

WHEN RECORDED, RETURN TO:

Donald E. Dyekman, Esq.
Dickinson Wright PLLC
1850 North Central Avenue
Suite 1400
Phoenix, AZ 85004

**AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SEDONA RANCH ON OAK CREEK**

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**AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
SEDONA RANCH ON OAK CREEK**

This Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sedona Ranch on Oak Creek (the "**Declaration**") is made this 31 day of October, 2016, by La Merra Holdings, LLC, a Delaware limited liability company ("**Declarant**").

INTRODUCTION

A. A Declaration of Covenants, Conditions and Restrictions for The Retreat at Oak Creek (the "**Original Declaration**") was recorded in Book 4513, Page 848 in the records of the County Recorder of Yavapai County, Arizona, imposing certain covenants, conditions, restrictions, easements and other servitudes on the real property legally described on Exhibit A attached hereto (the "**Property**") for the purpose of creating a general plan of development of a planned community to be known as The Retreat at Oak Creek. The plat of The Retreat at Oak Creek (the "**Original Plat**") was recorded in Book 59, Page 99, in the records of the County Recorder of Yavapai County, Arizona. The real property included within the Original Plat was replatted as La Merra, a subdivision according to the plat recorded in Book 61, Pages 27-32, in the records of the County Recorder of Yavapai County, Arizona. The Declarant recorded a Final Plat of Sedona Ranch on Oak Creek in 2016 - 0054832 in the records of the County Recorder of Yavapai County, Arizona, which is a replat of La Merra according to the plat recorded in Book 61, Pages 27-32, in the records of the County Recorder of Yavapai County, Arizona.

B. Pursuant to the Assignment and Assumption of Declarant's Rights and Appointment of Design Review Committee recorded in Book 4957, Page 19 and the Assignment and Assumption of Declarant's Rights and Appointment of Design Review Committee recorded as Instrument No. 2015-0026045A in the records of the County Recorder of Yavapai County, Arizona, the Declarant holds all of the rights of the Declarant under the Original Declaration.

C. Section 11.01 of the Original Declaration provides that the Original Declaration may be amended by the Declarant for so long as Declarant owns any portion of the Project. The Declarant currently owns all but one of the Lots subject to the Original Declaration, and therefore, the Declarant has the right to amend the Original Declaration.

D. By executing and recording this Declaration with the County Recorder of Yavapai County, Arizona, the Declarant intends to impose upon the Property mutually beneficial covenants, conditions, restrictions and easements to establish a flexible and reasonable procedure for the overall development, administration, maintenance, use and preservation of the Property. This Declaration will change the name of the planned community subject to this Declaration from The Retreat at Oak Creek to Sedona Ranch on Oak Creek. The Declarant intends for this Declaration to create equitable servitudes and covenants appurtenant to and running with the

Property and which will be binding upon all future Owners of all or any portion of the Property and any other Person acquiring any right, title or interest in or to all of any portion of the Property.

E. The Declarant desires to provide for the creation of a nonprofit corporation under the laws of the State of Arizona to administer and maintain, repair and replace the Association Maintained Property and to provide for the levying and collecting of Assessments and other charges by the Association for the purpose, among other things, of paying all costs and expenses incurred or to be incurred by the Association in connection with the maintenance, repair and replacement and administration of the Association Maintained Property and the enforcement of the covenants, conditions and restrictions contained in this Declaration. The Association also may provide community services benefiting all or a portion of the Property, promote compliance with the Community Documents through education and communications programs and develop and implement programs and services to encourage interaction and a sense of community among Owners and Residents of the Property.

F. The Declarant intends that this Declaration shall supersede and replace the Original Declaration in its entirety.

ARTICLE 1

DEFINITIONS

Unless otherwise defined, the following words and phrases when used in this Declaration shall have the meanings set forth in this Article.

“Association Maintained Property” means (a) all Common Area; (b) all land, and the Improvements situated thereon, located within the boundaries of a Lot or a public right-of-way which the Association is obligated to maintain, repair and replace pursuant to the terms of this Declaration, the Plat or other Recorded document executed by the Declarant or the Association; (c) the Landscape Easements identified on the Plat; (d) the Irrigation Easements identified on the Plat; (e) the Setback Landscape Easements granted on the Plat; and (f) the Trail Easement referenced in Section 5.10.

“Articles” means the Articles of Incorporation of the Association, as amended from time to time.

“Assessable Lot” means a Lot owned by a Person other than the Declarant or the Builder.

“Assessment” means a Regular Assessment or Special Assessment.

“Assessment Lien” means the lien created and imposed by Article 7.

“Assessment Period” means the period set forth in Section 7.4.

“Association” means Sedona Ranch on Oak Creek Homeowners Association, an Arizona nonprofit corporation, and its successors and assigns.

“Association Rules” means the rules adopted by the Board pursuant to Section 6.3.

“Board” means the Board of Directors of the Association.

“Builder” means DH Sedona, LLC, an Arizona limited liability company, and its successors and any Person to whom it may assign its rights as a Builder under this Declaration; provided, however, that such rights may only be assigned to a Person who acquires from the Builder one or more Lots from the Builder and who is engaged in the business of constructing dwelling units for the purpose of resale in the ordinary course of such Person’s business.

“Bylaws” means the Bylaws of the Association, as amended from time to time.

“Common Area” means: (a) Tracts A, B, C, D, G and H, Sedona Ranch on Oak Creek, according to the plat recorded in Book ___, Pages, ___, in the records of the County Recorder of Yavapai County, Arizona; (b) any real property identified as Common Area in a Declaration of Annexation recorded pursuant to Section 2.3; and (c) all land, together with all Improvements situated thereon, which the Association at any time owns in fee or in which the Association has a leasehold interest for as long as the Association is the owner of the fee or leasehold interest, except that Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed in lieu of foreclosure.

“Common Expenses” means the actual and estimated expenses incurred or anticipated to be incurred by or on behalf of the Association, including any allocations to reserves determined by the Board to be necessary and appropriate, and all other financial liabilities of the Association.

“Community Documents” means, collectively, this Declaration, the Articles, the Bylaws, the Association Rules and the Design Guidelines, all as amended from time to time.

“Construction” means any devegetation, excavation or grading work or the construction, erection or installation of an Improvement on a Lot.

“County” means Yavapai County, Arizona.

“Declarant” means La Merra Holdings, LLC, a Delaware limited liability company, and any Person to whom it may expressly assign any or all of its rights under this Declaration by a Recorded instrument.

“Declarant Control Period” means the period commencing upon the Recording of this Declaration and ending on the earlier of (a) the date that the Declarant no longer owns or has an option to purchase any Lot or (b) the date specified in a written notice from the Declarant to the Board as the date that the Declarant Control Period will terminate.

"Declaration" means this Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sedona Ranch on Oak Creek, as amended from time to time.

"Design Guidelines" means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to Section 3.11, as amended or supplemented from time to time.

"Design Review Committee" means the committee created pursuant to Section 3.11.

"First Mortgage" means any mortgage or deed of trust on a Lot which has priority over all other mortgages and deeds of trust on the same Lot.

"First Mortgagee" means the holder or beneficiary of any First Mortgage.

"Improvement" means: (a) any Residence, building, fence or wall; (b) any swimming pool, tennis court, basketball goal, backboard or apparatus or playground equipment; (c) any road, driveway or parking area; (d) any trees, plants, shrubs, grass or other landscaping improvements of any type and kind; (e) any statuary, fountain, artistic work, craft work, figurine or ornamentation of any type or kind, (f) flagpole; and (g) any other structure of any type, kind or nature.

"Lessee" means the lessee or tenant under a lease, oral or written, of any Lot.

"Lot" means a parcel of land within the Project, whether improved or unimproved, intended for independent ownership and use and designated as a "Lot" on the Plat and any Residence, building, structure or other Improvement situated thereon.

"Maintenance" means care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

"Maintenance Standard" means the standard of Maintenance of Improvements situated on Lots established from time to time by the Board or, in the absence of any standard established by the Board, the standard of Maintenance of Improvements situated on Lots generally prevailing throughout the Project.

"Member" means any Person who is a member of the Association as provided in Section 6.6.

"Modification" means an addition, alteration, repair, change or other work (including, without limitation, the painting of the exterior of a residence or other Improvement) which in any way alters the exterior appearance of any Improvement located on a Lot.

"Motor Vehicle" means a car, van, sport utility vehicle, bus, truck, recreational vehicle, motor home, motorcycle, all terrain vehicle, utility vehicle, pickup truck or other motor vehicle.

“Native Area” means that portion of a Lot that is within the FEMA Floodway as shown on the Plat.

“Owner” means the record owner, whether one or more Persons, 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 Persons having an interest in a Lot merely as security for the performance of an obligation or a Lessee. The record owner of fee title to a Lot subject to an option to purchase shall be the Owner of the Lot until the option is exercised and fee title to the Lot is conveyed to the optionee. Owner shall include a purchaser under a Recorded contract for the conveyance of real property subject to the provisions of A.R.S. § 33-741, *et. seq.* 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 a Lot subject to a deed of trust pursuant to Arizona Revised Statutes, Section 33-801, *et seq.*, the Trustor shall be deemed to be the Owner. In the case of a Lot the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

“Person” means a natural person, corporation, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision or agency, or other legal or commercial entity.

“Plat” means, individually and collectively, (a) the plat of Sedona Ranch on Oak Creek in Book ___, Pages, ___, in the records of the County Recorder of Yavapai County, Arizona, and all amendments, supplements and corrections thereto; and (b) any subdivision plat recorded against any real property which is annexed and subjected to this Declaration pursuant to Section 2.3, and all amendments, supplements and corrections thereto.

“Property” or “Project” means the real property described on Exhibit A attached to this Declaration and any real property which is annexed and subjected to this Declaration pursuant to Section 2.3.

“Purchaser” means any Person, other than the Declarant or the Builder, who becomes the Owner of a Lot, except for: (a) a Person who purchases a Lot and then leases it to the Declarant or the Builder for use as a model in connection with the sale or lease of other Lots; or (b) a Person who, in addition to purchasing a Lot, is assigned any or all of the Declarant's rights or the Builder's rights under this Declaration.

“Recording” means placing an instrument of public record in the office of the County Recorder of Yavapai County, Arizona, and **Recorded** means having been so placed of public record.

“Regular Assessment” means the Assessments levied pursuant to Section 7.2.

“Residence” means any building, or portion of a building, situated upon a Lot and designed and intended for independent ownership and for use and occupancy as a residence.

“Resident” means each person occupying or residing in any Residence.

“Special Assessment” means any assessment levied pursuant to Section 7.3.

“Visible From Neighboring Property” means, with respect to any given Improvement, that such Improvement is or would be visible to a natural person six feet tall, standing at ground level on any part of any Lot, the Common Area or any public street within or adjacent to the Project.

ARTICLE 2

PLAN OF DEVELOPMENT

2.1 Purpose and Binding Effect. The Declarant intends by this Declaration to impose upon the Property covenants, conditions, restrictions and easements to create a general plan of development for the Property and to provide a flexible and reasonable procedure for the administration, maintenance, preservation, use and enjoyment of the Property. The Declarant declares that all of the Property shall be held, sold, used and conveyed subject to the easements, restrictions, conditions and covenants set forth in this Declaration which are for the purpose of protecting the value, desirability and appearance of the Property. The Declarant further declares that all easements, restrictions, conditions and covenants in this Declaration shall run with the Property and shall be binding upon and inure to the benefit of the Declarant and all Owners, Lessees and Residents and all other Persons having or acquiring any right, title or interest in the Property or any part thereof, their heirs, successors, successors in title and assigns. Each Person who acquires any right, title or interest in the Property, or any part thereof, agrees to abide by all of the provisions of the Community Documents. This Declaration shall be binding upon and shall be for the benefit of and enforceable by the Association. The Declarant makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents, or as to the compliance of any of the provisions of the Community Documents with public laws, ordinances and regulations applicable thereto.

2.2 Disclaimer of Implied Covenants. The Declarant makes no representation or warranty that the Project will be developed in accordance with the zoning and development plan as it exists as of the Recording of this Declaration. Each Owner, Lessee, Resident and other Person acquiring any Lot or other property in Project acknowledges that the zoning and development plan may be amended from time to time by the County. The Declarant makes no warranties or representations, express or implied, as to the binding effect or enforceability of all or any portion of the Community Documents or as to the compliance of any provision of the Community Documents with public laws, ordinances, or regulations applicable to Project. Nothing contained in this Declaration and nothing which may be represented to a purchaser by real estate brokers or salesmen shall be deemed to create any implied covenants, servitudes or restrictions with respect to the use of any property subject to this Declaration.

2.3 Annexation of Additional Property. The Declarant shall have the right to annex and subject to this Declaration any real property within the County without the consent of the Association or any other Owner or other Person having any right, title or interest in the Property or any part thereof. The annexation of additional real property shall be effected by the Declarant Recording a Declaration of Annexation setting forth the legal description of the real property being annexed, stating that the real property is annexed and subjected to this Declaration and describing any portion of the real property that will be Common Area to be owned by the Association. If the real property being annexed is not owned by the Declarant, the Declaration of Annexation must be signed by the owner of fee title to the real property being annexed. Real property annexed by the Declarant pursuant to this Section need not be contiguous with other property already subject to this Declaration.

