AMBREMMENT TO DECLARATION OF PERTRICTIONS

5-6-76

KNOW ALL MEN BY THESE PRESENTS:

That Clyde L. Staggs Development Corporation, an Arizona corporation, being the owner of the majority of the following described premises, situate in the County of Maricopa, State of Arizona, to-wit:

Lots 1 thru 3h, inclusive; LUMAR VISTA ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arisona in Book 167 of Maps, page 7, thereof;

and desiring to establish the nature of the use and enjoyment therews, did record or cause to be recorded on April 3, 1974, in Docket 10568, pages 115-118, in the Office of the County Recorder, Markeops County, Arizona a Declaration of Hestrictions declaring said lots in LUMAR VISTA ESTATES subject to the express conditions and stipulations as to the use and enjoyment thereof, contained within the aforesaid Declaration of Restrictions.

EOW, THEREFORE, the said Clyde L. Staggs Development Corporation does bereby smend Paragraph 1, $1^{\rm h}$, and 19 of the aforesaid Declarations, to read as follows:

- 1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed one story in height and a private garage. Each private garage shall be completely enclosed and affixed with a garage foor. Carports may be constructed only with the approval of the Architectural Control Committee. One and one-half (1 1/2) and two (2) story single-family dwellings may be constructed only with the approval of the Architectural Committee; no business, trade, or manufacturing of any nature or description shall be carried on or transacted on any portion of said property nor shall any part of said premises be used as a hospital or sanitarium or other place for hire for the care of entertainment of persons suffering from any disease or disability whatsoever.
- CARE OF PROPERTIES: All vecent lots in this subdivision shall be at all times kept free of rubbish and litter; weeds and grass shall be diaced out or kept well move so as to present a tidy appearance. The yards and grounds in connection with all improved properties shall be at all times kept in a nest and sightly condition and shall be cultivated and plagted to any extent sufficient to maintain an appearance not out of keeping with that of typical improved properties in this subdivision. During prolonged absonce, owner of said lot agrees he will arrange for the care of the property, during such absence. In the event a lot owner does not maintain his lot in a neat, proper manner, any six record owners acting in concert, may mave said lot elemned up and upon refusal to pay within thirty (30) days from date upon filing an affidavit that said owner -- fuses to maintain said lot in a next and proper menner, may file said affidavia ... the County Recorder of Maricopa County, State of Arizona, stating the smount therein and to whom it was paid and the date and such amount shall constitute a lien against said lot. So over-might parking any trucks, pickup trucks, or trailers will be permitted in the street, and furthermore. so vehicles other then passenger cars and pick-up trucks will be parked in open carports. No gravel, rock or may other form of lawn may be cultivated other than a natural grass lawn, without the approval of the Architectural Control Committee.

19. ARCHITECTURAL CONTROL CONSTITUE: The Architectural Control Committee shall be composed of CLYME L. STAGGS and DOUG SARDANL. A majority of the Committee may designate a representative to not for it. In the event of death or resignation of any number of the committee, the remaining members shall have full suthority to designate a successor. Neither the numbers of the committee, nor its designated representatives, shall be entitled to any compensation for services performed represent to this coverant. At any time, the then record owners of a sajority of the 34 lone 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.

IS WITHERS WHEREOF, Clyde L. Staggs P-velopment Corporation, an Arizona corporation, has bereunto expend its corporate seel to be affixed and the name to be attended by the signature of its duly authorized officer, this fitted as at ________, 1976.

CLYDE L. STAGGS DEVELOPMENT CORPORATION, an Arisona corporation

Clyde L. Stage, Frasilen)

STATE OF ARIZONA

County of Marieopa)

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Notary Public

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Is wighted themsof, Clyde L. Stages Development Corporation, an Arisans corporation, has hereunto caused its corporate meal to be affined and the name to be attended by the signature of its daily sufficient officer, this name to be attended by the signature of its daily sufficient officer, this name to be attended by the signature of its daily sufficient officer, this name to be attended by the signature of its daily sufficient officer.

CLAUR L. STACOS DEFENDIMENT CONFORMATION.

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County of Marioupa).

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