easements and equitable servitudes. The restrictions set forth in this Declaration shall run with the property covered hereunder, shall be binding upon all persons having or acquiring any right, title or interest in such property, or any part thereof, shall inure to the benefit of every portion of the property, and any interest therein, shall inure to the benefit of and be binding upon any successor in interest of Declarant and of each Owner and may be

enforced by Declarant, by any Owner or their successors in interest, or by the Architectural Committee.

ARTICLE 1 DEFINITIONS

1.1 "Architectural Committee" means the committee established pursuant to Article 2 of this Declaration.

1.2 "Architectural Committee Rules" means the rules, if any, adopted by the Architectural Committee.

1.3 Intentionally Deleted.

1.4 "Declarant" means MEADVIEW COMPANY LIMITED PARTNERSHIP, an Arizona limited partnership, its successors and any person or entity to whom it may expressly assign by recorded instrument any or all of its rights under this Declaration.

1.5 "Declaration" means this Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions for Keystone Unit 13-29-17, as it may from time to time be further amended.

1.6 "Improvement" or "Improvements" means buildings, roads, driveways, parking areas, fences, walls, rocks, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of every type and kind.

1.7 "Lot" means any parcel of real property designated as a Lot on a recorded subdivision plat and which is covered by this Declaration.

1.8 "Miscellaneous Structure" means any structure erected on a Lot except for Mobile Homes and Permanent Homes, and shall include, but is not limited to, patios, porches, cabanas, fences, walls, storage rooms, garages, carports, stables, and buildings.

1.9 "Mobile Home" means any house trailer, mobile home, or similar movable living quarters, but shall not include a Travel Trailer, as described in Article 1.17 below.

1.10 "Owner" means the record owner, whether one or more persons or entities, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Lot. Owner shall not include (a) persons or entities having an interest in a Lot merely as security for the performance of an obligation, or (b) a lessee or tenant of a Lot. 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 in a Lot under which the seller is obligated to convey to the purchaser the remainder of seller's title in the Lot, whether legal or equitable, on

payment in full of all monies due under the contract. Owner shall not include a purchaser under a purchase contract and receipt, escrow instructions or similar executory contracts which are intended to control the rights and obligations of the parties to the executory contracts pending the closing of a sale or purchase transaction. In the case of Lots the fee simple title to which is vested in a trustee pursuant to Arizona Revised Statutes, Section 33-801, et seq., the trustor under the deed of trust shall be deemed to be the Owner. In the case of Lots the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

1.11 "Permanent Home" means any residence constructed on a residential lot, whether frame, stucco or masonry, but shall not include storage rooms, carports, garages, etc.

1.12 "Project Documents" means this Declaration and any Architectural Committee Rules.

1.13 "Property" or "Project" means the real property described on Exhibit A of this Declaration, together with all buildings and other Improvements located thereon, and all easements, rights and appurtenances belonging thereto.

1.14 "Purchaser" means any person other than the Declarant, who by means of a voluntary transfer becomes the Owner of a Lot except for an Owner who, in addition to purchasing a Lot, is assigned any or all of the Declarant's rights under this Declaration.

1.15 "Single Family" means an individual living alone, a group of two or more persons each related to the other by blood, marriage or legal adoption, or a group of not more than three persons not all so related, together with their domestic servants, who maintain a common household in a dwelling.

1.16 "Single Family Residential Use" means the occupation or use of a residence or a Mobile Home by a Single Family in conformity with this Declaration and the requirements imposed by applicable zoning laws or other state, county or municipal rules and regulations.

1.17 "Travel Trailer" means a Travel Trailer, as that term is defined in the Mohave County Zoning Regulations, as they may be amended from time to time.

1.18 "Visible From Neighboring Property" means, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of such neighboring Property at an elevation no greater than the elevation of the base of the object being viewed.

ARTICLE 2
ARCHITECTURAL COMMITTEE

2.1 Architectural Committee. The Declarant shall establish an Architectural Committee consisting of three (3) members to regulate the external design, appearance and use of the Property and to perform such other functions and duties as may be imposed upon it by this Declaration. The Declarant shall have the power to appoint the members of the Architectural Committee until the first anniversary of the date of this Declaration. Members of the Architectural Committee appointed by the Declarant need not be Owners. After one (1) year from the date of this Declaration, the Owners shall elect the members of the Architectural Committee, all of whom shall be Owners. The Owners shall elect members of the Architectural Committee by majority vote, with one vote allocated to the Owner(s), cumulatively, of each Lot. The Architectural Committee may promulgate rules concerning the standards and procedures for architectural review.

ARTICLE 3
PERMITTED USES AND RESTRICTIONS

3.1 Use. All Lots shall be used, improved and devoted exclusively to Single Family Residential Use. No gainful occupation, profession, trade or other nonresidential use shall be conducted on any Lot.