2.4 Water Improvement District. Domestic water service to the Lots shall be provided by the Retreat at Oak Creek Domestic Water Improvement District (the "**Water District**"). The water delivery system, including all production, pumping, treatment, storage, transmission, distribution, and pressure and metering facilities for the Project's infrastructure, and fire hydrants to provide both domestic water and fire protection water service to the Lots and Common Area (the "**Water System**") will be owned, operated and maintained by the Water District. The Water District is a political subdivision of the State of Arizona with specific geographic boundaries and the authority to construct and operate a domestic water system and to charge and collect water rates and user fees. The Water District will be managed by a board of directors elected by the property owners within the District. All charges for domestic water to the Project shall be billed by the Water District to the Association and will be a Common Expense that will be assessed to the Owners as part of the Regular Assessment.

2.5 Access Gates. One or more electronically activated access gates have been installed to limit access to the Property and provide more privacy for the Owners, Lessees and Residents. The access gates shall be part of the Common Area and shall be maintained, repaired and replaced by the Association. Each Owner, Lessee and Resident acknowledges and agrees that the access gates do not guarantee the safety or security of the Owners, Lessees or Residents or their guests or guarantee that no unauthorized person will gain access to the Project. Each Owner, Lessee and Resident, and their families, guests and invitees, acknowledge that the access gates may restrict or delay entry into, or access within, certain areas by police, fire department, ambulances and other emergency vehicles or personnel and agree to assume the risk that the access gate will restrict or delay entry into, or access within such areas by police, fire department, ambulances or other emergency vehicles or personnel. Neither the Declarant, the Association nor any director, officer, agent or employee of the Declarant or the Association shall be liable to Owner, Lessee or Resident or their families, guests or invitees for any claims or damages resulting, directly or indirectly, from the existence, operation or maintenance of the access gate.

2.6 Floodplain and Watercourses Disclosure and Release. As shown on the Plat portions of certain Lots are encumbered by the FEMA Floodway (the "**Floodway**") and portions of other Lots are within a 100-year floodplain (the "**Floodplain**"). The limits of the Floodway and the Floodplain (collectively, the "**Floodway/Floodplain Area**") are shown on the Plat. In addition, certain natural watercourses (the "**Watercourses**") lie within the boundaries of some

Lots or adjacent to some Lots. The Watercourses include, but are not limited to: (a) Oak Creek, (b) Schuermann Ditch which is also referred to as Red Rock Ditch, and (c) any and all ponds, streams, natural water drainage areas and washes. Each Owner, Resident and Lessee and their respective guests, acknowledges, understands and agrees that: (a) the Watercourses and the Floodway/Floodplain Area may present hazards to persons or pets; (b) insects associated with standing bodies of water may be present from time to time; (c) the water level within the Watercourses and the Floodway/Floodplain Area may rise and fall as dictated by the forces of nature or other causes which may result in the flooding of some or all of the Project; and (d) the existence of the Watercourses and the Floodway/Floodplain Area may cause in convenience and disturbance and personal injury to the persons residing in or visiting the Project. Each Owner, Resident and Lessee and their respective guests, acknowledges, understands and agrees to accept the risks associated with the existence of the Watercourses and the Floodway/Floodplain Areas and release and forever discharge the Declarant, the Builder and the Association and their respective members, managers, employees and agents from any claim or liability resulting from or in any way related to the existence of the Watercourses and the Floodway/Floodplain Area.

2.7 Seven Canyons Golf Club. An Owner of a Lot shall automatically, upon becoming the Owner of a Lot, become a social member of the Seven Canyons Golf Club (the "Golf Club") and shall remain a member of the Golf Club until the Owner's ownership of the Lot ceases for any reason, at which time the Owner's social membership in the Golf Club shall automatically cease. By accepting title to a Lot, each Owner agrees to abide by the rules and regulations of the Golf Club and to execute any membership agreement required by the Golf Club. The dues for the social memberships of the Owners of the Lots shall be billed to the Association and shall be a Common Expense. By becoming a social member of the Golf Club, an Owner does not acquire any ownership or other interest in the Golf Club other than the right to use the facilities of the Golf Club that are available for use by social members in accordance with the rules and regulations of the Golf Club. An Owner may acquire a golf membership in the Golf Club in which event the dues for the social membership for such Owner shall be paid by the Association, and any additional dues or fees shall be paid directly by the Owner to the Golf Club.

ARTICLE 3 **ARCHITECTURAL CONTROL**

3.1 Approval Required.

(a) No Construction or Modification shall be made or done without the prior written approval of the Design Review Committee; provided, however, that the provisions of this Article do not apply to, and approval of the Design Review Committee shall not be required for, any Construction or Modification or any other work made by, or on behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant. Neither the Association nor the Design Review Committee shall have any authority or control over any Construction or Modification or any other work made by, or on behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant. Neither the Association nor the Design Review Committee shall take any action that would restrict, impede or interfere with the development of the Project, the construction of Improvements on the Common Areas or any Construction or

Modification or any other work made by, or on behalf of, the Declarant or by, or on behalf of, any Person who controls, is controlled by or is under common control with the Declarant.

(b) In the event that the Design Review Committee fails to approve or disapprove an application for approval within forty-five (45) days after the complete application, together with any fee payable pursuant to Section 3.7 and all supporting information, plans and specifications requested by the Design Review Committee, have been submitted to the Design Review Committee, the Owner submitting such plans may deliver to the Design Review Committee a demand that the Design Review Committee act on the plans submitted by the Owner. If the Design Review Committee does not disapprove the plans within thirty (30) days after receipt of the demand from the Owner, then the plans shall be deemed approved. The approval by the Design Review Committee of any Construction or Modification shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any Construction or Modification subsequently submitted for approval.

(c) Notwithstanding any other provision of this Declaration to the contrary, all plans and other documents submitted to the Design Review Committee must be hand delivered or sent by certified mail with return receipt required.

3.2 Review of Plans.

(a) In reviewing plans and specifications for any Construction or Modification, the Design Review Committee may consider any and all factors which the Design Review Committee, in its sole and absolute discretion, determines to be relevant including, but not limited to: (1) the harmony of the proposed Improvements with existing Improvements in the Project or with Improvements previously approved by the Design Review Committee but not yet constructed; (2) the location of the proposed Improvements in relation to existing topography, finished grade elevations, roads, Common Area and other structures; (3) the exterior design, finish materials and color of the proposed Improvements; and (4) compliance of the proposed Improvements with this Declaration and the Design Guidelines. The Design Review Committee may disapprove plans and specifications for any Construction or Modification even though the plans and specifications may be in substantial compliance with this Declaration and the Design Guidelines if the Design Review Committee, in its sole and absolute discretion, determines that the proposed Construction or Modification, or some aspect or portion thereof, is undesirable or unattractive. Decisions of the Design Review Committee with respect to the design or appearance of Improvements shall be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and attractiveness of certain Improvements. Until the termination of the Declarant Control Period, the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Declaration. After the termination of the Declarant Control Period, an Owner may appeal a decision of the Design Review Committee to the Board by giving written notice of the appeal to the Board within thirty (30) days after the Owner's receipt of the decision of the Design Review Committee. Any notice of appeal delivered to the Board must set forth in reasonable detail the basis for the appeal.

(b) The approval required of the Design Review Committee pursuant to this Article 3 shall be in addition to, and not in lieu of, any approvals or permits which may be required under any federal, state or local law, statute, ordinance, rule or regulation.

(c) The Design Review Committee, by resolution, may exempt certain Construction or Modifications from the application and approval requirements of this Article, provided such Construction or Modifications are undertaken in strict compliance with the requirements of such resolution and this Declaration.

3.3 Variances. The Design Review Committee may authorize variances from compliance with any provision of the Design Guidelines in circumstances where the design meets the intent of the provision sought to be varied and where granting of the variance would enhance design innovation and excellence, or when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations so require, and the Design Review Committee determines, in its sole discretion, that the objective of the particular requirement can still be achieved. No variance shall be effective unless in writing and signed by an authorized representative of the Design Review Committee. No variance may be contrary to this Declaration or estop the Design Review Committee from denying a variance in other circumstances including, without limitation, circumstances similar or identical to circumstances under which the Design Review Committee previously granted a variance. For purpose of this Section, the inability to obtain approval of any governmental agency, issuance of any permit, or the terms of any financing shall not constitute hardships.

3.4 Construction of Improvements. Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Design Review Committee within ninety (90) days after the date the Construction or Modification was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable and within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period presented in this Section, the Design Review Committee may revoke its prior approval of the Construction or Modification.

3.5 No Changes Without Approval. Any Construction or Modification approved by the Design Review Committee must be done or performed in accordance with the plans and specifications approved by the Design Review Committee. No change, deletion or addition to the plans and specifications approved by the Design Review Committee may be made without the prior written approval of the Design Review Committee.

3.6 Review Fee. The Design Review Committee shall have the right to charge a fee for reviewing requests for approval of any Construction or Modification, which fee shall be payable at the time the application for approval is submitted to the Design Review Committee. The fee charged by the Design Review Committee may include the actual or estimated fees or costs incurred or anticipated to be incurred by the Design Review Committee in consulting with, or having the application reviewed by, architects, engineers or other professionals. The

Association may retain architects, engineers or other persons as deemed necessary to review applications or otherwise assist the Design Review Committee.

3.7 New Construction. All Improvements constructed on Lots shall be of new construction, and no buildings or other structures shall be removed from other locations on to any Lot.

3.8 No Warranty. The approval by the Design Review Committee of any Construction or Modification shall not be deemed a warranty or representation by the Design Review Committee as to the quality of such Construction or Modification or that such Construction or Modification conforms to any applicable building codes or other federal, state or local law, statute, ordinance, rule or regulation.

3.9 Compliance Deposit.

(a) The Design Review Committee shall have the right, on a case-by-case basis and in its sole discretion, to condition the approval by the Design Review Committee of plans submitted by an Owner, upon the receipt by the Design Review Committee of a deposit (the “**Compliance Deposit**”) to secure the performance of the Owner’s obligations under Section 4.3 to clean up and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and repair any damage to improvements sustained, in connection with construction activities by or for the benefit of Owner and to ensure that the Construction or Modification will be made in accordance with the plans and specifications approved by the Design Review Committee. The Compliance Deposit shall be in such amount as may reasonably be determined by the Board and shall be payable to the Association at such time as may be specified by the Design Review Committee.

(b) The Association may apply the Compliance Deposit toward payment of the following: (1) any costs incurred by the Design Review Committee or the Association with respect to any construction cleanup or removal required and/or the repair or replacement of any damaged or destroyed improvements, the cost for which the Owner is responsible under Section 4.3; (2) any costs incurred by the Association or the Design Review Committee in connection with the inspection of the Construction or Modification to ascertain whether the Construction or Modification is being made or was made in accordance with the approved plans; (3) any attorney fees, court costs and other costs (including, but not limited to, costs incurred to correct the violation) incurred by the Association in connection with any violation of the Community Documents related directly or indirectly with the Construction or Modification; and (4) any fines imposed by the Board as a result of the failure of the Owner to construct or install the Construction or Modification in accordance with the plans approved by the Design Review Committee or to commence or complete the Construction or Modification by or on the dates specified by the Design Review Committee.

(c) Following receipt by the Design Review Committee of a written request from an Owner delivered subsequent to the completion of the Construction or Modification, and following confirmation by the Design Review Committee that any necessary cleanup work or damages attributable to the Owner or the Owner’s contractors, agents or employees has been

properly performed, repaired or replaced, as applicable, that all costs attributable to the Owner in connection therewith have been paid in full and that the Construction or Modification was made in accordance with the plans and specifications approved by the Design Review Committee, the Design Review Committee shall return to such Owner the unapplied portion of the Owner's Compliance Deposit.

(d) The liability of an Owner to promptly cleanup such Owner's Lot and any surrounding area of the Project and to repair or replace any improvements damaged or destroyed by an Owner or the Owner's contractors, agents or employees shall not be limited to the amount of such Owner's Compliance Deposit, and in no event shall the posting of a Compliance Deposit limit or prejudice the right of the Design Review Committee or the Association to pursue any available legal remedies against the Owner or the Owner's contractors, agents or employees causing the need for cleanup or causing the damage or destruction.

(e) If a Compliance Deposit is required for the new construction of the main residential structure on a Lot or for the rebuild of the main residential structure and if the Design Review Committee has adopted Design Guidelines, the Compliance Deposit shall be held and used in accordance with A.R.S. §33-1817.

3.10 Improvements to Association Maintained Property. If plans and specifications submitted to the Design Review Committee pertain to an Improvement which is Association Maintained Property so that the Association is responsible for the maintenance, repair and replacement of such Improvement, the Design Review Committee may condition its approval of the plans and specifications for the proposed Construction or Modification with respect to the Improvement on the execution by the Owner of an agreement in form and substance acceptable to the Design Review Committee and the Board which obligates the Owner to reimburse the Association for the future cost of the repair, maintenance or replacement of such Improvement. Any such agreement shall be Recorded.

3.11 Design Review Committee.

(a) So long as the Declarant is the Owner of one or more Lots or has an option to purchase one or more Lots, the Declarant shall have the sole right to determine the number of members on the Design Review Committee and to appoint and remove the members of the Design Review Committee. At such time as the Declarant no longer or has an option to purchase any Lot, the Board shall determine the number of members on the Design Review Committee, and the members of the Design Review Committee shall be appointed and may be removed by the Board. The Declarant may at any time voluntarily surrender its right to appoint and remove the members of the Design Review Committee, and in that event the Declarant may require, for so long as the Declarant is the Owner of any Lot or has an option to purchase any Lot, that specified actions of the Design Review Committee, as described in a Recorded instrument executed by the Declarant, be approved by the Declarant before they become effective.

