

STATE OF ARIZONA, County of Yavapai—

11099

YAVAPAI TITLE CO.

I do hereby certify that the within instrument was filed and recorded at the request of
on Sept 12 AD, 1955 at 8:35 o'clock A M. Book 372 Official Records
Page 330-331-332, Records of Yavapai County, Arizona.

WITNESS my hand and official seal the day and year first above written.

FRANK C. BAUER, County Recorder.

By Evelyn S. Jarro Deputy

INDEXED

DECLARATION OF RESTRICTIONS
AFFECTING
WILLIAMSON VALLEY ESTATES, PLAT TWO

KNOW ALL MEN BY THESE PRESENTS:

That YAVAPAI TITLE COMPANY, an Arizona Corporation, as Trustee, being the owner of all of the following described premises, situated within the County of Yavapai, State of Arizona, to-wit:

Lots 16 to 31, inclusive, WILLIAMSON VALLEY ESTATES, Plat Two, per may recorded in Book 11 of Maps, Page 41 in the office of the Yavapai County Recorder.

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

1. All lots in said Williamson Valley Estates, Plat Two, shall be known and described as residential building lots.
2. No structure, including stables, corrals, wells, septic tanks and leach lines, shall be commenced or erected on any of said lots until the design and location of such structures and the kind of materials to be used in such structure have been approved by the Board of Directors of the Williamson Valley Development Company or a committee appointed by the Board of Directors of the Williamson Valley Development Company. HOWEVER, if no committee is in existence or if said committee fails to give such approval or disapproval within thirty (30) days after such plans and written application for approval have been submitted to it, then such approval shall not be required.
3. Each dwelling shall be constructed or assembled on said lot and shall be of new construction; and no buildings shall be moved from any other location onto any of said lots.
4. Not more than one single-family dwelling, with garage or carport, shall be built upon any one lot, unless said lot shall be resubdivided in accordance with restriction 6, below, in which event one single-family dwelling may be constructed upon each half lot.
5. No building or improvement of any kind shall be erected on any lot nearer than 50 feet to the front line, nor nearer than 50 feet to any side lot line, except that, where surface terrain or shape of lot is not suitable for building construction within said limitations, a request for a variance shall be presented to, and approved by the Board of Directors of Williamson Valley Development Company, pursuant to restriction 2, above.
6. Each lot in Williamson Valley Estates, Plat Two, may be resubdivided; each lot resulting from resubdivision shall be at least two acres in size, and all the restrictions herein shall apply to each lot resulting from resubdivision in the same manner as applicable to platted lots.

7. Any dwelling containing three or more bedrooms, or two or more bedrooms and den, shall have a floor area of not less than twelve hundred (1200) square feet, and any dwelling containing two bedrooms or less, including den, shall have a floor area of not less than one thousand (1,000) square feet. HOWEVER, the Architectural Committee may, in its discretion, approve in writing the construction of a dwelling containing less than the above minimum floor area, but not less than 75% of such minimum floor area, if, in its opinion, the architectural design of such proposed dwelling will not detract from the appearance and value of lots in said subdivision.
8. Pending availability of public sewers, sewage disposal shall be effected by means of individual septic tanks; the type of tank, its construction, location on lot and tile disposal field shall be approved by the Yavapai County Health Department. No cesspools or outside toilets shall be permitted. All wells, septic tanks and leach lines shall be constructed at least 50 feet from each lot line unless an exception therefor shall be granted by the Board of Directors of the Williamson Valley Development Company, pursuant to restriction 2, herein, upon petition of the property owner based upon the shape of his property and the terrain or topography of the land.
9. Only dogs, cats and other domestic household pets shall be kept or maintained by any property owner, and livestock, which shall include horses and cattle, shall not exceed two (2) head per acre of property owned. All such livestock shall be kept within fences, and the fenced area shall be approved by the Board of Directors of the Williamson Valley Development Company, pursuant to restriction 2, above. No animals, including livestock, shall be maintained or bred for any commercial purpose or in any manner which interferes with the use and enjoyment of any person's property by adjacent and adjoining property owners.
10. No hedge, fence or wall shall be built or maintained without the written approval of the Board of Directors of the Williamson Valley Development Company, pursuant to restriction No. 2 above.
11. No garage, basement, outbuilding, shack, barn, tent, trailer, or temporary structure placed or maintained on any lot shall at any time be used or occupied as a dwelling, nor shall any structure of a temporary character be used as a dwelling, except that a trailer or camper may be occupied during construction and building operations but not exceeding 120 days.
12. No billboard or advertising shall be placed or maintained; PROVIDED HOWEVER, that the Williamson Valley Development Company, an Arizona Corporation, its successors or assigns, may place or erect and maintain customary signs and offices for it or its accredited agents, and such signs and offices may be moved from time to time to other locations.
13. No noxious or offensive trade or activity shall be carried on in the subdivision, nor shall anything be done therein which may be or become a nuisance to the neighborhood. No property shall be used as a dumping ground for rubbish.

The foregoing restrictions and covenants run with the land and shall be binding on all persons owning any property in Williamson Valley Estates, Plat Two, until January 1, 1990 at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the said lots in said Williamson Valley Estates, Plat Two, it is agreed to change the said covenants in whole or in part.

If there shall be a violation or threatened or attempted violation of any of said covenants, conditions, stipulations, or restrictions, it shall be lawful for any person or persons owning any property in said Williamson Valley Estates, Plat Two, to prosecute proceedings at law or in equity against the person or persons violating or attempting or threatening to violate any such covenants or restrictions, and either prevent him or them from so doing, or recover damages or other dues for such violation.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in nowise affect any of the other provisions, which shall remain in full force and effect.

Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all of the protective restrictions hereof.

IN WITNESS WHEREOF, YAVAPAI TITLE COMPANY, an Arizona Corporation, as Trustee, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signatures of its duly authorized officers this 9th day of September, 1965.

YAVAPAI TITLE COMPANY, an Arizona Corporation, as Trustee

BY Frank B. Kelly
FRANK B. KELLY, President

ATTEST:

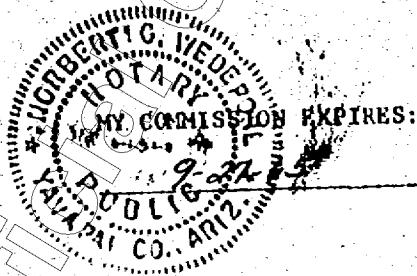
Kenneth Waters
KENNETH WATERS, Assistant-Secretary

STATE OF ARIZONA)
COUNTY OF YAVAPAI) ss

On this the 9th day of September, 1965, before me, the undersigned officer, personally appeared FRANK B. KELLY and KENNETH WATERS, who acknowledged themselves to be the President and Assistant-Secretary, respectively, of YAVAPAI TITLE COMPANY, an Arizona Corporation, and also that they, as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Assistant-Secretary, respectively.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert H. Wedepohl
NOTARY PUBLIC



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