3.2 Mobile Homes.

(a) Mobile Homes are expressly permitted upon all residential lots for Single Family Residential Use, provided; however, that said Mobile Home is at least forty (40) feet in length and twelve (12) feet in width.

(b) At the time any Mobile Home is placed on a Lot, it shall not exceed ten years of age from the date of manufacture.

(c) Mobile Homes placed on Lots must be professionally manufactured and not "home made" or "Owner built", and prior to being placed thereon, shall be approved as set forth in Article 3.20 herein.

(d) Cabanas and porches must be attached directly to the Mobile Home.

(e) Any Mobile Home placed on said Lots shall either be set on a permanent concrete footing or shall have skirting placed completely around the base of said unit within six months from the date said Mobile Home was placed on the Lot. It is the intention of this paragraph to provide for concealment of or to eliminate

the space between the Mobile Home and the ground. Further, no tires, stones or other unsightly objects shall be placed on the roof of any Mobile Home.

3.3 Permanent Homes and Miscellaneous Structures.

(a) All Permanent Homes erected on any Lot shall be of new construction. Prior to construction, all Permanent Homes must be approved as set forth in Article 3.20 herein. No unpainted metal sidings or roofs will be permitted.

(b) All Permanent Homes must be completed within twelve (12) months from the commencement of construction.

(c) No Permanent Home shall be erected upon any Lot which shall have less than eight hundred (800) square feet of ground floor space including inside storage but exclusive of any portion thereof used for a garage, carport, outside porch, or outside storage.

(d) No Permanent Home shall be erected upon any Lot which shall have less than 1,000 square feet of roof.

(e) Prefabricated, pre-erected or modular homes are specifically permitted, provided they are approved as set forth in Article 3.20 herein prior to construction.

(f) All Miscellaneous Structures shall be of new construction and prior to construction, must be approved as set forth in Article 3.20. No Miscellaneous Structure shall have unpainted metal sidings or roofs. All Miscellaneous Structures shall be completed within twelve months from the commencement of construction. Prefabricated, pre-erected or modular Miscellaneous Structures are specifically permitted, provided they are approved as set forth in Article 3.20 prior to construction.

3.4 Travel Trailers. Travel Trailers are permitted on all residential Lots for use as temporary residences in compliance with the Mohave County Zoning Regulations, as they may be amended from time to time. Purchasers may use Travel Trailers located on the Property only if they have first obtained all permits required by the Mohave County Zoning Regulations. Any Travel Trailer located on the Property shall be connected to a sewage disposal system approved by the County Health Department or Arizona Health Services. The use of Travel Trailers on the Property is not subject to Article 3.20 hereunder.

3.5 Campers and Boats. Campers, as distinguished from Travel Trailers which are defined herein, and boats may be parked or stored on Lots provided they are near the back of the Lot, parked in such a manner as not to create an unsightly condition, and provided further that they are not connected to sanitary facilities, water, etc., and used as a permanent or temporary residence or for guest accommodations.

3.6 Motor Vehicles. No automobile, motorcycle, motorbike or other motor vehicle shall be constructed, reconstructed or repaired upon any Lot or street, and no inoperable vehicle may be stored or parked on any Lot or street, so as to be Visible From Neighboring Property or to be visible from any street; provided, however, that the provisions of this Section shall not apply to emergency vehicle repairs or temporary construction shelters or facilities maintained during, and used exclusively in connection with, the construction of any Improvement approved by the Architectural Committee.

3.7 Height. No buildings or Improvements on any Lot may exceed two stories in height or twenty-five (25) feet above the ground line.

3.8 Nuisances. No nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other property in the vicinity thereof or to the occupants thereof, or which shall in any way interfere with the quiet enjoyment of each of the Owners of their respective Lots and residences. Without limiting the generality of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except fire detection and security devices used exclusively for such purposes, shall be located, used or placed on any Property.

3.9 Repair of Buildings. No building, landscaping or other Improvement upon any Lot shall be permitted to fall into disrepair, and each such building, landscaping or other Improvement shall at all times be kept in good condition and repair by the Owner thereof.

3.10 Trash Containers and Collection. Disposal of garbage and refuse shall be the Owner's responsibility. No garbage, rubbish or trash shall be placed or kept on any Lot except in covered containers. In no event shall such containers be maintained so as to be Visible From Neighboring Property except to make the same available for collection and then only for the shortest time reasonably necessary to effect such collection. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot, and no odors shall be permitted to arise therefrom so as to render any such Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No incinerators shall be kept or maintained on any Lot.

3.11 Machinery and Equipment. No machinery or equipment of any kind shall be placed, operated or maintained upon or adjacent to any Lot except such machinery or equipment as is usual and customary in connection with the use, maintenance or repair of a residence, appurtenant structures, or other Improvements constructed by the Declarant or approved by the Architectural Committee. No washing machine, dryer, refrigerator, freezer or other appliance, and no machinery or tools which detract from the appearance of the area shall be Visible From Neighboring Property. All clotheslines, woodpiles and storage areas shall be prohibited upon any Lot, unless located in the rear yard, and unless they are erected, placed or maintained in such a manner as to not be Visible From Neighboring Property.