(b) The Design Review Committee may adopt, amend and repeal architectural guidelines, standards and procedures to be used in considering and evaluating any requests for approval of any proposed Construction or Modification. Such guidelines, standards and

procedures may include, without limitation, provisions regarding: (1) the size and height of Residences; (2) architectural design, with particular regard to the harmony of the design with the surrounding structures and typography; (3) placement of Residences and other buildings; (4) landscaping design, content and conformance with the character of the Property and permitted and prohibited plants; (5) requirements concerning exterior color schemes, exterior finishes and materials; (6) signage; (7) perimeter and screen wall design and appearance; (8) time periods for commencement and completion of any approved Construction or Modification; and (9) rules and regulations governing construction activities. Any adoption, amendment or repeal of the Design Guidelines after the Declarant no longer has the right to appoint the Design Review Committee must be approved by the Board.

(c) With the approval of the Board, the Design Review Committee may establish one or more subcommittees consisting of one or more members of the Design Review Committee and may delegate to such subcommittee or subcommittees the authority and power of the Design Review Committee to the extent set forth in the resolution creating such subcommittee.

ARTICLE 4 **USE RESTRICTION**

4.1 Residential Use.

(a) All Lots and Residences shall be used, improved and devoted exclusively to residential use. No trade or business may be conducted on any Lot or in or from any Residence, except that the Owner, Lessee or other Resident of a Residence may conduct a business activity within the Residence so long as: (1) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Residence; (2) the business activity is a legal activity and conforms to all applicable zoning ordinances or requirements for the Project; (3) the business activity does not involve persons coming to the Lot to purchase goods or services or the door-to-door solicitation of Owners, Lessees or Residents in the Project; (4) the use of the Residence for trade or business in no way destroys or is incompatible with the residential character of the Residence or the surrounding neighborhood; (5) the trade or business is conducted only inside the Residence, and does not involve the viewing, purchasing or taking delivery of goods or merchandise at, to, from or in any Residence; (6) the trade or business is conducted by a Resident or Residents of the Residence with no employee working in or from such Residence who is not a Resident thereof; (7) the volume of vehicular or pedestrian traffic or parking generated by such trade or business does not result in congestion or be in excess of what is customary in a residential neighborhood; (8) the trade or business does not utilize flammable liquids or hazardous materials in quantities not customary to a residential use; and (9) the use of the Residence for a trade or business does not violate any other provision of the Community Documents.

(b) The terms "business" and "trade" as used in this Section shall be construed to have ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives

a fee, compensation or other form of consideration, regardless of whether: (1) such activity is engaged in full or part time; (2) such activity is intended or does generate a profit; or (3) a license is required for such activity. The leasing of a Residence by the Owner thereof shall not be considered a trade or business within the meaning of this Section.

4.2 Temporary Occupancy and Temporary Buildings. No trailer, basement of any incomplete building, tent, shack, motorhome, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings, trailers or other structures used during the construction of Improvements approved by the Design Review Committee shall be removed immediately after the completion of construction, and in no event shall any such buildings, trailers or other structures be maintained or kept on any property for a period in excess of twelve months without the prior written approval of the Design Review Committee.

4.3 Nuisances; Construction Activities.

(a) No rubbish or debris of any kind shall be placed or permitted to accumulate on any Lot or other property, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to the Residents of such other property. No condition shall be permitted to exist or operate upon any Lot or other property so as to be offensive or detrimental to any other property in the vicinity thereof or to its Residents.

(b) Normal construction activities and day parking in connection with the building of Improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick, block, lumber and other building materials will be piled only in such areas as may be approved in writing by the Design Review Committee. In addition, any construction equipment and building materials stored or kept on any Lot during the construction of Improvements may be kept only in areas approved in writing by the Design Review Committee, which may also require screening of the storage areas. Each Owner shall be obligated to: (1) keep such Owner's Lot, as well as surrounding areas of the Project, including, without limitation, all pedestrian and road rights-of-way and drives, reasonably clean and clear of equipment, building materials, dirt, debris and similar materials in connection with or related to construction activities by or for the benefit of such Owner; and (2) promptly repair or rebuild any buildings, structures, landscaping or other improvements (including without limitation any Improvements that are damaged or destroyed through the act of any Owner or the Owner's contractors, agents or employees in connection with or related to construction activities by the Owner or the Owner's contractors, agents or employees, whether or not such act is negligent or otherwise culpable.

(c) No Person shall permit anything or condition to exist upon any Lot which shall induce, breed or harbor infectious plant diseases or noxious insects. No outside clotheslines or other outside facilities for drying or airing clothes shall be erected, placed or maintained on any Lot so as to be Visible From Neighboring Property. 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, gas, earth or any earth substance of any kind. No Owner or other Person shall drill any type of water well within the Project.

(d) The provisions of this Section shall not apply to construction activities of the Declarant.

4.4 Antennas. Except for antennas, satellite dishes and other over-the-air receiving devices covered by the FCC rules governing Over-the-Air Reception Devices; Television Broadcast Service and Multi-channel Multipoint Distribution Service (the "FCC Rule"), no antenna for the transmission or reception of television or radio signals or for access to the internet shall be installed on any Lot unless approved by the Design Review Committee. Any antenna, satellite dish or other receiving device covered by the FCC Rule may be installed on a Lot without the prior approval of the Board of Directors provided the antenna, satellite dish or receiving device is placed inside a Residence or other Building or is placed on the portion of the Lot which is the least Visible From Neighboring Property and does not interfere with the viewer's ability to install, maintain or use the antenna, satellite dish or receiving device. The Design Review Committee shall have the right to adopt rules and regulations with respect to the installation and placement of antennas, satellite dishes and other receiving devices; provided, however, that the Design Review Committee shall not impose or enforce any rule or regulation which is inconsistent with or prohibited by the FCC Rule.

4.5 Trash Containers and Collection. No garbage or trash shall be placed or kept on any Lot except in covered containers of a type, size and style which are approved by the Design Review Committee. In no event shall such containers be kept or placed on a Lot 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. The Board may prescribe specific time periods during which such containers may be placed for collection. All rubbish, trash, or garbage shall be removed from Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot.

4.6 Utility Service. No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or concealed in, under or on buildings or other structures approved by the Design Review Committee. No provision of this Declaration shall be deemed to forbid the erection of temporary power or telephone structures incident to the construction of buildings or structures approved by the Design Review Committee.

4.7 Overhead Encroachments. No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise to encroach upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet without the prior written approval of the Design Review Committee.

4.8 Animals.

(a) Except as expressly permitted by this Section 4.8, no animals, birds, reptiles, fish, fowl, poultry or livestock shall be maintained or kept on any Lot. For purposes of this Section, a "**Permitted Pet**" shall mean a dog, cat, fish or small bird of a variety commonly kept as a household pet. No more than a total of two (2) dogs or two (2) domestic cats, or a combination thereof (but not to exceed two (2) total) shall be kept or maintained on a Lot. A reasonable number of fish or small birds of a variety commonly kept as a household pet may be kept on a Lot. Permitted Pets may not be kept, bred or raised for commercial purposes.

(b) All Permitted Pets allowed to be kept on a Lot under this Section 4.8 shall be confined to an Owner's Lot, except that a dog may be permitted to leave an Owner's Lot if such dog is at all times kept on a leash not to exceed six feet (6') in length and is not permitted to enter upon any other Lot. Any person bringing a dog onto the Common Area shall immediately remove any feces deposited on the Common Area by the dog. The Board may restrict the portions of the Common Area on which dogs are permitted.

(c) No Permitted Pet allowed to be kept on a Lot under this Section 4.8 shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any Permitted Pet allowed to be kept on a Lot under this Section 4.8 shall be maintained so as to be Visible From Neighboring Property. Upon the written request of any Owner, Lessee or Resident, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular Permitted Pet allowed to be kept on a Lot under this Section 4.8 is a nuisance or making an unreasonable amount of noise. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions set forth in this Declaration.

(d) The Board may adopt rules and regulations further restricting and governing animals within the Property, which rules may include, without limitation rules providing for the removal from the Property of a domestic pet which has bitten or attacked a person or other animal, has a propensity to attack persons or other animals or otherwise constitutes a threat to the safety of persons or other animals in the Property or which because of incessant barking or other behavior constitutes an unreasonable annoyance or nuisance to Owners and Occupants.

4.9 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 residential use of property or machinery or equipment necessary for the construction of a Residence, building, structure, or other Improvement on the Lot.

4.10 Signs. No signs whatsoever (including, but not limited to, "for sale" or "for lease" signs) may be erected, posted or displayed on any Lot in a location that is Visible From Neighboring Property without the prior written approval of the Design Review Committee, except for the following: (a) signs constructed or erected by the Declarant or by the Association and (b) signs which the Association is required by applicable law to permit to be displayed on a

Lot, but the Association may regulate the size, location, design, content and appearance of such signs to the extent permitted by law.

4.11 Further Subdivision, Property Restrictions, Rezoning and Timeshares.

Without the prior written approval of the Board, no Owner other than the Declarant shall do any of the following: (a) further subdivide a Lot or separate the Lot into smaller lots or parcels; (b) convey or transfer less than all of a Lot; or (c) replat the Lot or combine the Lot with other Lots. No further covenants, conditions, restrictions or easements shall be recorded by any Owner, Lessee, or other Person other than the Declarant against any Lot without the provisions thereof having been first approved in writing by the Board. No application for rezoning, variances or use permits pertaining to any Lot shall be filed with any governmental authority by any Person other than the Declarant unless the application has been approved by the Board and the proposed use otherwise complies with this Declaration. No Lot shall be subjected to or used for any timesharing, cooperative, weekly, monthly or any other type or revolving or periodic occupancy by multiple owners, cooperators, licensees or timesharing participants.

4.12 Vehicles and Parking.

(a) As used in this Section, the following definitions apply: (1) **“Permitted Motor Vehicle”** means a car, van, sport utility vehicle, motorcycle, or pickup truck; and (3) **“Street”** means any street shown on the Plat.

(b) No Motor Vehicle shall be parked or stored on a Street or the Common Area. Except as expressly permitted by this Section, no Motor Vehicle may be parked, kept or stored on a Lot.

(c) No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment or vehicle may be parked, kept or stored on the Common Area. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or other similar equipment may be parked, kept or stored on any Lot so as to be Visible From Neighboring Property.

(d) Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot must be parked in the garage situated on the Lot to the extent space is available in the garage for the parking of such Motor Vehicles. If space is not available in the garage, then Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot may be parked on the driveway situated on the Lot if such Motor Vehicle does not extend into a Street. Parking of Motor Vehicles owned or leased by an Owner, Lessee or Resident of a Lot may only be parked on a driveway expansion constructed with the approval of the Design Review Committee if space for the parking of such Motor Vehicles is not available either in the garage or in the driveway constructed as part of the initial construction of Improvements on the Lot. The parking of a Motor Vehicle owned or leased by and Owner, Lessee or Resident of a Lot on a driveway expansion is also subject to such rules and regulations as may be adopted by the Board. No Motor Vehicles designed or used for carrying merchandise, supplies or equipment for commercial purposes may be parked on a Lot, except that Motor Vehicles of contractors, subcontractors, suppliers or vendors of the Owners, Lessees or Residents of a Lot may be temporarily parked in

the driveway situated on the Lot. A car, van, sport utility vehicle, motorcycle, or pickup truck of a guest or invitee of a Resident may be parked in the driveway on the Lot if such Motor Vehicle does not extend into a Street.

(e) No Motor Vehicle of any kind may be stored on a Lot except in a garage. For purposes of illustration but not of limitation, a Motor Vehicle shall be deemed stored if it is covered by a car cover, tarp or other material, is inoperable or has expired license plates. The Board may adopt rules specifying when a Motor Vehicle shall be considered stored for purposes of this Section.

(f) No Motor Vehicle shall be constructed, reconstructed or repaired on any Lot in such a manner as to be Visible From Neighboring Property, and no inoperable Motor Vehicle may be stored or parked on any Lot in such a manner as to be Visible From Neighboring Property. No Motor Vehicle shall be constructed, reconstructed or repaired on the Streets or any other part of the Common Area.

(g) The Board shall have the right and power to adopt rules and regulations governing and further restricting the parking of Motor Vehicles on Lots or the Streets and implementing the provisions of this Section. In the event of any conflict or inconsistency between the provisions of this Section and the rules and regulations adopted by the Board of Directors, the provisions of this Section shall control.

4.13 Drainage. No Residence, structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans for the Project, or any part thereof, or for any Lot as shown on the drainage plans approved by the County. In addition, no Owner or other Person shall change the grade or elevation of a Lot in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the drainage plans approved by the County.

4.14 Garages. No garage shall be converted to living spaces or altered or used for storage of material or other purposes so as to not allow for the parking of at least two (2) automobiles, except that the Declarant may use a garage in one or more model homes for a sales office and/or a construction office. The interior of all garages shall be maintained and kept in a neat, clean and sightly condition, free of debris or unsightly objects. Garage doors shall be kept closed except when the opening of the door is necessary to permit ingress or egress.

4.15 Rooftop HVAC Equipment Prohibited. No heating, ventilating, air conditioning or evaporative cooling units or equipment related thereto may be mounted, installed or maintained on the roof of any Residence or other building so as to be Visible From Neighboring Property.

4.16 Basketball Goals and Backboards. No portable basketball goal or backboard shall be constructed, installed or maintained on any Lot. Permanent basketball goals or backboards may be kept on a Lot provided they are kept and used in accordance with the

Association Rules which govern their size, design, color, material, location and hours of use. All permanent goals must be approved by the Design Review Committee prior to installation.

