

Recording Requested By:  
FIRST AMERICAN TITLE

When Recorded Mail To:

First American Title  
111 West Monroe  
Phoenix, Az. 85003  
Attn: RNC-Trust Dept.



INDEXED #4 #3  
12459 BK 2344 PG 825  
OFFICIAL RECORDS OF MOHAVE COUNTY AZ.  
W. JOAN McCALL, MOHAVE COUNTY RECORDER  
03/02/94 12:05 P.M. PAGE 1 OF 2  
FIRST AMERICAN TITLE  
RECORDING FEE 10.00

### COVENANTS, CONDITIONS AND RESTRICTIONS

Trust No. 7905

WHITE HILL BUILDING AND DEVELOPMENT CORP., an Arizona Corporation, as Declarant and beneficiary, acting through First American Title Insurance Company, as Trustee, holder of fee title to:

Lots 201 through 255; Lots 257 through 270; Lots 300 through 313; Lots 356 through 371; Lots 463 through 472 and Lot 546 of GOLDEN HORSESHOE RANCHOS UNIT 1, according to the plat thereof, recorded January 31, 1962 at Fee No. 109688, in the office of the County Recorder of Mohave County, Arizona.

does make the following declarations to run with the property:

1. All lots shall be zoned R-1 Single Family Residential.

The Planning and Zoning laws of Mohave will be strictly enforced. Copies of the zoning laws and definitions are available at the office of the Mohave County Planning and Zoning Department.

No mobile home thereon shall be less than 10' x 50' and, no mobile home thereon shall be more than (5) years of age, unless it has been inspected and approved by a representative of White Hill Building & Development or the Landowners Association. No mobile home or single family residence thereon shall be occupied by more than one (1) family. No lot shall be used or occupied as a place of residence until a septic system has been installed and the Health Department has approved it. All toilet facilities thereon shall be located inside the mobile home or house.

2. BUILDING SITE: A building site shall consist of at least one (1) lot as platted.

3. ADDITIONS: Any addition to any mobile home shall be permanent in nature, or new construction and comply with all applicable building codes. No corrugated or tin roofing shall be used at any time. Plans and specifications for an addition to any mobile shall be approved by White Hill Building & Development, or assigns or the Landowners Association, prior to the commencement of constructions.

4. SIDE AND FRONT YARDS: No mobile home or any addition thereto shall be placed closer than twenty-five (25) feet to the front lot line of each lot or closer than ten (10) feet to the side lot line or closer than ten (10) feet to the rear of line.

5. ANIMALS: Refer to the Mohave County Zoning Laws.

6. SIGNS: No billboards, outdoor advertising display or sign shall be constructed, erected, used or placed upon any lot without the written consent of White Hill Building & Development, or assigns, provided however, that White Hill Building & Development shall have the right to erect, maintain, and, place signs advertising the sale of lots in GOLDEN HORSESHOES RANCHOS UNIT 1.

7. MAINTENANCE: All lots whether occupied or not, shall be kept clean, free of refuse or debris and in an presentable condition at all times. The Landowners Association shall have the right to go on any lot at any reasonable time to clean or cut grass. The cost of cleaning or cutting may be charged to the owner of the lots.

8. DIVISION FENCES: Fences on residential property, not exceeding six (6) feet in height, may be erected on the boundary lines of a building site, but the same shall not extend beyond the front building setback.

9. ASSOCIATION: Declarant desires to form a non-profit corporation, (Golden Horseshoes Ranchos Landowners Association) to 1) Establish, levy and collect and disburse assessments for road maintenance; 2) As agent and representative of the owners of the above property to administer and enforce all provisions hereof.

10. **ASSESSMENTS:** The initial Assessment shall be \$100.00 per lot per year payable on a calendar year basis with the first assessment due January 1. Assessments shall be amended by a majority vote of the owners of the lots. The assessments shall run with the land and the Association may file a lien for the amount of the assessment, interest and attorney's fees for any delinquent assessments.

11. **AMENDMENTS:** These restrictions shall run for 10 years and shall automatically renew for two successive 10 year increments. These restrictions may be amended or revoked by 50% of the lot owners with one vote per lot.

DATED: 2-28-94

DECLARANT:

WHITE HILL BUILDING & DEVELOPMENT CORP.

By: Ralph McGrath, Jr. Pres.

TRUSTEE:

FIRST AMERICAN TITLE INSURANCE COMPANY,  
as Trustee for Trust No. 7897, 7905

By: Roderick N. Collier

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This instrument was acknowledged and executed before me this 10<sup>th</sup> day of March, 19 94 by Ralph McGrath who acknowledged to be the President of White Hill Building & Development Corp., an Arizona corporation, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

My Commission Expires:

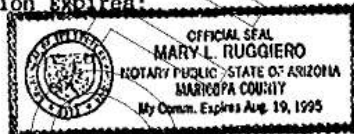


Mary L. Ruggiero  
Notary Public

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This instrument was acknowledged and executed before me this 10<sup>th</sup> day of March, 19 94 by Roderick N. Collier who acknowledged to be the Trust Officer of First American Title Insurance Company, a California corporation, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

My Commission Expires:



Mary L. Ruggiero  
Notary Public