3.12 Further Subdivision. An Owner may further subdivide his Lot into a maximum of four smaller parcels, subject to all applicable laws and regulations, provided that no such resulting parcel shall have less than 10,000 square feet.

3.13 Signs. Unless otherwise approved by the Architectural Committee, no signs whatsoever (including, but without limitation, commercial, political, "for sale," "for rent" and similar signs) shall be erected or maintained on any Lot except:

- (a) One residential identification sign with a total face area of two square feet or less;
- (b) Such signs as may be required by legal proceedings;
- (c) One "for sale" or "for rent" sign with a total face area of two square feet or less;
- (d) Any signs installed by the Declarant; and
- (e) Any signs approved by the Architectural Committee.

3.14 Declarant's Exemption. Nothing contained in this Declaration shall be construed to prevent or restrict the erection or maintenance by Declarant, or its duly authorized agents, of structures, Improvements or signs necessary or convenient to the construction, development, identification, or sale of Lots or other property within the Project. Without limiting the generality of the foregoing, the Declarant shall be exempt from the requirements of all architectural control provisions contained herein.

3.15 Mineral Exploration. No Lot shall be used in any manner to explore for or to remove any water, oil or other hydrocarbons, minerals of any kind, gravel, earth, or any earth substance of any kind and no derrick or other equipment designed or intended for any such activity shall be erected, placed, constructed or maintained on any Lot.

3.16 Diseases and Insects. No Owner shall permit any thing or condition to exist upon any Property which could induce, breed or harbor infectious plant diseases or noxious insects.

3.17 Native Vegetation. Site grading and clearing of Lots shall in all cases be held to a minimum in order to preserve the maximum amount of native desert growth. Where site grading is required, all minor plants, brush and cactus shall be transplanted on the Lot if possible. If transplanting of all minor plants, brush and cactus is not possible, those that are destroyed by grading shall be removed from the premises. All major cactus and all Joshua trees shall be transplanted on the Lot, and prior to commencing of any site grading, a site plan, including a landscaping and transplanting plan, shall be approved as set forth in Article 3.20 herein.

3.18 Fences. Fences may be placed upon or near Property lines but shall not exceed 5 feet in height, and no fence or other structure shall block or obstruct a utility easement.

3.19 Temporary Occupancy. No construction shed, basement of any incomplete building, tent, shack, garage or barn, and except as expressly permitted herein, no temporary buildings or structure of any kind shall be used at any time for a residence on any Lot, either temporary or permanent. Temporary buildings or structures used during the construction of a residence or other structure on a Lot shall be removed immediately after the completion of construction.

3.20 Improvements and Alterations. No improvement, addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any Lot, or the Improvements located thereon, from their appearance on the date the Lot was conveyed by the Declarant to a Purchaser shall be made or done without the prior written approval of the Architectural Committee. No building, fence, wall, Mobile Home, Permanent Home, Miscellaneous Structure, excavation, grading or landscaping shall be commenced, erected, maintained or placed on any Lot at any time unless and until the Architectural Committee has reviewed and approved the nature of the proposed work, structure or grading, and the plans and specifications therefor (including the exterior color scheme).

Any Owner desiring approval of the Architectural Committee for any improvement, addition, alteration, repair, change or other work which alters the exterior appearance of his Lot, or the Improvements located thereon, shall submit to the Architectural Committee a written request for approval specifying in detail the nature and extent of the improvement, addition, alteration, repair, change or other work which the Owner desires to perform. Owner shall submit plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same including

a site plan showing boundary line setbacks, location and type of underground sanitation facilities and landscaping and transplanting plans. The Owner requesting the approval of the Architectural Committee shall also submit to the Architectural Committee any additional information, plans and specifications which the Architectural Committee may request. All plans submitted to the Committee shall bear the approval of the City or County, if required by law or ordinance, and shall be sent by certified mail or personal delivery.

In the event that the Architectural Committee fails to approve or disapprove an application for approval within thirty (30) days after the application, together with all supporting information, plans and specifications requested by the Architectural Committee have been received by it, approval will not be required and this Article 3.20 will be deemed to have been complied with by the Owner who had requested approval of such plans. The approval by the Architectural Committee of any improvement, addition, alteration, repair, change or other work pursuant to this Article 3.20 shall not be deemed a waiver of the Architectural Committee's right to withhold approval of any similar improvement, addition, alteration, repair, change or other work subsequently submitted for approval. Upon receipt of approval from the Architectural Committee for any improvement, addition, alteration, repair, change or other work, the Owner who had requested such approval shall proceed to perform, construct or make the improvement, addition, alteration, repair, change or other work approved by the Architectural Committee as soon as practicable and shall diligently pursue such work so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Architectural Committee. The Owner who submits an application shall reimburse the Architectural Committee for any expenses incurred by the Architectural Committee in reviewing said application.