4.17 Playground Equipment. No jungle gyms, swing sets or similar playground equipment which would be Visible From Neighboring Property shall be erected or installed on any Lot without the prior written approval of the Design Review Committee.

4.18 Rental of Lots. No Owner may lease less than the Owner's entire Lot and the Residence situated thereon. All leases must be in writing and must provide that the terms of the lease are subject in all respect to the provisions of the Community Documents and that any violation of this Declaration or the Association Rules by the lessee or the other occupants shall be a default under the lease. There shall be no subleasing of Residences or assignments of leases. At least ten (10) days before commencement of the lease term, the Owner shall provide the Association with the following information: (a) the time period of the lease including the beginning and ending dates of the tenancy; (b) the name and contact information for each adult occupying the Residence during the lease term; and (c) a description and license plate numbers of the Lessees' vehicles. Any Owner who leases his Lot and the Residence situated thereon must provide the Lessee with copies of this Declaration, the Design Guidelines and the Association Rules. Any lease of a Lot or Residence situated thereon must be for an initial term of at least thirty (30) days. The Owner shall be liable for any violation of this Declaration, the Design Guidelines or the Association Rules by the Lessees or other persons residing in the Residence and their guests or invitees and, in the event of any such violation, the Owner, upon demand of the Association, shall immediately take all necessary actions to correct any such violations.

4.19 Lights. Except as initially installed by the Declarant, no spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot or any structure erected thereon which in any manner will allow light to be directed or reflected on any other property except as approved by the Design Review Committee.

4.20 Window Cover Materials. Within sixty (60) days after becoming the Owner of a Lot, the Owner shall install permanent draperies or window coverings on all windows facing the street. All such window coverings facing the street must show white or beige colors unless otherwise approved in writing by the Design Review Committee. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a Residence without the prior written approval of the Board. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Residence shall be constructed or installed without the prior written consent of the Board.

4.21 Flags and Flagpoles. Except for the flags listed in A.R.S. §33-1808, Subsection A, no flag may be displayed on a Lot if the flag is Visible From Neighboring Property without the prior written approval of the Board. The Board may adopt reasonable rules and regulations regarding the placement and manner of display of flags, including the flags listed in A.R.S. §33-1808, Subsection A. The Association may adopt rules and regulations regulating the location and size of flagpoles, limiting an Owner or Resident to displaying no more than two flags at once

and limiting the height of a flagpole to no more than the height of the rooftop of the Residence located on the Lot on which the flagpole is installed.

ARTICLE 5

EASEMENTS AND DEVELOPMENT RIGHTS

5.1 Easements for Use of Common Area.

(a) Every Owner and Resident and their guests shall have a right and easement of enjoyment in and to the Common Area, which right shall be appurtenant to and shall pass with the title to every Lot, subject to:

(1) The right of the Association to dedicate, convey, transfer, lease or encumber the Common Area as provided in Section 6.10; provided, however, that if access to a Lot is over any part of the Common Area, any conveyance, lease or encumbrance of such Common Area shall be subject to an easement for ingress and egress in favor of the Owner and Residents of the Lot and their guests and invitees.

(2) The right of the Board to adopt rules, regulations or policies regulating the use of the Common Area including rules, regulations and policies limiting the number of guests who may use the Common Area and restricting or prohibiting access to such portions of the Common Area (such as landscaped areas) not intended for use by the Owners, Lessees or Residents.

(3) The right of the Association to suspend the right of an Owner and such Owner's family, tenants and guests to use the Common Area (other than the right of an Owner and such Owner's family, tenants and guests to use any streets which are part of the Common Area for ingress or egress to the Owner's Lot) if such Owner is more than fifteen (15) days delinquent in the payment of Assessments or other amounts due to the Association or if the Owner has violated any other provisions of the Community Documents and has failed to cure such violation within fifteen (15) days after the Association notifies the Owner of the violation.

(4) The rights and easements reserved by or granted to the Declarant by this Declaration.

(5) The right of the Association to rent or lease any portion of the Common Area on a short-term basis to an Owner or Resident for the exclusive use of such Owner or Residents and their guests and invitees.

(6) The right of the Board to charge reasonable admission or other fees for the use of any recreational facility or amenity situated on the Common Area.

(7) The right of the Board to permit the use of any recreational facility or amenity situated on the Common Area by persons other than Owners or Residents and their guests upon payment of such fees as may be established by the Board.

(8) The rights and easements, if any, reserved or granted to the Declarant or any other Person in the deed conveying the Common Area to the Association.

(9) The right of the Declarant or the Association to convey certain portions of the Common Areas to Owners of adjoining Lots in connection with the correction or adjustment of the boundary between the Common Area and adjoining Lots.

(b) If a Lot is leased or rented by the Owner thereof, the Lessee and the members of the Lessee's family residing with such Lessee shall have the right to use any recreational facilities or amenities situated on the Common Area during the term of the lease, and the Owner of such Lot shall have no right to use such recreational facilities or amenities until the termination or expiration of such lease.

(c) The right of easement and enjoyment of the Common Area is appurtenant to each Lot and shall not be transferred or assigned except to the Person who purchases or otherwise acquires title to the Lot. upon the conveyance or transfer of the Lot to which such right is appurtenant.

5.2 Utility and Development Easements.

(a) A non-exclusive, perpetual blanket easement is hereby granted over and through the Common Area for the purpose of: (1) installing, constructing, operating, maintaining, repairing or replacing equipment used to provide to any portion of the Property or adjacent land any utilities, including, without limitation, water, sewer, drainage, gas, electricity, telephone and television service, whether public or private; and (2) ingress and egress to install, construct, operate, maintain, repair and replace such equipment and (3) storm water management and storm water drainage, as necessary or desirable for the orderly development of the Property. Such easement is hereby granted to any Person providing the aforesaid utilities or installing, constructing, maintaining, repairing or replacing equipment related thereto. Any pipes, conduits, lines, wires, transformers and any other apparatus necessary for the provision or metering of any utility may be installed or relocated only where permitted by the Declarant, where contemplated on any site plan approved by the Declarant or where approved by resolution of the Board. Equipment used to provide or meter such utilities or services may be installed above ground during periods of construction if approved by the Declarant or the Board. The Person providing a service or installing a utility pursuant to this easement shall install, construct, maintain, repair or replace the equipment used to provide or meter the utility as promptly and expeditiously as possible, and shall restore the surface of the land and the surrounding vegetation and improvements to their original condition as soon as possible.

(b) The Declarant hereby reserve the right to grant and reserve easements, rights-of-way and licenses over and through the Common Area for the purposes set forth in this Section or for any other purpose necessary or desirable for the orderly development of the Property. If the Person installing the utility or providing a service requests a specific easement by separate recordable documents, then the Declarant or the Association shall have the power to record a document locating such easements.

5.3 Rights and Easements of Declarant to Facilitate Development.

(a) The Declarant hereby reserves a non-exclusive blanket easement over and through the Property for all purposes reasonably related to the development and completion of Improvements on the Property, including without limitation: (1) temporary construction easements; (2) easements for the temporary storage of supplies of building materials and equipment necessary to complete Improvements; and (3) easements for the construction, installation and Maintenance of Improvements on the Property or Improvements reasonably necessary to serve the Property.

(b) The Declarant and its employees, agents, vendors and contractors shall have the right to: (1) use any Lots owned or leased by the Declarant, any other Lot with written consent of the Owner thereof or any portion of the Common Area as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office parking areas for the development, sale or lease of the Lots in the Project or for the development, sale or lease of the lots in any subdivision owned or marketed by the Declarant or any Person who controls, is controlled by or is under common ownership with the Declarant; and (2) install and maintain on the Common Area, any Lot owned or leased by the Declarant or any other Lot with the consent of the Owner thereof, such marketing, promotional or other signs which the Declarant deems necessary for development, sale or lease of the Lots in the Project or for the development, sale or lease of the lots in any subdivision owned or marketed by the Declarant or any Person who controls, is controlled by or is under common ownership with the Declarant. So long as the Declarant is marketing lots the Declarant shall have the right to restrict the use of parking spaces situated on the Common Area and to reserve such parking spaces for use by prospective purchasers of Lots, the Declarant's contractors, subcontractors, suppliers, agents or employees or other Persons engaged in sales, marketing or construction activities for or on behalf of the Declarant.

(c) In the event of any conflict or inconsistency between this Section 5.3 and any other provision of the Community Documents, this Section 5.3 shall control and prevail over such other provisions. The rights of the Declarant set forth in this Section 5.3 shall be enforceable by injunction, by any other remedy available at law or in equity (including, but not limited to, the right to sue for damages) and/or by any means provided in this Declaration.

5.4 Dedications and Easements Required by Governmental Authority. The Declarant hereby reserves the right to make any dedications and to grant any easements, rights-of-way and licenses required by any government or governmental agency over and through all or any portion of the Common Area.

5.5 Further Assurances. The easements granted to or reserved by the Declarant in this Declaration shall not terminate or merge and shall continue to run with the land, notwithstanding the common law doctrine of merger and the common ownership of all the Property by the Declarant. Upon written request of the Declarant, the Association and each Owner shall from time to time sign, acknowledge and deliver to the Declarant such further assurances of these reservations of rights and easements as may be requested.

5.6 Duration of Development Rights; Assignment. The rights and easements reserved by or granted to the Declarant pursuant to this Article 5 shall continue to exist so long as the Declarant owns one or more Lots or holds an option to purchase one or more Lots. The Declarant may make limited temporary assignments of its rights and easements under this Declaration to any Person performing construction, installation or Maintenance on any portion of the Property.

5.7 Easements for Encroachments. If any Improvements on any Lot or portion of the Common Area now or hereafter encroach on any other portion of the Property by reason of: (a) the original construction thereof; (b) deviations within normal construction tolerances in the Maintenance of any Improvement; or (c) the settling or shifting of any land or Improvement, an easement is hereby granted to the extent of any such encroachment for the period of time the encroachment exists. The Owner of the encroaching Improvement shall also have an easement for the limited purpose of Maintenance of the encroaching Improvement. This easement does not relieve any Owner or any other Person from liability for such Owner's or other Person's negligence or willful misconduct.

5.8 Rights of Builders. Notwithstanding any other provision of this Declaration to the contrary, the Builder shall have the right to maintain model homes and sales offices on Lots owned or leased by the Builder and to construct and maintain parking areas for the purpose of accommodating persons visiting such model homes and sales offices provided: (a) the plans and specifications for the model homes and sales offices, and related landscaping, have been approved in writing by the Board or the Declarant; (b) the location and design of the parking areas incidental to such model homes and sales offices has been approved in writing by the the Board or the Declarant; (c) the opening and closing hours for such model homes and sales offices have been approved in writing by the Design Review Committee; and (d) the construction, operation and maintenance of such model homes and sales offices otherwise complies with all provisions of this Declaration. Any home constructed as a model home shall cease to be used as a model home and any sales office shall cease to be used as a sales office on the earlier of the date that the Builder is no longer offering Lots for sale in the ordinary course of business or the date that the construction of Residences and other Improvements by the Builder have been completed. Notwithstanding any other provision of this Declaration to the contrary, a Builder may store supplies of brick, block, lumber and other building materials on a Lot owned or leased by a Builder during the course of construction of Improvements on Lots provided such materials are kept in areas approved in writing by the Design Review Committee and such materials are kept and stored in compliance with the Design Guidelines. Normal construction activities of the Builder in connection with the construction of Improvements shall not be considered a nuisance or otherwise prohibited by this Declaration. A Builder constructing Improvements on Lots shall

keep the Lots in a clean, safe and neat condition free of weeds, trash and debris throughout the construction process. No approval or consent by the Design Review Committee under this Section 8.16 shall be unreasonably withheld or delayed and any request for approval by a Builder in writing that is not denied within thirty days following submission shall be deemed approved.

5.9 Easement for Maintenance and Enforcement. The Association and its directors, officers, agents, contractors and employees, the Design Review Committee and any other Persons authorized by the Board are hereby granted the right of access over and through any Lots (excluding the interior of any Residence), for: (a) the exercise and discharge of their respective powers and responsibilities under the Community Documents; (b) making inspections in order to verify that all Improvements on the Lot have been constructed in accordance with the plans and specifications for such Improvements approved by the Design Review Committee and that all Improvements are being properly maintained as required by the Community Documents; (c) correcting any condition originating in a Lot or in the Common Area threatening another Lot or the Common Area; (d) performing installations or Maintenance of utilities, landscaping or other Improvements located on the Lots for which the Association is responsible for Maintenance; or (e) correcting any condition which violates the Community Documents.

5.10 Trail Easement. A perpetual non-exclusive easement for pedestrian access and use (the "**Trail Easement**") is created and granted over the Native Area to create a walking path to through along the banks and waters of Oak Creek. The Trail Easement shall be for the benefit of the Owners, Lessees and Residents and their guests, and for the benefit of the Declarant and the Builder and their members, managers, employees, agents and contractors. The Declarant shall have the right to determine the location of the Trail Easement, and the Declarant reserves an easement over, upon and across the Lots for the purpose of constructing improvements on the Trail Easement. The exact location of the Trail Easement on each Lot has not yet been determined. The Declarant may unilaterally amend this Declaration to identify and describe the location of the Trail Easement on each Lot once the location has been determined. The Association shall be responsible for the Maintenance of the Trail Easement.

5.11 Lake Easement.

(a) The Declarant intends to construct a lake (the "**Community Lake**") on portions of Tract H and Lots 20 through 24. The Declarant hereby reserves a non-exclusive easement over and through Lots 20 through 24 for all purposes reasonably related to the development and completion of the Community Lake and all utility lines and fixtures and other improvements related to the Community Lake (the "**Community Lake Improvements**"), including without limitation: (1) temporary construction easements; and (2) easements for the temporary storage of supplies of building materials and equipment necessary to complete construction of the Community Lake Improvements.

