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COUNTRY CLUB NORTH UNIT TWO

AMENDMENT TO DECLARATION OF RESTRICTIONS

The following amendments to the Declaration of Restrictions pertaining to Country Club North Unit Two were made and dated this 3rd day of May, 1976, by the undersigned majority of the lot owners of said unit.

WITNESSETH

WHEREAS, the undersigned declarants consist of a majority of the lot owners in that certain subdivision, containing eighteen (18) lots numbered 38 through 55, situated in the County of Maricopa, State of Arizona, as shown upon that certain Map entitled "Country Club North Unit Two", which map was filed for record in the office of the County Recorder of Maricopa County, State of Arizona, on March 31, 1970, in Book 129 of Maps, at Page 21, to which said map and the said record thereof reference is hereby made, and

WHEREAS, a Declaration of Restrictions, made and dated April 6, 1970, setting out 24 restrictions, conditions, covenants and agreements affecting said 18 lots in Country Club North Unit Two, were filed in the records of the County Recorder, County of Maricopa, State of Arizona, on April 7, 1970, in Docket 8076, Page 538 et seq, to which said Declaration of Restrictions and said record thereof, reference is hereby made, and

WHEREAS, the undersigned majority of the lot owners in Country Club North Unit Two are desirous of amending said Declaration of Restrictions as therein provided, and therefore said majority do hereby amend the below numbered paragraphs of said Declaration of Restrictions as follows:

2. a. No building shall be erected, placed or altered on any lot until the construction plans and specifications, and

Restrictions herein, if any, based on race, color, religion, sex, handicap, familial status or national origin are deleted.

*all others are
signature
pages*

a plan showing the location of the structure, have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

b. Construction plans and specifications shall specify that construction materials for erection of exterior walls of any structure shall be of concrete block, cinder block, slump block, brick, frame-stucco or block-stucco.

c. The Architectural Control Committee may authorize reasonable deviations from the requirements of b above if such deviations do not adversely affect the appearance, quality, or harmony of Country Club North Unit Two, nor adversely affect the market value of existing homes in said Unit.

d. The existence of any present structure within said Unit which does not meet the minimum standards of these amended restrictions shall not be construed as a basis for any waiver of said amended restrictions.

3. Size. The floor area of the dwelling, exclusive of porches, garages, carport and patio, shall be not less than 1,800 square feet unless otherwise approved by the Committee. No prefabricated building or other structure of any nature whatsoever, permanent or temporary, shall be moved or placed upon, or assembled or otherwise maintained on any lot, provided, however, that a temporary

office, trailer office, tool shed, lumber shed and/or sales office may be maintained upon any lot or lots by any building contractor for the purpose of erecting and selling dwellings on any lot or lots, but such temporary structures shall be removed at completion of construction or selling of dwelling, whichever is later.

5. Fences. No fence or wall higher or lower than six feet (6') shall be constructed across the rear property line of any lot nor shall any fence or wall be constructed upon any lot unless constructed of concrete block, cinder block, slump block, brick or block-stucco, and its design and style are first approved by said Committee. Fences or walls constructed within the area of the minimum front or side street setback lines (as defined in Paragraph No. 4 herein) shall not exceed two feet six inches (2' 6") in height; fences or walls constructed on any side lot line shall not be more than or less than six feet (6') in height.

17. Architectural Control Committee. The Architectural Control Committee shall be composed of Edward E. Simpson, Edward Joseph Krolak, and Jon A. Groff. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the 18 lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

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In Witness Whereof, the undersigned lot owners of
Country Club North Hill Two, have signed their names on the date
indicated.

Lot 38 Hugh Ginter 4-28-76
Cardozo Ginter 4-28-76
Lot 39 _____

Lot 40 R. H. Dent 4-28-76
Erica M. Dent 4-28-76

Lot 41 Charles D. Kiser 4-28-76
Glenn D. Kiser 4-28-76

STATE OF ARIZONA)
COUNTY OF MARICOPA)

WT 116610 855

On this, the 27 day of April, 1976, before me the undersigned Notary Public, personally appeared James L. Hoff and Barbara L. Hoff, who acknowledged themselves to be the owners of Lot 54, Country Club North Unit Two, and executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

James L. Hoff
Notary Public

My Commission Expires:

July 22, 1978

STATE OF ARIZONA)
COUNTY OF MARICOPA)

STATE OF ARIZONA)
COUNTY OF MARICOPA)
I hereby certify that the within instrument was filed and recorded at request of

MAY 5 - 1976 - 11:25
Doc # 116610
in page 116610
Witness my hand and official seal this day and year aforesaid.

Notary Public
James L. Hoff

On this, the 22 day of April, 1976, before me the undersigned Notary Public, personally appeared James L. Hoff and Barbara L. Hoff, who acknowledged themselves to be the owners of Lot 55, Country Club North Unit Two, and executed the foregoing instrument for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official

seal.

James L. Hoff
Notary Public

My Commission Expires:

July 22, 1978