3.21 Animals. No animals, birds, fowl, poultry, or livestock, other than a reasonable number of generally recognized house or yard pets, shall be maintained on any Lot and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. No animal shall be allowed to make an unreasonable amount of noise, or to become a nuisance. No Owner or any lessee or guest of an Owner shall permit any dog or other pet to relieve itself on another Owners' Lot. It shall be the responsibility of an Owner to remove immediately any droppings from pets. No dog, cat or other pet shall be permitted to run at large, and each dog, cat or other pet shall be confined entirely to an Owner's Lot except that a dog, cat or other pet shall be permitted to leave an Owner's Lot if such dog, cat or other pet is at all times kept on a leash not to exceed six (6) feet in length and is under the direct control of the Owner. On any Lot, a maximum of two horses may be stabled on the rear half of said Lot. The construction of any stable shall be subject to the provisions of Article 3.20. Horseback riding is permitted along and across the public rights of way adjacent to the Lots.

ARTICLE 4
EASEMENTS

4.1 Declarant's Easement. An easement is hereby reserved by the Declarant over and under the Lots for the purpose of constructing, maintaining, and repairing any and all Improvements and for the purpose of performing all rights and obligations of the Declarant hereunder. In addition an easement is hereby reserved for the purpose of installing and maintaining electric lines, telephone lines, water lines, and other public utilities. Said utilities easement shall consist of a ten foot strip of land along all side and rear Lot lines, and the Declarant may assign or dedicate all or portions of said easement to utility companies servicing the applicable Lot.

4.2 Architectural Committee Easement. Declarant hereby reserves to itself and the Architectural Committee a nonexclusive easement for ingress and egress over the Lots for the purpose of performing all rights and obligations of the Declarant and the Architectural Committee, respectively, hereunder.

ARTICLE 5
MAINTENANCE

5.1 Maintenance of Lots by Owners. Each Owner shall be solely responsible for the maintenance, repair and replacement of his Lot, and the residence and all Improvements located thereon (including, but not limited to, the roofs of the residence and other structures situated on his Lot).

5.2 Nonperformance by Owners. Prior to determining that any restriction contained in this Declaration has been violated by an Owner, the Architectural Committee shall notify the Owner of the nature of the alleged violation and of the Owner's opportunity to be heard at an Architectural Committee meeting regarding the alleged violation and any penalty to be imposed. Said notice shall be delivered to Owner at least fifteen (15) days prior to the hearing. If the Architectural Committee determines that a violation has occurred, it may require the Owner to rectify the violation. Should this matter go before a court and such hearing bring forth an order allowing the Architectural Committee to enter upon the Lot to rectify the violation, the cost of such performance shall be charged to the Lot Owner, and shall be due within five (5) days after receipt of the Architectural Committee's written demand therefore, and may be recovered by the Architectural Committee in an action at law against the Owner, plus reasonable attorney's fees and costs of suit.

ARTICLE 6
INSURANCE

6.1 Insurance Obtained by Owners. Each Owner shall be responsible for obtaining property insurance for his own benefit and

at his own expense covering his Lot, and all Improvements and personal property located thereon. Each Owner shall also be responsible for obtaining at his expense personal liability coverage for death, bodily injury or property damage arising out of the use, ownership or maintenance of his Lot.

ARTICLE 7
NO ANNEXATION

7.1 The Property described on Exhibit A shall be the only Property covered by this Declaration. Declarant hereby expressly waives the right to annex and subject any additional property to this Declaration.

ARTICLE 8
GENERAL PROVISIONS

8.1 Enforcement. The Architectural Committee, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants and reservations, now or hereafter imposed by the provisions of this Declaration. Failure by the Architectural Committee or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.2 Severability. Invalidity 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.

8.3 Duration. The covenants and restrictions of this Declaration shall run with and bind the Property 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. This Declaration may be terminated at any time by the written approval or the affirmative vote of Owners representing not less than 66-2/3% of Lots cast in person or by proxy at a meeting duly called for such purpose. Any termination of this Declaration shall be evidenced by a Declaration of Termination signed by all approving Owners and recorded with the County Recorder of Mohave County, Arizona.

8.4 Amendment.

(a) The Declaration may only be amended by the written approval or the affirmative vote of Owners representing not less than 66-2/3% of Lots, cast in person or by proxy at a meeting duly called for such purpose.

(b) So long as the Declarant owns any Lot, any amendment which would delete or modify any right granted to the Declarant by this Declaration must be approved in writing by the Declarant.

(c) Any amendment approved pursuant to Subsection (a) above shall be signed by all the approving Owners. Any such amendment shall be recorded with the County Recorder of Mohave County, Arizona and shall certify that the amendment has been approved as required by this Section.

8.5 Violations and Nuisance. Every act or omission whereby any provision of this Declaration is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether the relief sought is for negative or affirmative action, by the Declarant, the Architectural Committee or any Owner.