(b) Upon completion of the construction of the Community Lake Improvements, the Community Lake Improvements shall be maintained, repaired and replaced by the Association. The Association is granted a perpetual, non-exclusive easement over, upon, across and under Lots 20 through 24 for the purpose of inspecting, maintaining, repairing and replacing the Community Lake Improvements.

(c) A perpetual, non-exclusive easement is created and granted over, upon and across the area within twenty feet (20') of the Community Lake to create a walking path along the banks of the Community Lake for the use and benefit of the Owners, Lessees and Residents and their guests. The exact location of the Community Lake has not yet been determined. Following completion of construction of the Community Lake, the Declarant shall have the right to unilaterally amend this Declaration to show the location of the Community Lake and the easement created and granted by this Section 5.11 (c).

5.12 Driveway Easements.

(a) A perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress is created and granted over, upon and across the portions of Lots 36, 37 and 38 shown on the plat of Sedona Ranch on Oak Creek recorded in Book ___, Pages, ___, in the records of the County Recorder of Yavapai County, Arizona, as Ingress/Egress Easement #2 for the use and benefit of the Owners, Lessees and Residents of Lots 36, 37 and 38 and their guests. No Motor Vehicles shall be parked on the easement area which would interfere with the exercise of the easement created and granted by this Section 5.12 (a). The easement created and granted by this Section 5.12 (a) does not permit the parking of Motor Vehicles by the Owners, Lessees or Residents of Lots 36, 37 or 38 on any portion of the easement area located on another Lot.

(b) A perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress is created and granted over, upon and across the portions of Lots 18 and 19 shown on the plat of Sedona Ranch on Oak Creek recorded in Book ___, Pages, ___, in the records of the County Recorder of Yavapai County, Arizona, as Ingress/Egress Easement #1 for the use and benefit of the Owners, Lessees and Residents of Lots 17, 18 and 19 and their guests. No Motor Vehicles shall be parked on the easement area which would interfere with the exercise of the easement created and granted by this Section 5.12 (a). The easement created and granted by this Section 5.12 (a) does not permit the parking of Motor Vehicles by the Owners, Lessees or Residents of Lots 36, 37 or 38 on any portion of the easement area located on another Lot.

(c) The Declarant shall have the right to unilaterally amend this Declaration or the Plat to relocate Ingress/Egress Easement #1 or Ingress/Egress Easement #2; provided, however, that if, as of the date of the Recording of such amendment, the Declarant does not own all of the Lots benefitted by the Ingress/Egress Easement being relocated, such amendment must be approved in writing by the Owners of the other benefitted Lots.

(d) Upon completion of the construction of the driveways on Ingress/Egress Easement #1 and Ingress/Egress Easement #2, the driveways shall be maintained, repaired and replaced by the Association. The Association is granted a perpetual, non-exclusive easement over, upon, across and under Lots upon which the driveways are located for the purpose of inspecting, maintaining, repairing and replacing the driveways. All costs and expenses incurred by the Association in inspecting, maintaining, repairing and replacing the driveway located on Ingress/Egress Easement #1 shall be assessed by the Association equally to the Owners of Lots 36, 37 and 38. All costs and expenses incurred by the Association in inspecting, maintaining, repairing and replacing the driveway located on Ingress/Egress Easement #2 shall be assessed by

the Association equally to the Owners of Lots 17, 18 and 19. Any such assessment shall be paid within thirty (30) days following the Owner's receipt of notice of the assessment.

ARTICLE 6
THE ASSOCIATION; ORGANIZATION; MEMBERSHIP
AND VOTING RIGHTS

6.1 Formation of Association. The Association shall be a nonprofit Arizona corporation. The Association shall have all of the common law and statutory powers conferred upon nonprofit corporations under Arizona law and all powers necessary or desirable to perform the Association's duties and obligations and to exercise the rights and powers of the Association set forth in the Community Documents. The Association shall not be dissolved unless another entity has agreed to assume the obligations of the Association under this Declaration with respect to the operation and maintenance of the Association Maintained Property.

6.2 Board of Directors and Officers. The affairs of the Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws. Until the termination of the Declarant Control Period, the Declarant shall have the right to appoint and remove the members of the Board. After the termination of the Declarant Control Period, the Board shall be elected by the members as provided in the Bylaws. For the limited purpose of determining whether a natural person is an Owner and therefore eligible to serve on the Board of Directors, the spouse of a natural person who is an Owner and any member, manager, shareholder, partner, director, officer or other authorized representative of a corporation, general partnership, limited partnership, limited liability company, limited liability partnership or other legal entity that is an Owner shall be considered an Owner. Unless the Community Documents specifically require the vote or consent of the Members, the Board may do or cause to be done any act on behalf of the Association.

6.3 The Association Rules. The Board may adopt, amend and repeal rules and regulations pertaining to: (a) the management, operation and use of the Association Maintained Property including, but not limited to, any recreational facilities situated upon the Association Maintained Property; (b) minimum standards for the Maintenance of Lots; or (c) restrictions on the use of Lots. In the event of any conflict or inconsistency between the provisions of this Declaration and the Association Rules, the provisions of this Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Declaration.

6.4 Personal Liability. No director or officer of the Association, no member of the Design Review Committee or of any committee of the Association, and no other person acting on behalf of the Board shall be personally liable to any Member, or to any other Person for any damage, loss or prejudice suffered or claimed on account of any act, omission, error, or negligence in the discharge of such person's duties and responsibilities under the Community Documents provided such person acted in good faith.

6.5 Implied Rights. The Association may exercise any right or privilege given to the Association expressly by the Community Documents and every other right or privilege

reasonably to be implied from the existence of any right or privilege given to the Association by the Community Documents or reasonably necessary to effectuate any such right or privilege.

6.6 Identity of Members. The members of the Association shall be the Owners of the Lots. All Owners of Lots shall be mandatory members of the Association. An Owner of a Lot shall automatically, upon becoming the Owner thereof, be a member of the Association and shall remain a member of the Association until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease.

6.7 Classes of Members and Voting Rights. The Association shall have the following two classes of voting membership:

Class A. Class A members are all Owners, with the exception of the Declarant until the termination of the Class B membership, of Lots. Each Class A member shall be entitled to one (1) vote for each Lot owned. If the Declarant still owns one or more Lots after the termination of the Class B membership, the Declarant shall become a Class A member and shall be entitled to one (1) vote for each Lot owned.

Class B. The Class B member shall be the Declarant. The Declarant shall be entitled to three (3) votes for each Lot owned. The Class B membership shall terminate upon the earlier of (a) the date that the Declarant no longer owns or has an option to purchase any Lot, or (b) the date on which the Declarant notifies the Association in writing that the Declarant is relinquishing its Class B membership. If the Declarant relinquishes its Class B membership and the Declarant still owns or has an option to purchase one or more Lots, the Declarant shall become a Class A member and shall remain a Class A member so long as the Declarant owns or has an option to purchase any Lot.

6.8 Voting Procedures. No change in the ownership of a Lot shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Lot must be cast as a unit, and fractional votes shall not be allowed. In the event that a Lot is owned by more than one person and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot unless objection thereto is made at the time the vote is cast. In the event more than one vote is cast by a Class A Member for a particular Lot, none of the votes shall be counted and all of the votes shall be deemed void.

6.9 Transfer of Membership. The rights and obligations of any Member other than the Declarant shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership of an Owner's Lot, and then only to the transferee of ownership to the Lot. A transfer of ownership to a Lot may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Arizona. Any attempt to make a prohibited transfer shall be void. Any transfer of

ownership to a Lot shall operate to transfer the Membership appurtenant to the Lot to the new Owner thereof. Each purchaser of a Lot shall notify the Association of his purchase within ten (10) days after he becomes the Owner of a Lot.

6.10 Conveyance or Encumbrance of Common Area. After the conveyance of the Common Area to the Association, the Common Area shall not be mortgaged or conveyed without the prior written consent or affirmative vote of the Declarant and the affirmative vote or written consent of the Owners representing at least two-thirds (2/3) of the votes entitled to be cast by Class A members of the Association. The Association may grant permits, licenses and easements on, over, under and through the Common Area for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance and operation of the Property.

6.11 Suspension of Voting Rights. If any Owner fails to pay any Assessments or other amounts due to the Association under the Community Documents within fifteen (15) days after such payment is due or if any Owner violates any other provision of the Community Documents and such violation is not cured within fifteen (15) days after the Association notifies the Owner of the violation or within such other time period established by the Board in the Rules, the Board, in accordance with the procedures set forth in the Bylaws, shall have the right to suspend such Owner's right to vote until such time as all payments, including interest and attorneys' fees, are brought current, and until any other infractions or violations of the Community Documents are corrected.

ARTICLE 7

COVENANT FOR ASSESSMENTS AND CREATION OF LIEN

7.1 Obligation to Pay Assessments and Other Charges. Each Owner, other than the Declarant and the Builder, by becoming the Owner of a Lot, is deemed to covenant and agree, to pay Assessments to the Association in accordance with this Declaration. All Assessments shall be established and collected as provided in this Declaration. No Regular Assessment or Special Assessment shall be levied against any Lot owned by the Declarant or the Builder. Each Assessment, together with interest and all costs, including but not limited to reasonable attorneys' fees, incurred by the Association in collecting or attempting to collect delinquent Assessments, whether or not suit is filed, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the Assessment became due. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. No Owner shall be exempt from liability for Assessments because of such Owner's non-use of the Common Area, abandonment of such Owner's Lot or other circumstance. The obligation to pay Assessments is a separate and independent obligation on the part of each Owner. No diminution or abatement of Assessments or set-off shall be claimed or allowed for any alleged failure of the Association, the Board or the Design Review Committee to take some action or perform some function required of it.

7.2 Regular Assessments.

(a) At least thirty (30) days prior to the commencement of each Assessment Period, the Board shall prepare and adopt a budget of the estimated Common Expenses for the

next Assessment Period, including any contribution to be made to a reserve fund. The budget shall also reflect the sources and estimated amounts of funds to cover such Common Expenses, which may include any surplus to be applied from prior years, any income expected from sources other than Assessments and the amount to be generated through Assessments against the Lots. The budget shall not include any Common Expenses to be assessed to the Owners of certain Lots under Section 5.12 or any other Common Expenses which under this Declaration are to be assessed to less than all of the Lots. Based on the budget adopted by the Board, the Board shall assess against each Assessable Lot a Regular Assessment. The Regular Assessment shall be levied in an equal amount for each Assessable Lot. The amount of increase, if any, in the Regular Assessment from one Assessment Period to the next Assessment Period shall be subject to such limitations as may be imposed by Arizona law.

(b) The Board shall give notice of the Regular Assessment to each Owner at least thirty (30) days prior to the beginning of each Assessment Period, but the failure to give such notice shall not affect the validity of the Regular Assessment established by the Board nor relieve any Owner from its obligation to pay the Regular Assessment. If the Board fails to adopt a budget for any Assessment Period, then until and unless such budget is adopted and a Regular Assessment is levied by the Board for such Assessment Period, the amount of the Regular Assessment for the immediately preceding Assessment Period shall remain in effect. Unless approval or ratification of the budget or the Regular Assessment for any Assessment Period is required by law, neither the budget nor the Regular Assessment shall be required to be ratified or approved by the Members.

(c) If the Board determines during any Assessment Period that the funds budgeted for that Assessment Period are, or will, become inadequate to meet all Common Expenses for any reason, including, without limitation, nonpayment of Assessment by Members, the Board may amend the budget and increase the Regular Assessment for that Assessment Period and the revised Regular Assessment shall commence on the date designated by the Board.

7.3 Special Assessments. The Association may levy against each Assessable Lot a Special Assessment for the purpose of obtaining funds to pay the cost of any construction, reconstruction, repair or replacement of an Improvement upon the Common Area (including fixtures and personal property related thereto), or to pay unbudgeted expenses or expenses in excess of the amount budgeted. Any Special Assessment must be approved by two-thirds (2/3) of the votes entitled to be cast by Members who are voting in person or by proxy at a meeting duly called for such purpose. So long as the Declarant owns any Lot, any Special Assessment must be approved in writing by the Declarant. Any Special Assessment shall be levied in an equal amount for each Assessable Lot.

7.4 Assessment Period. The period for which the Regular Assessment are to be levied shall be the calendar year, except that the first Assessment Period shall commence on the first day of the first month following conveyance of the first Lot to a Purchaser and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period.

7.5 Obligation of Declarant for Deficiencies. During the Declarant Control Period, the Declarant shall pay and contribute to the Association such funds as may be necessary, when added to the Assessments levied by the Association, to pay all Common Expenses of the Association as they become due. In no event shall the Declarant be obligated to contribute funds to the Association in excess of the amount of the Regular Assessments that would have been payable by the Declarant and the Builder if the Lots owned by the Declarant and the Builder had been assessed as Assessable Lots.

7.6 Rules Regarding Billing and Collection Procedures. Regular Assessments shall be collected on a monthly basis or such other basis as may be selected by the Board. Special Assessments may be collected as specified by the Board. The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making Assessments and for the billing and collection of the Assessments provided that the procedures are not inconsistent with the provisions of this Declaration. The failure of the Association to send a bill to a Member shall not relieve any Member of such Member's liability for any Assessment or charge under this Declaration, but the Assessment Lien therefore shall not be foreclosed until the Member has been given not less than thirty (30) days written notice prior to such foreclosure that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. The Association shall be under no duty to refund any payments received by it even though the ownership of a Lot changes during an Assessment Period but successor Owners of Lots shall be given credit for prepayments, on a prorated basis, made by prior Owners.