8.6 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 Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth herein.

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

8.8 Delivery of Notices and Documents. Any written notice or other documents relating to or required by this Declaration shall be mailed to the Declarant or the Architectural Committee and may be delivered to an Owner either personally or by mail. Any notice which is mailed shall be deemed to have been delivered twenty-four hours after a copy of same has been deposited in the United States mail, postage prepaid, addressed as follows: If to the Architectural Committee or the Declarant at P. O. Box 247, Meadview, Arizona 86444; if to an Owner, to the address of his Lot. Notwithstanding the foregoing, plans, specifications and other documents shall not be deemed to have been submitted to the Architectural Committee unless actually received by said Committee.

8.9 Binding Effect. By acceptance of a deed or by acquiring any interest in any of the Property subject to this Declaration, each person or entity, for himself or itself, 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, rules and regulations now or hereafter imposed by this Declaration and any amendments thereof. In addition, each such person by so doing thereby acknowledges that this Declaration sets forth a general scheme for the improvement and development of the Property and hereby evidences his interest that all the restrictions, conditions, covenants, rules and regulations contained in this Declaration shall run with the land and be binding on all subsequent and future Owners, grantees, Purchasers, assignees, lessees and transferees thereof. Furthermore, each such person fully understands and acknowledges that this Declaration shall be mutually beneficial, prohibitive and enforceable by the various subsequent and future Owners. Declarant, its successors,

assigns and grantees, covenants and agrees that the rights created by this Declaration shall not be separated or separately conveyed, and each shall be deemed to be conveyed or encumbered with its respective Lot even though the description in the instrument of conveyance or encumbrance may refer only to the Lot.

8.10 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 either to corporations or individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

8.11 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 this Declaration.

8.12 Interpretation. In the event of any discrepancies, inconsistencies or conflicts between the provisions of this Declaration and Architectural Committee Rules, the provisions of this Declaration shall prevail.

8.13 Joint and Several Liability. In the case of joint ownership of a Lot, the liabilities and obligations of each of the joint Owners set forth in or imposed by this Declaration, shall be joint and several.

8.14 Attorneys' Fees. In the event the Architectural Committee employs an attorney to enforce any terms of this Declaration or to collect any amounts due from an Owner or to enforce compliance with or recover damages for any violation or noncompliance with the Project Documents, the prevailing party in any such action shall be entitled to recover from the other party its reasonable attorneys' fees incurred in any such action.

IN WITNESS WHEREOF, the undersigned have executed this Declaration on the day and year first above written.

MADVIEW COMPANY LIMITED
PARTNERSHIP an Arizona
General partnership as Trustee

By John D. Ratliff
John D. RATLIFF
General Partner

CSC FINANCIAL SERVICES, INC.,
an Arizona corporation, as Trustee
under Trust 99532, and not personally

By Ruth J. DeBlase
Its Senior Trust Officer

(Notary Acknowledgments Follow...)

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me
this 15 day of August, 1988, by
John A. Pacliff partner of MEADVIEW COMPANY LIMITED
PARTNERSHIP, an Arizona general partue

My Commission Expires:

March 1 1990

NO
NOTARY
SEAL

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this
13th day of April, 1989, by Ruth I. LeBlanc,
as Senior Trust Officer of CSC FINANCIAL SERVICES, INC., an
Arizona corporation, as Trustee under Trust 99532, and not personally.

Betty P. ...
Notary Public

My Commission Expires:

6-8-92

Legal Description of the Property
Subject to this Declaration

- BLOCK A: Lots 2, 18, 19, 21, and 28
BLOCK B: Lots 16 and 17
BLOCK C: Lots 3, 4, 5, 28, and 29
BLOCK D: Lots 2, 3, 8, 13, 14, 17, 18, 21, 26, 28, and 31
BLOCK E: Lots 3, 4, 5, 9, 13, 16, 17, 22, 26, 27, and 28
BLOCK F: Lots 10, 15, 16, 21, 22, 23, 24, and 32
BLOCK G: Lots 4, 5, 10, 11, 13, 15, 20, 28, and 29
BLOCK H: Lots 3, 6, 7, 8, 11, 12, 15, 16, 20, 30, and 32
BLOCK I: Lots 4, 15, 26, 28, 30, and 31
BLOCK J: Lots 1, 2, 3, 6, 10, 14, 15, 19, 21, 22, and 23
BLOCK K: Lots 2, 3, 7, 12, 13, 14, 15, 18, 19, 25, 26, and 27
BLOCK L: Lots 7, 10, 13, 17, 24, 26, 27, and 28
BLOCK M: Lots 7, 17, 19, and 28
BLOCK N: Lots 1, 9, 18, 20, 21, 22, 23, and 25
BLOCK O: Lot 30
BLOCK P: Lots 4, 13, 20, 27, and 28

KEYSTONE UNIT 13-29-17, according to the plat thereof recorded May 22, 1961, as Fee No. 103424, in the office of the Recorder, Mohave County, Arizona.

EXCEPT all oil, gas, coal, and minerals reserved in Deed recorded in Book 69 of Deeds, page 181.

*NON-MEMBER
UNLESS
ADOPTED*

MEMBER LOTS

Legal Description of the Property Subject Only to the Restrictions, But Not the Declarations

- BLOCK A: Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 22, 23, 24, 25, 26, 27, 29, 30, and 31
- BLOCK B: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32
- BLOCK C: Lots 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 31, and 32
- BLOCK D: Lots 1, 4, 5, 6, 7, 9, 10, 11, 12, 15, 16, 19, 20, 22, 23, 24, 25, 27, 29, 30, and 32
- BLOCK E: Lots 1, 2, 6, 7, 8, 10, 11, 12, 14, 15, 18, 19, 20, 21, 23, 24, 25, 29, 30, 31, and 32
- BLOCK F: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, and 31
- BLOCK G: Lots 1, 2, 3, 6, 7, 8, 9, 12, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 30, 31, and 32
- BLOCK H: Lots 1, 2, 4, 5, 9, 10, 13, 14, 17, 18, 19, 21, 22, 23, 26, 25, 26, 27, 28, 29, and 31
- BLOCK I: Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, and 32
- BLOCK J: Lots 4, 5, 7, 8, 9, 11, 12, 13, 16, 17, 18, 20, 24, 25, 26, 27, 28, 29, 30, 31, and 32
- BLOCK K: Lots 1, 4, 5, 6, 8, 9, 10, 11, 16, 17, 20, 21, 22, 23, 24, 25, 29, 30, 31, and 32
- BLOCK L: Lots 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25, 29, 30, 31, and 32
- BLOCK M: Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, and 32
- BLOCK N: Lots 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 19, 24, 26, 27, 28, 29, 30, 31, and 32
- BLOCK O: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, and 32
- BLOCK P: Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 29, 30, 31, and 32

KEYSTONE UNIT 13-29-17, according to the plat thereof recorded May 22, 1961, as Fee No. 103424, in the office of the Recorder, Mohave County, Arizona.

EXCEPT all oil, gas, coal, and minerals reserved in Deed recorded in Book 69 of Deeds, page 181.

****PLEASE NOTE**** To the best of our knowledge, the following C.C.&R. pertains to your lot. We suggest that you check with the Mohave County Recorder for exact recordings against said property.

UNIT 7
KEYSTONE UNIT
DOCKET 174
PAGES 374 - 380
25 JUNE 1970

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, an Arizona corporation, as Trustee, being the owner of all the following premises described, situated within the County of Mohave, State of Arizona, to wit:

Lots 1 through 31 inclusive, Block "A", and
lots 1 through 32 inclusive of Blocks "B"
through "P" inclusive, KEYSTONE UNIT 13-29-17,
according to the plat of record in the office
of the County Recorder of Mohave County,
Arizona.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following express covenants, stipulations, and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to said premises and with each part and parcel thereof, to wit:

ARTICLE I - LAND USE

Section 1 - Residential use. All said lot(s) shall be known and described as mobile home and residential lots. No trade business, profession or other type of commercial activity shall not be continued upon any of said lots.

Section 2 - Water Supply. No individual water supply system shall be permitted on any lot in said subdivision.

Section 3 - Sanitary Facilities. None of said lot(s) shall be used for residential purposes prior to the installation thereon of water flush toilets, and all bathroom, toilet, or sanitary conveniences shall be inside the buildings permitted hereunder. Further, all bathrooms, toilets, or sanitary conveniences shall be connected to underground disposal facilities which meet state sanitary requirements and standards.

Section 4 - Reconveyance. The record owner of any lot may divide said lot, whether for purposes of resale or otherwise, into as many as four lots provided however that no lot smaller than 10,000 square feet results.

Section 5- Building Requirements. Property owners are not required to build or erect improvements on their property and may resell their property without building if they so choose.

Section 6 - Setbacks. No buildings, mobile homes, or structures (other than fences, trees, or hedges) shall be erected or permitted on any of said lots nearer than (20) feet from the front property line or nearer than ten (10) feet from the side property line or nearer than ten (10) feet from the rear property line of said lot.

Section 7 - Mobile Homes.

(a) The term "Mobile Home" as used herein shall mean any house trailer, mobile home, or similar movable living quarters, but shall not include camping trailers, tent trailers, pickup truck campers or similar recreation type vehicles.

(b) Mobile homes are expressly permitted upon all residential lots as single-family residential dwellings: PROVIDED, however, that said mobile home, together with any other enclosed area under the same roof shall have a combined ground floor space of not less than six hundred (600) square feet including storage and cabanas, but exclusive of any portion thereof used for garage, carport, patio, or unenclosed porch.