7.7 Creation of Assessment Lien; Effect of Nonpayment of Assessments; Remedies of the Association.

(a) Any Assessment, or any installment of an Assessment, not paid within fifteen (15) days after the Assessment, or the installment of the Assessment, first became due shall bear interest from the due date at the rate of interest set from time to time by the Board. In addition, the Board may establish a late fee to be charged to any Owner who has not paid any Assessment, or any installment of an Assessment, within fifteen (15) days after such payment was due.

(b) The Association shall have a lien on each Lot for any Assessment levied against that Lot from the time the Assessment becomes due and for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments. The Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may be foreclosed in the same manner as a mortgage on real estate. Fees, charges, late charges, monetary penalties and interest charged pursuant to Section 33-1803 of the Arizona Revised Statutes, other than charges for late payment of Assessments, are not enforceable as Assessments under this Section 7.7. If an Assessment is payable in installments, the full amount of the Assessment is a lien from the time the first installment of the Assessment becomes due. The Association has a lien for fees, charges, late charges (other than charges for late payment of Assessments), monetary penalties or interest charged pursuant to Section 33-1803 of the Arizona Revised Statutes after the entry of a

judgment in a civil suit for those fees, charges, late charges, monetary penalties or interest from a court of competent jurisdiction and the recording of that judgment in the records of the County Recorder of Yavapai County, Arizona, as otherwise provided by law. The Association's lien for monies other than for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments may not be foreclosed and is effective only on conveyance of any interest in the Lot. The recording of this Declaration constitutes record notice and perfection of the Association's lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments, and no further recordation of any claim of lien shall be required. Although not required in order to perfect the Association's lien, the Association shall have the right but not the obligation, to record a notice setting forth the amount of any delinquent Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments which are secured by the Association's lien. If the Association records a notice of lien, the Association may charge the Owner of the Lot against which the Notice of Lien is Recorded a lien fee in an amount established from time to time by the Board.

(c) The Association's Lien for Assessments, for charges for late payment of those Assessments, for reasonable collection fees and for reasonable attorney fees and costs incurred with respect to those Assessments shall have priority over all liens, other interests and encumbrances except for: (1) liens and encumbrances Recorded before the recording of this Declaration; (2) liens for real estate taxes and other governmental assessments and charges; and (3) the lien of any First Mortgage or seller's interest in a first contract for sale recorded prior to the Assessment Lien. Any First Mortgagee or any other Person acquiring title or coming into possession of a Lot through foreclosure of the First Mortgage, purchase at a foreclosure sale or trustee's sale, or through any equivalent proceedings, such as, but not limited to, the taking of a deed in lieu of foreclosure shall acquire title free and clear of any claims for unpaid Assessments and charges against the Lot which became payable prior to the acquisition of such Lot by the First Mortgagee or other Person. Any assessments and charges against the Lot which accrue prior to such sale or transfer shall remain the obligation of the defaulting Owner.

(d) The Association shall have the right, at its option, to enforce collection of any delinquent Assessments together with interest, lien fees, reasonable attorneys' fees and any other sums due to the Association in any manner allowed by law including, but not limited to, (1) bringing an action at law against the Owner personally obligated to pay the delinquent Assessments and such action may be brought without waiving the Assessment Lien or (2) bringing an action to foreclose the Assessment Lien in the manner provided by law for the foreclosure of a realty mortgage. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any and all Lots purchased at such sale.

7.8 Purposes for which Association's Funds May Be Used. The Association may use the funds and property collected and received by it (including the Assessments, fees, loan proceeds, surplus funds and all funds and property received by it from any other source) for the purpose of: (a) discharging and performing the Association's duties and obligations under the

Community Documents or applicable law; (b) exercising the rights and powers granted to the Association by the Community Documents or applicable law; (c) providing or promoting activities and services the Board deems appropriate, necessary or desirable to foster or promote the common good and general welfare of the Project and the Owners, Lessees and Residents; (d) contracting for services (including, without limitation, trash collection or cable television) to be provided to Owners, Lessees and Residents; and (e) taking such other action as the Board deems necessary, appropriate or desirable for the management and administration of the Association or the benefit of the Association or the Project.

7.9 Surplus Funds. The Association shall not be obligated to spend in any year all the Assessments and other sums received by it in such year, and may carry forward as surplus any balances remaining. The Association shall not be obligated to reduce the amount of the Regular Assessment in the succeeding year if a surplus exists from a prior year, and the Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Association and the accomplishment of its purposes.

7.10 Transfer Fee. Each Person who purchases a Lot from a Person other than the Declarant or the Builder shall pay to the Association immediately upon becoming the Owner of the Lot a transfer fee in such amount as is established from time to time by the Board to compensate the Association for the administrative cost resulting from the transfer of a Lot. The transfer fee is not intended to compensate the Association for the costs incurred in the preparation of the statement which the Association is required to mail to deliver to a purchaser under A.R.S. § 33-1806A and, therefore, the transfer fee shall be in addition to the fee which the Association is entitled to charge pursuant to A.R.S. § 33-1806C.

7.11 Reserve Contribution. Each Purchaser of a Lot from the Declarant or the Builder shall pay to the Association, immediately upon becoming the Owner of a Lot, a contribution to the reserves of the Association for the periodic maintenance, repair and replacement of the major components of the Association Maintained Property (the "**Reserve Contribution**"). The amount of the initial Reserve Contribution shall be equal to one-fourth (1/4th) of the Regular Assessment for the Lot. The Board of Directors may from time to time increase or decrease the amount of the Reserve Contribution, but the amount of the Reserve Contribution may not be increased by the Board of Directors by more than twenty percent (20%) during any year without the approval of Members holding more than fifty percent (50%) of the votes in the Association. All Reserve Contributions shall be deposited in the Reserve Account established pursuant to Section 7.12 Reserve Contributions shall be non-refundable and shall not be considered as an advance payment of Assessments.

7.12 Reserves. The Board of Directors shall establish reserves for the future periodic maintenance, repair or replacement of the major components of the Association Maintained Property. The reserves may be funded from Regular Assessments, the Reserve Contributions paid pursuant to Section 7.11 or any other revenue of the Association. All amounts designated as reserves shall be deposited by the Board of Directors in a separate bank account (the "**Reserve Account**") to be held for the purposes for which they are collected and are to be segregated from and not commingled with any other funds of the Association. Unless the Association is exempt

from Federal or State taxes, all reserves shall be accounted for as contributions to the capital of the Association and segregated from the regular income of the Association or in any other manner authorized by law or regulation of the Internal Revenue Service that will prevent such funds from being taxed as income of the Association. Funds in the Reserve Account may only be used to pay costs and expenses related to the periodic maintenance, repair and replacement of the Association Maintained Property, unless the expenditure of any or all of the funds in the Reserve Account for other purposes is approved by the vote of Owners holding at least two-thirds (2/3) of the votes in the Association.

ARTICLE 8

MAINTENANCE

8.1 Association Maintained Property. The Association shall be responsible for the management and maintenance of the Association Maintained Property, and all Improvements located thereon, except for any part of the Association Maintained Property which any governmental entity is maintaining or is obligated to maintain. The Board shall be the sole judge as to the appropriate Maintenance of all Association Maintained Property, but the Association Maintained Property, and the Improvements located thereon, shall be maintained in good condition and repair at all times. No Owner, Resident or other Person shall construct or install any Improvements on the Association Maintained Property or alter, modify or remove any Improvements situated on the Association Maintained Property without the approval of the Board. No Owner, Resident or other Person shall obstruct or interfere with the Association in the performance of the Association's management or Maintenance of the Association Maintained Property, and the Improvements located thereon.

8.2 Lots.

(a) Each Owner of a Lot shall be responsible for the Maintenance of the Owner's Lot, and all buildings, Residences, landscaping or other Improvements situated thereon, except for any portion of the Lot, or any Improvement situated thereon, which is Association Maintained Property. All buildings, Residences, landscaping and other Improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a Lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Design Review Committee. No yard equipment, wood piles or storage areas may be maintained so as to be Visible From Neighboring Property or streets. All Lots upon which no Residences, buildings or other structures, landscaping or Improvements have been constructed shall be maintained in a weed free and attractive manner.

(b) The Owner of a Lot subject to a drainage easement created by and shown on the Plat is responsible for the maintenance of the drainage easement. The drainage easements shown on the Plat conform to the natural or manmade watercourses. The periodic maintenance of the watercourses may consist of the removal of earth or vegetative material that has been built up since the original approval of the Plat.

(c) Areas within some Lots are within a 100-year floodplain as delineated on the Plat. Areas within the 100-year floodplain limits as shown on the Plat are subject to flooding. All development, uses and Maintenance within such areas are subject to the requirements of the Yavapai County Flood Control District and all applicable laws, ordinances and rules.

8.3 Assessment of Certain Costs of Maintenance and Repair. In the event that the need for Maintenance of Association Maintained Property is caused through the willful or negligent act of any Owner, his family, tenants, guests or invitees, the cost of such Maintenance shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

8.4 Improper Maintenance and Use of Lots. In the event any portion of any Lot is so maintained as to present a public or private nuisance, or as to substantially detract from the appearance or quality of the surrounding Lots or other areas of the Project which are substantially affected thereby or related thereto, or in the event any portion of a Lot is being used in a manner which violates this Declaration; or in the event the Owner of any Lot is failing to perform any of its obligations under the Community Documents, the Board may make a finding to such effect, specifying the particular condition or conditions which exist, and pursuant thereto give notice thereof to the offending Owner that unless corrective action is taken within fifteen (15) days, the Board may cause such action to be taken at said Owner's cost. If at the expiration of said fourteen day period of time the requisite corrective action has not been taken, the Board shall be authorized and empowered to cause such action to be taken and the cost thereof shall be paid by such Owner to the Association upon demand and payment of such amounts shall be secured by the Assessment Lien.

8.5 Boundary Walls. Each wall or fence which is located between two Lots shall constitute a boundary wall and, to the extent not inconsistent with this Section, the general rules of law regarding boundary walls shall apply. The Owners of contiguous Lots who share a boundary wall shall both equally have the right to use such wall provided that such use by one Owner does not interfere with the use and enjoyment of same by the other Owner. Except as otherwise provided in this Section, the Owners of contiguous Lots who share a boundary wall shall each pay one-half ($\frac{1}{2}$) of the cost of any maintenance, repair or replacement of the boundary wall. Either of such Owners may perform any necessary repair, maintenance or replacement of the boundary wall and in such event, such Owner shall be entitled to reimbursement from the other Owner for one-half ($\frac{1}{2}$) of such cost. In the event that any boundary wall is damaged or destroyed through the negligence or willful act of an Owner, his agents, tenants, licensees, guests or family, it shall be the obligation of such Owner to rebuild and repair the boundary wall without cost to the other Owner or Owners who share the boundary wall. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors in title. In addition to meeting the other requirements of this Declaration and of any other building code or similar regulations or ordinances, any Owner proposing to modify, make additions to or rebuild a boundary wall shall first obtain the written consent of the adjoining Owners. In the event any boundary wall encroaches upon a Lot, a valid easement for such encroachment and for the maintenance of the

boundary wall shall and does exist in favor of the Owners of the Lots which share such boundary wall.

8.6 Maintenance of Walls other than Boundary Walls. Walls (other than boundary walls) located on a Lot shall be maintained, repaired and replaced by the Owner of the Lot. Any wall which is placed on the boundary line between a Lot and Association Maintained Property shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and maintenance of the side of the wall which faces the Association Maintained Property. In the event any such wall encroaches upon the Common Area or a Lot, an easement for such encroachment shall exist in favor of the Association or the Owner of the Lot, as the case may be. Any wall which is placed on the boundary line between a Lot and public right-of-way shall be maintained, repaired and replaced by the Owner of the Lot, except that the Association shall be responsible for the repair and replacement of the surface of the wall which faces the public right-of-way. No planter or similar structure shall be attached to any wall which the Association is obligated to maintain, repair and replace. Any planter or similar structure that is located near any wall which the Association is obligated to maintain, repair and replace must be properly sealed to prevent water or moisture from the planter or other structure seeping into the wall or the foundations of the wall. In the event any Maintenance of a wall by the Association is necessary because of water or moisture from a planter or other structure that is located near the wall seeping into the wall or the foundations of the wall, the cost of such Maintenance shall be paid to the Association upon demand by the Owner of the Lot on which such planter or other structure is located.

8.7 Installation of Landscaping.

(a) Within one hundred twenty (120) days after the date on which a Lot is first conveyed to a Purchaser, the Owner shall install landscaping (and an irrigation system sufficient to adequately water such landscaping) in the front yard of the Lot if such landscaping has not previously been installed by the Declarant or the Builder. All landscaping must comply with the Design Guidelines and must be approved by the Design Review Committee, and any alterations or modifications made to the landscaping of a Lot as originally installed must be approved in advance by the Design Review Committee. If any Owner does not install and complete approved landscaping within the one hundred twenty (120) day period, the Association, after giving the Owner thirty (30) days written notice to cure any such default, shall have the right to cause the necessary landscaping to be installed, and in such event, the Owner shall pay the Association, upon demand, all costs incurred by the Association in connection with the installation of the landscaping, together with interest thereon at the rate of fifteen percent (15%) per annum.