(c) All mobile homes placed on lot(s) must be at least forty (40) feet in length and ten (10) feet in width, and at the time they are placed thereon shall not exceed ten (10) years of age from the date of manufacture.

(d) Mobile homes placed on lot(s) must be professionally manufactured and not "homemade" or "home built," and prior to being placed thereon shall be approved as set forth in Article III herein.

(e) Cabanas, porches, and storage buildings must be attached directly or by breezeway to the mobile home. Travel trailers, campers and boats may be parked or stored on said lot(s) provided they are parked in such a manner as to not create an unsightly condition and provided further that they are not connected to sanitary facilities, water, etc. and used as a permanent or temporary residence for guest accommodations.

(f) Any mobile home placed on said lot(s) shall either be set on permanent concrete footing or shall have skirting placed completely around the base of said unit within six (6) months from the date said mobile home was placed on the lot. It is the intention of this paragraph to provide for concealment of or to eliminate the space between the mobile home and the ground.

Further, no tires, stones or other unsightly objects shall be placed on the roof of any mobile home.

Section 8 - Permanent Homes.

(a) The term "Permanent Homes" as used herein shall mean any residence constructed on a residential lot, whether frame, stucco, or masonry, but shall not include storage rooms, carports, garages, etc.

(b) All permanent homes erected on any lot shall be of new construction and shall have concrete foundations and hardwood or concrete floorings and must be approved as set forth in Article III herein. No unpainted metal sidings or roofs will be permitted.

(c) All permanent homes must be completed within twelve (12) months from the commencement of construction.

No permanent home shall be erected upon any lot which shall have less than eight hundred (800) square feet of ground floor space including storage but exclusive of any portion thereof used for a garage, carport, or outside porch.

(e) No permanent home shall be erected on any lot which shall have less than one thousand (1,000) square feet of roof.

(f) Prefabricated or pre-erected buildings are not permitted for use as a permanent home, unless specifically and individually approved as set forth in Article III herein.

Section 9 - Miscellaneous Structure.

(a) The term "Miscellaneous Structures" as used herein shall mean any structure erected on any lot except for mobile homes and permanent homes, and shall include but not be limited to patios, porches, cabanas, fences, walls, storage rooms, garages, carports, buildings, etc.

(b) All miscellaneous structures shall be subject to the restrictions described in Section 8 (b), (c) and (f) herein.

Section 10 - Camping. No construction shed, basement, garage, tent, or other structure shall be used at any time as a residence either temporarily or permanently. No camping shall be permitted on any lots in said subdivision.

Section 11 - Temporary Building's. No temporary building may be moved or constructed on any lot in the said subdivision.

ARTICLE II - MAINTENANCE

Section 1 - Garbage Containers, Butane Tanks. Disposal of garbage and refuse shall be an individual responsibility, and all garbage or trash containers, oil tanks, bottled gas tanks (other than those carried as an integral part of a mobile home) another such facilities must be in such a manner as to not create an objectionable or unsightly condition.

Section 2 - Clothes Lines. Clothes lines are restricted to the backs of lots and as far as possible shall be screened from view from any street.

Section 3 - Washing Machines, Etc. No washing machine, dryer, refrigerator, freezer or other appliance, and no machinery or tools which detract from the appearance of the area shall be exposed to view, and the same shall be kept only within a roofed and enclosed building or area, or inside of a mobile home.

Section 4 - Pets & Livestock. No animals, livestock, birds, or poultry of any kind shall be raised, bred, or kept on any of said lots. Provided, however, that personal pets such as dogs, cats or other household pets may be kept, but shall be kept fenced or always leashed, provided further, that they shall be kept in such a manner as to not create a public nuisance. This restriction is not intended to prohibit horseback riding along and across roadways.

Section 5 - Lot Appearance. No lot shall be used or allowed to become in such condition as to detract from the appearance of the area or to depreciate the value of adjacent property. No weeds, underbrush, unsightly growth, refuse piles, junk piles, or other unsightly objects shall be permitted to be placed or to remain upon said lots.

Section 6 - Signs and Rubbish. No Real Estate signs or "For Sale" signs other than those of the subdivision developer may be erected or maintained on any lots before the date of January 1, 1975, without the written approval of the developer. No general advertising signs or billboards shall be placed on any residential lot, and no unsightly objects or nuisance shall be erected, placed, or permitted and no inoperative autos or parts thereof, rubbish, used machinery or other such salvage or junk shall be placed or permitted to remain on any lot. Nor shall any premises be used in any way or for any purposes that may emit foul or noxious odors, or which may endanger the health or unreasonably disturb the holder of any lot in said subdivision. Lot owners may erect or place one "For Rent" sign, and one identifying name plate, none of which may be larger than two (2) feet square.

Section 7 - Native Vegetation. Site grading and clearing of lots shall in all cases be held to a minimum to preserve the maximum amount of native desert growth. Where site grading is required, all minor plants, brush and cactus that are destroyed by grading shall be moved from the premises or trans-planted on the lot. All major cactus and all Joshua Trees shall be transplanted on the lot and prior to commencing of any site grading, a site plan, including landscaping and transplanting plan shall be approved as set forth in Article III herein.