(b) Each Owner obligated to install landscaping on the Owner's Lot pursuant to Section 8.7(a), immediately upon becoming the Owner of the Lot, shall pay to the Association a deposit (the "**Landscaping Deposit**") in the amount set by the Board from time to time to secure the performance of the Owner's obligations under Section 8.7(a). The Association may apply the Landscaping Deposit toward payment of: (1) any fines imposed by the Board as a result of (i) the failure of the Owner to install the landscaping (and an irrigation system sufficient to adequately water such landscaping) which the Owner is required to install on the Owner's Lot within the time period set forth in Section 8.7(a), (ii) the failure of the Owner to install the

landscaping and irrigation systems in accordance with the plans approved by the Design Review Committee or (iii) the failure of the Owner to commence or complete the installation of the landscaping and irrigation systems by or on the dates specified by the Design Review Committee; (2) all costs incurred by the Association in installing landscaping and irrigation systems on the Owner's Lot in the event the Owner fails to do so within the time period set forth in Section 8.7(a); (3) any attorney fees, court costs and other costs (including, but not limited to, costs incurred to correct the violation) incurred by the Association in connection with any violation of this Section 8.7; (4) any costs incurred by the Design Review Committee or the Association with respect to any construction cleanup or removal required and/or the repair or replacement of any damaged or destroyed improvements, the cost for which the Owner is responsible under Section 4.3; and (5) any costs incurred by the Association or the Design Review Committee in connection with the inspection of the landscaping and irrigation systems to ascertain whether the installation is being made or was made in accordance with the approved plans. Following receipt by the Design Review Committee of a written request from an Owner delivered subsequent to the completion of the landscaping and irrigation systems on the Owner's Lot, and following confirmation by the Design Review Committee that any necessary cleanup work or damages attributable to the Owner or the Owner's contractors, agents or employees has been properly performed, repaired or replaced, as applicable, that all costs attributable to the Owner in connection therewith have been paid in full and that the landscaping and irrigation systems were installed in accordance with the plans and specifications approved by the Design Review Committee, the Design Review Committee shall return to such Owner the unapplied portion of the Owner's Landscaping Deposit. The liability of an Owner to promptly cleanup such Owner's Lot and any surrounding area of the Project and to repair or replace any improvements damaged or destroyed by an Owner or the Owner's contractors, agents or employees shall not be limited to the amount of such Owner's Landscaping Deposit, and in no event shall the posting of a Landscaping Deposit limit or prejudice the right of the Design Review Committee or the Association to pursue any available legal remedies against the Owner or any of Owner's contractors, agents or employees causing the need for cleanup or causing the damage or destruction.

ARTICLE 9 **INSURANCE**

9.1 Scope of Coverage.

(a) Commencing not later than the time of the first conveyance of a Lot to a Purchaser, the Association shall maintain, to the extent reasonably available, the following insurance coverage:

(1) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the Board, but not less than \$1,000,000. Such insurance shall cover all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Association Maintained Property and all other portions of the Project which the Association is obligated to maintain under this Declaration, and

shall also include hired automobile and non-owned automobile coverages with cost liability endorsements to cover liabilities of the Owners as a group to an Owner;

(2) Property insurance on all Association Maintained Property insuring against all risk of direct physical loss, insured against in an amount equal to the maximum insurable replacement value of the Association Maintained Property, as determined by the Board; provided, however, that the total amount of insurance after application of any deductibles shall not be less than one hundred percent (100%) of the current replacement cost of the insured property, exclusive of land, excavations, foundations and other items normally excluded from a property policy.

(3) Workmen's compensation insurance to the extent necessary to meet the requirements of the laws of Arizona;

(4) Directors and officers liability insurance providing coverage of at least \$1,000,000;

(5) Such other insurance as the Board shall determine from time to time to be appropriate to protect the Association or the Owners;

(6) The insurance policies purchased by the Association shall, to the extent reasonably available, contain the following provisions: (i) that there shall be no subrogation with respect to the Association, its agents, servants, and employees, with respect to Owners and members of their household; (ii) no act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will void the policy or be a condition to recovery on the policy; (iii) that the coverage afforded by such policy shall not be brought into contribution or proration with any insurance which may be purchased by Owners or their mortgagees or beneficiaries under deeds of trust; (iv) a "severability of interest" endorsement which shall preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or other Owners; (v) statement of the name of the insured as the Association; and (vi) for policies of hazard insurance, a standard mortgagee clause providing that the insurance carrier shall notify the first mortgagee named in the policy at least ten (10) days in advance of the effective date of any substantial modification, reduction or cancellation of the policy;

(b) The premiums for any insurance obtained by the Association pursuant to this Section shall be included in the budget of the Association and shall be paid by the Association.

9.2 Certificates of Insurance. An insurer that has issued an insurance policy under this Article shall issue a certificate or a memorandum of insurance to the Association and, upon request, to any Owner, mortgagee or beneficiary under a deed of trust. Any insurance obtained pursuant to this Article may not be cancelled until thirty (30) days after notice of the proposed cancellation has been mailed to the Association, each Owner and each mortgagee or beneficiary under a deed of trust to whom certificates of insurance have been issued.

9.3 Payment of Insurance Proceeds. With respect to any loss to any Association Maintained Property covered by property insurance obtained by the Association in accordance with this Article, the loss shall be adjusted with the Association, and the insurance proceeds shall be payable to the Association and not to any mortgagee or beneficiary under a deed of trust. Subject to the provisions of Section 9.4, the proceeds shall be disbursed for the repair or restoration of the damage to the Association Maintained Property.

9.4 Repair and Replacement of Damaged or Destroyed Property. Any portion of the Association Maintained Property which is damaged or destroyed shall be repaired or replaced promptly by the Association unless repair or replacement would be illegal under any state or local health or safety statute or ordinance, or Owners representing at least eighty percent (80%) of the total authorized votes in the Association vote not to repair or replace the damaged or destroyed Improvements. The cost of repair or replacement in excess of insurance proceeds and reserves shall be paid by the Association. If all of the Association Maintained Property is not repaired or replaced, insurance proceeds attributable to the damaged Association Maintained Property shall be used to restore the damaged area to a condition which is not in violation of any state or local health or safety statute or ordinance and the remainder of the proceeds shall either be retained by the Association as an additional capital reserve.

ARTICLE 10

DISPUTE RESOLUTION

10.1 Defined Terms. For purposes of this Article 10, the following definitions apply:

(a) **"Alleged Defect"** means any alleged defect or deficiency in the planning, design, engineering, grading, construction or development of the of the Common Area or any Lot, or the buildings, Residences and other structures or improvements located thereon, by a Declarant Party including, without limitation, any failure to comply with applicable building codes or federal, state or local laws, ordinances or regulations or any failure to comply with any express or implied warranty or standard of workmanship.

(b) **"Builder Party"** means the Builder and its members, managers, officers and employees.

(c) **"Claim"** means: (1) any claim or cause of action by a Claimant against a Declarant Party or a Builder Party arising

out of or related in any way to an Alleged Defect, including, without limitation, any claim or cause of action for breach of express or implied warranties or that a Declarant Party or Builder Party was negligent in the planning, design, engineering, grading, construction or development of the Project; or (2) any claim or cause of action against a Declarant Party or a Builder Party arising out of or in any way related to the development of the Project or the management or operation of the Association, including, without limitation, any claim for negligence, fraud, intentional misconduct or breach of fiduciary duty.

(d) **"Declarant Party"** means: (1) the Declarant and its members, managers, officers and employees; (2) the entity which platted the Project if different from but affiliated with Declarant; (3) any general contractor, subcontractor, material supplier, laborer, architect, engineer, consultant or other Person who furnished or provided any labor, materials or services in connection with the construction of any Residences or other Improvements in the Project and their respective members, managers, officers and employees; or (4) any employee or other representative of the Declarant who serves as a director or officer of the Association.

10.2 Agreement to Resolve Certain Disputes Without Litigation. The Association, all Owners, all Declarant Parties and all Builder Parties agree that it is in the best interests of the Association, the Owners, the Declarant Parties and the Builder Parties to encourage the amicable resolution of Claims and to resolve Claims without the emotional and financial costs of litigation. Therefore, the Association, all current and future Owners, all Declarant Parties and all Builder Parties each acknowledge and agree that all Claims shall be resolved exclusively in accordance with the dispute resolution procedures set forth in this Article 10. The Association, all Owners, all Declarant Parties and all Builder Parties waive their right to have Claims resolved in court and to have a jury trial. Declarant and each Owner acknowledges and agrees that the provisions of this Article 10 shall be binding upon current and future Owners and upon the Association, whether acting for itself or on behalf of any Owner or Owners.

10.3 Notice of Claim. The Association or any Owner who contends or alleges to have a Claim (a **"Claimant"**) against any Declarant Party or any Builder Party shall notify each applicable Declarant Party or Builder Party (a **"Respondent"**) in writing of the Claim (the **"Claim Notice"**), stating plainly and concisely: (a) the nature of Claim, including, date, time, location, Persons involved, and Respondent's role in the Claim; (b) the factual and legal basis of the Claim; and (c) what Claimant wants Respondent to do or not do to resolve the Claim. If the Claim involves an Alleged Defect, the Claim Notice shall state plainly and concisely: (a) the nature and location of the Alleged Defect; (b) the date on which the Association or Owner giving the Notice of Claim first became aware of the Alleged Defect; and (c) whether the Alleged Defect has caused any damage to any persons or property. If the Alleged Defect is alleged to be the result of an act or omission of a person licensed by the State of Arizona under Title 20 or

Title 32 of the Arizona Revised Statutes (a “**Licensed Professional**”), then the Claim Notice from the Association must be accompanied by an affidavit from a Licensed Professional in the same discipline as the Licensed Professional alleged to be responsible for the Alleged Defect. The affidavit must contain the information required to be contained in a preliminary expert opinion affidavit submitted pursuant to Section 12-2602B of the Arizona Revised Statutes. Within a reasonable period of time after receipt of the Notice of Claim, which period shall not exceed sixty (60) days, the Respondent and the Claimant shall meet at a mutually acceptable place within the Project to discuss the Claim and attempt to reach a resolution.

10.4 Right to Enter, Inspect, Repair and/or Replace. To the extent a Notice of Claim relates to or arises out of an Alleged Defect (a “**Construction Dispute**”), the provisions and procedures of this Section 10.4 shall apply. At any time after the delivery of the Notice of Claim, the Respondent and its employees, agents, contractors and consultants shall have full access to the property that is the subject of the Notice of Claim and shall have the right, but not the obligation, to conduct inspections, testing and/or destructive and invasive testing in a manner deemed appropriate by the Respondent (provided the Respondent shall repair or replace any property damaged or destroyed during such inspection or testing), which rights shall continue until such time as the Claim is resolved. If the Respondent elects to take any corrective action, it shall do so in a prompt manner considering the circumstances and the Respondent and its representatives and contractors shall be provided access to the Project and the property that is the subject of the Notice of Claim to take and complete such corrective action. Nothing set forth in this Section 10.4 shall be construed to impose any obligation on any Declarant Party or Builder Party to inspect, test, repair, or replace any item of the Project subject to a Construction Dispute. The right of the Respondent and its employees, agents, contractors and consultants to enter, inspect, test, repair and/or replace reserved in this Section shall be irrevocable and may not be waived or otherwise terminated except by a written document, in recordable form, executed and Recorded by the Respondent.

10.5 Binding Arbitration.

(a) In the event a Claim is not resolved by direct negotiations between the Claimant and the Respondent, the Claimant, if the Claimant desires to pursue the Claim further shall submit the Claim to binding arbitration in accordance with this Section 10.5. If the Claimant fails to timely submit the Claim to arbitration pursuant to the Federal Arbitration Act (9 U.S.C. §1, *et. seq.*). The Arbitration shall be initiated and conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association as modified or as otherwise provided in this Section 10.5, unless the Notice of Claim involves a Construction Dispute by an Owner against a Declarant Party, in which case the arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules and the Supplementary Consumer/Residential Construction Rules of the American Arbitration Association as modified or as otherwise provided in this Section 10.5. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on the Notice of Claim would be barred by the applicable statutes of limitations or repose.

(b) A Person with any Claim may only submit such Claim in arbitration on such Person's own behalf. No Person may submit a Claim in arbitration as a representative or member of a class, and no Claim may be arbitrated as a class action.

(c) Any arbitration proceeding may not be joined or consolidated with the Claims of the Association or any other Owner unless specifically agree to in writing by all parties to the Claim.

(d) The Declarant Parties, the Builder Parties, the Association and the Owners agree that any arbitration of a Claim is a private proceeding whose results shall be binding only on the parties to the arbitration and shall not be afforded binding effect as to any issue or result by any non-party to the arbitration.

(e) To the extent any Construction Dispute relates to or involves the conduct or work of any contractor, subcontractor, or supplier, any such contractors, subcontractors, or suppliers may be joined in the arbitration.

(f) The Association, each Owner, the Declarant and the Builder acknowledge that arbitration involves certain expenses (including payment of fees to the American Arbitration Association and compensation of the arbitrator or arbitrators) depending on the nature of and amount of claims asserted which may be substantial and in excess of court fees for filing of a lawsuit. The payment of such arbitration related expenses shall be governed by the Rules of the American Arbitration Association. The American Arbitration Association fee schedule and rules may be found at www.adr.org.

(g) The arbitrator may award the prevailing party in the proceeding all or a part of such party's reasonable attorneys' fees and expert witness fees, that such fees bear to percentage of success achieved by the prevailing party measured as an amount recovered in excess of the amount offered, taking into consideration the final result of arbitration or other relevant factors. The arbitrator shall not award any punitive damages. The arbitrator shall not award indirect, consequential or special damages regardless of whether the possibility of such damage or loss was disclosed to, or reasonably foreseen by, the party against whom the claim is made. The arbitrator shall assess the costs of the proceedings (including the fees of the arbitrator) against the non-prevailing party.