Section 8 - Fences. Fences may be placed upon or near the property lines but shall not exceed five (5) feet of height, and no fence or other structure shall block or obstruct any utilities easement.

ARTICLE III - ARCHITECTURAL CONTROL

Section 1 - Association.

(a) No structure of any type, including but not limited to buildings, mobile homes, permanent homes, cabanas, garages, porches, carports, storage facilities, fences, and walls shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing nature, kind, shape, height, materials, and location of the same including a site plan.

showing boundary line setbacks, location and type of underground sanitation facilities and landscaping and transplanting plan shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Governors of the Mead-view Civic Association, Inc. or by an architectural committee composed of three (3) or more representatives appointed by the Board. The Board may require changes, deletions, or revisions in order that the architectural and general appearance of all structures and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or uses are to be located. Notwithstanding any other provisions of these deed restrictions, it shall remain the prerogative and in the authority of the Board to review applications and grant approvals for exceptions to these deed restrictions. Variations from these requirements, and, in general, other forms of deviations from these restrictions imposed by this declaration may be made when and only when such exceptions, variances and deviations do not in any way detract from the appearance of the premises and are not in any way detrimental to the public welfare or to the property of other persons located in the vicinity thereof, all in the sole opinion of the Board. The Board shall act with due promptness and in the event the Board shall fail to approve or disapprove of any matter submitted to it here under within thirty (30) days from submission, the application shall be deemed approved, providing it meets with the requirements of these restrictions.

(b) **Every** owner of every lot in the unincorporated community of Meadview, Mohave County, Arizona whose property is affected by a Recorded Declaration of Restrictions referring to Meadview Civic Association, Inc. shall be a member of said Association in accordance with the provisions of the By-Laws thereof. Such membership shall be appurtenant to and may not be separated from ownership of any lot.

Every owner or purchaser of every lot as described above is deemed to covenant, and agree to pay to the Meadview Civic Association, Inc. annual assessments in accordance with the By-Laws thereof.

(d) The annual assessments shall be a charge on the land and shall be a continuing lien upon the lot against which such assessment is made.

(e) The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the owners and residents of the community and for the improvements and maintenance of the Association's facilities.

Section 2 - Approval or Variance. Any approval or variance granted by the Association must be given in writing and the granting of said approval or variance shall in no way affect any of the other provisions of these restrictions, which shall remain in full force and effect.

Section 3 - Interpretation. In the event of any ambiguity in any provision of these restrictions, excepting Article IV, Section 7, the interpretation of the Association as to the meaning intended shall prevail.

ARTICLE IV - GENERAL PROVISIONS

Section 1 - Easements. The developer or his successors reserves easements over or under the surface, or both, required for the installation and maintenance of electric lines, telephone lines, water lines, and other public utilities, with the right to assign the easements. The easements herein reserved shall consist of a ten (10) foot strip of land along all side and rear lot lines.

Section 2 - Zoning Conflict. In the event of any conflict between these restrictions and any existing or future zoning regulations established by Mohave County or any other Governmental body, then the restriction or regulation which is more restrictive shall apply.

Section 3 - Enforcement.

(a) The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by an Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(b) In the event of a violation of any of the provisions hereunder having to do with the prevention of unsightly or unsanitary conditions, the Association, its agents, or assigns shall have the right to enter upon the land and remove the offending objects at the expense of the owner, who shall pay

the same upon demand, and such entry shall not be deemed a trespass.

Section 4 - Amendments. The Trustee expressly reserves the right to make any reasonable and necessary changes in these restrictions (excepting Section 7 hereunder) until no less than ninety percent (90%) of all lots have been sold, after which time there shall be no changes in any of these restrictions without the formal approval of the Meadview Civic Association, Inc., provided, however, that with respect to any lot which may not have been sold, or any lot that subsequently reverts to Trustee, the Trustee expressly reserves the right to amend, add or delete any or all provisions of these restrictions, said changes become effective upon the sale or conveyance of such lot in accordance with Section 7 hereunder.

Section 5 - Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise effect any other provisions which shall remain in full force and effect.

Section 6 - Term. The foregoing restrictions and covenants run with the land and shall be binding on all persons claiming under them until January 1, 1990, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, or so long thereafter as may be now or hereafter permitted by law.

Section 7 - Applicability. Notwithstanding anything to the contrary in this document, each restriction, term, and condition set forth in this document shall apply only to, and at such times as, lots in the subdivision are subject to a sale by Trustee to a third-party lot purchaser and/or are conveyed to said purchaser, his successor, or assigns.

IN WITNESS WHEREOF, the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as Trustee, has hereunto caused its corporate name to be signed, its corporate seal affixed, and the same to be attested by the signatures of its duly authorized officers, this 24th day of June 1970.