(h) The filing of a proper demand for arbitration in accordance with this Section 10.5 and the rules of the American Arbitration Association shall act to toll any applicable statutes of limitation or repose.

10.6 Use of Funds. Any judgment, award or settlement received by a Claimant in connection with a Claim involving an Alleged Defect shall first be used to correct and/or repair such Alleged Defect or to reimburse the Claimant for any costs actually incurred by such Claimant in correcting and/or repairing the Alleged Defect. If the Claimant receiving the judgment, award or settlement is the Association, any excess funds remaining after repair of such Alleged Defect shall be paid into the Association's reserve fund.

10.7 Approval of Arbitration or Litigation. The Association shall not deliver a Claim Notice to any Declarant Party or any Builder Party or commence any legal action or arbitration proceeding or incur legal expenses (including without limitation, attorneys' fees) in connection with any Claim without the written approval of Owners entitled to cast more than seventy-five percent (75%) of the total votes in the Association, excluding the votes of any Owner who would be a defendant in such proceedings. Before requesting the approval of the Owners required by this Section 10.7, the Association must provide written notice to all Owners, which notice shall (at a minimum) include the following: (a) a description of the nature of the Claim; (b) a description of the attempts of the Respondent to resolve the Claim; (c) the name and professional background of the attorney proposed to be retained by the Association to pursue the Claim and a description of the relationship between such attorney and any member of the Board of Directors; (d) a description of the fee arrangement between such attorney and the Association; (e) the estimated attorneys' fees and expert fees and costs necessary to pursue the Claim and the source of funds that will be used to pay such fees and expenses; (f) the estimated time necessary to conclude the action or proceeding; and (g) an affirmative statement from the Board of Directors that the action or proceeding is in the best interest of the Association and its Members. The Association shall not borrow money or use reserve funds to pay the fees and costs of the arbitration or litigation. In the event that the Association commences any legal action or arbitration proceeding involving a Claim, all Owners must notify prospective purchasers of their Lot of such legal action or arbitration proceeding and must provide such prospective purchasers with a copy of the notice received from the Association in accordance with this Section 10.7.

10.8 Conflicts. In the event of any conflict between this Article 10 and any other provision of the Community Documents, this Article 10 shall control. In the event of any conflict between the provisions of this Article 10 and the terms of any express warranty provided to a Purchaser by the Declarant, the Builder or any third party home warranty company in connection with the purchase of a Lot from the Declarant or the Builder, the provisions of the express warranty shall control; provided, however, that if the Claim is being asserted by the Association, the approval of the members of the Association required by Section 10.7 must be obtained prior to the Association demanding arbitration of the Claim or filing any legal action with respect to the Claim.

BY ACCEPTANCE OF A DEED OR BY ACQUIRING A LOT, EACH PERSON, FOR HIMSELF, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, TRANSFEREES AND ASSIGNS, AGREES TO HAVE ANY CLAIM RESOLVED ACCORDING TO THE PROVISIONS OF THIS ARTICLE 10 AND WAIVES THE RIGHT TO PURSUE ANY CLAIM IN ANY MANNER OTHER THAN AS REQUIRED IN THIS ARTICLE 10. THE ASSOCIATION, EACH LOT OWNER, EACH DECLARANT PARTY AND EACH BUILDER PARTY ACKNOWLEDGE THAT BY AGREEING TO RESOLVE ALL CLAIMS AS PROVIDED IN THIS ARTICLE 10, THEY ARE GIVING UP THEIR RESPECTIVE RIGHTS TO HAVE SUCH CLAIM TRIED BEFORE A JURY. THE ASSOCIATION, EACH LOT OWNER, EACH DECLARANT PARTY AND EACH BUILDER PARTY FURTHER WAIVE THEIR RESPECTIVE RIGHTS TO AN AWARD OF PUNITIVE AND CONSEQUENTIAL DAMAGES RELATING TO A CLAIM. BY ACCEPTANCE OF A DEED OR BY ACQUIRING ANY OWNERSHIP INTEREST IN A LOT, EACH LOT OWNER

VOLUNTARILY ACKNOWLEDGES THAT HE IS GIVING UP ANY RIGHTS HE MAY POSSESS TO PUNITIVE AND CONSEQUENTIAL DAMAGES OR THE RIGHT TO A TRIAL BEFORE A JURY RELATING TO A CLAIM.

IF AN OWNER OR THE ASSOCIATION FILES A CIVIL ACTION ASSERTING ANY CLAIM AGAINST ANY DECLARANT PARTY OR BUILDER PARTY INSTEAD OF COMPLYING WITH THE DISPUTE RESOLUTION PROVISIONS OF THIS ARTICLE 10 (OR THE OTHER DISPUTE RESOLUTION PROVISIONS, AS APPLICABLE), THE PARTY AGGRIEVED BY THE FILING MAY APPLY TO THE YAVAPAI COUNTY SUPERIOR COURT FOR AN ORDER DISMISSING THE CIVIL ACTION AND COMPELLING THE FILING PARTY TO SUBMIT THE CLAIM TO THE DISPUTE RESOLUTION PROVISIONS APPLICABLE THERETO. THE APPLYING PARTY SHALL BE ENTITLED TO IMMEDIATE ENTRY OF AN ORDER OF DISMISSAL AND A MANDATORY AWARD OF ATTORNEY'S FEES AND TAXABLE COSTS INCURRED IN COMPELLING COMPLIANCE WITH THE APPLICABLE DISPUTE RESOLUTION PROVISION.

IN THE EVENT THE ARBITRATION PROVISIONS OF THIS ARTICLE 10 ARE HELD NOT TO APPLY OR ARE HELD INVALID OR UNENFORCEABLE FOR ANY REASON, ALL DISPUTES SHALL BE TRIED BEFORE A JUDGE IN A COURT OF COMPETENT JURISDICTION WITHOUT A JURY. EACH OWNER, BY ACCEPTING A DEED TO ANY PORTION OF THE PROPERTY, AND THE ASSOCIATION HEREBY WAIVE AND COVENANT NOT TO ASSERT THEIR CONSTITUTIONAL RIGHT TO TRIAL BY JURY OF ANY DISPUTES, INCLUDING, BUT NOT LIMITED TO, DISPUTES RELATING TO CONSTRUCTION DEFECTS OR ANY MISREPRESENTATION OR FAILURE TO DISCLOSE MATERIAL FACTS BY THE DECLARANT OR THE BUILDER. THIS MUTUAL WAIVER OF JURY TRIAL SHALL BE BINDING UPON THE RESPECTIVE SUCCESSORS AND ASSIGNS OF SUCH PARTIES AND UPON ALL PERSONS AND ENTITIES ASSERTING RIGHTS OR CLAIMS OR OTHERWISE ACTING ON BEHALF OF THE DECLARANT, THE BUILDER, ANY OWNER, THE ASSOCIATION OR THE RESPECTIVE SUCCESSORS AND ASSIGNS.

ARTICLE 11

GENERAL PROVISIONS

11.1 Enforcement.

(a) The Association may enforce the Community Documents in any manner provided for in the Community Documents or by law or in equity, including, but not limited to:

(1) imposing reasonable monetary fines after notice and an opportunity to be heard is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a Lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident;

- (2) suspending an Owner's right to vote;
- (3) suspending any Person's right to use any recreational facilities within the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;
- (4) suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner is more than 15 days delinquent in paying any assessment or other charge owed to the Association;
- (5) exercising self-help or taking action to abate any violation of the Community Documents in a non-emergency situation;
- (6) requiring an Owner, at the Owner's expense, to remove any structure or Improvement on such Owner's Lot in violation of this Declaration and to restore the Lot to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass;
- (7) without liability to any Person, prohibiting any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of this Declaration or the Design Guidelines from continuing or performing any further activities in the Project;
- (8) towing vehicles which are parked in violation of this Declaration or the Association Rules; and
- (9) filing a suit at law or in equity to enjoin a violation of the Community Documents, to compel compliance with the Community Documents, to recover fines or money damages or to obtain such other relief as to which the Association may be entitled.
- (10) recording a written notice of violation by any Owner, Lessee or Resident of any restriction or other provision of the Community Documents. The notice shall be executed by an officer of the Association and shall contain substantially the following information: (i) the name of the Owner, Lessee or Resident violating, or responsible for the violation of, the Community Documents; (ii) the legal description of the Lot against which the notice is being Recorded; (iii) a brief description of the nature of the violation; (iv) a statement that the notice is being Recorded by the Association pursuant to this Declaration; and (v) a statement of the specific steps which must be taken by the Owner or occupant to cure the

violation. Recordation of a notice of violation shall serve as notice to the Owner and Resident, and any subsequent purchaser of the Lot, that there is such a violation. Failure by the Association to Record a notice of violation shall not constitute a waiver of any such violation, constitute any evidence that no violation exists with respect to a particular Lot or constitute a waiver of any right of the Association to enforce the Community Documents.

(b) The Association shall not be obligated to take any enforcement action if the Board determines, in its sole discretion, that because of the strength of the Association's possible defenses, the time and expense of litigation or other enforcement action, the likelihood of a result favorable to the Association, or other facts deemed relevant by the Board, enforcement action would not be appropriate or in the best interests of the Association.

(c) Any Owner shall also have the right to enforce this Declaration in any manner available at law or in equity. All rights and remedies of the Association under the Community Documents or at law or in equity are cumulative, and the exercise of one right or remedy shall not waive the Association's right to exercise another right or remedy. The failure of the Association or an Owner to take enforcement action with respect to a violation of the Community Documents shall not constitute or be deemed a waiver of the right of the Association or any Owner to enforce the Community Documents in the future.

(d) If the Association retains or consults with an attorney with respect to any violation of the Community Documents by an Owner, the Lessees of an Owner or the Residents of the Owner's Lot, all attorney fees incurred by the Association shall be assessed against the Owner, whether or not a lawsuit is filed by the Association, and all such attorney fees shall be paid by the Owner to the Association on demand and shall be secured by the Assessment Lien. If any lawsuit is filed by the Association, an Owner, a Lessee or Resident to enforce the provisions of the Community Documents or in any other manner arising out of the Community Documents or the operations of the Association, the prevailing party in such action shall be entitled to recover from the other party all attorney fees incurred by the prevailing party in the action.

11.2 Duration; Termination. This Declaration, as it may be amended pursuant to Section 11.3, shall run with the land and bind the Property and be in full force and effect in perpetuity unless terminated as provided in this Section. This Declaration may be terminated at any time if such termination is approved by the affirmative vote or written consent, or any combination thereof, of the Owners holding ninety percent (90%) or more of the votes in the Association. If the necessary votes and consents are obtained, the Board shall cause to be Recorded a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Association, with their signatures acknowledged. Following the Recording of a Certificate of Termination, this Declaration shall have no further force and effect, and the Association shall be dissolved pursuant to the terms set forth in its Articles. No termination of this Declaration shall be effective unless approved in writing by the Declarant if the Declarant owns or has an option to purchase one or more Lots at the time of the termination.

11.3 Amendments.

(a) Except as otherwise provided in this Section 11.3 and except for amendments that may be executed and Recorded by the Declarant pursuant to this Declaration, this Declaration may be amended at any time by the affirmative vote of Owners holding not less than two-thirds (2/3) of the votes in the Association. Any amendment to this Declaration must be approved in writing by the Declarant if the Declarant owns or has an option to purchase any Lot at the time of the amendment. Notwithstanding any other provision of this Declaration to the contrary, neither Article 10 nor this sentence may be amended without the prior written consent of the Declarant, even if the Declarant no longer own any Lots at the time of the amendment, and by the affirmative vote of Owners holding not less than eighty percent (80%) of the votes in the Association held by Owners other than the Declarant.

(b) Any amendment approved by the Owners or by the Board pursuant to this Section shall be signed by the President or Vice President of the Association and shall be Recorded and any such amendment shall certify that the amendment has been approved as required by this Section. Unless a later effective date is provided for in the amendment, any amendment to this Declaration shall be effective upon the Recording of the amendment.

(c) During the Declarant Control Period, the Declarant shall have the right to unilaterally amend the Declaration to comply with or make the Declaration consistent with any applicable federal, state or local law, ordinance or regulation, whether existing at the time the Declaration was Recorded or enacted after the Declaration was Recorded or correct any error or inconsistency or resolve any ambiguity in the Declaration. After the termination of the Declarant Control Period, the Board, without a vote of the Members, shall have the right to amend the Declaration to comply with or make the Declaration consistent with any applicable federal, state or local law, ordinance or regulation, whether existing at the time the Declaration was Recorded or enacted after the Declaration was Recorded or correct any error or inconsistency or resolve any ambiguity in the Declaration.

(d) Any challenge to an amendment to this Declaration for the reason that the amendment was not adopted by the required number of Owners or was not adopted in accordance with the procedures set forth in this Section must be made within one (1) year after the Recording of the amendment.

11.4 Condemnation of Common Area.

(a) If all or any part of the Common Area is taken or condemned, or conveyed by the Association in lieu of or under threat of such condemnation by or to any authority having the power of condemnation or eminent domain, the award or other compensation paid as a result of such taking or conveyance shall be paid to the Association. Any conveyance by the Association of all or any part of the Common Area must be approved in accordance with the provisions of Section 6.10. If the taking involves a portion of the Common Area upon which Improvements have been constructed, then the Association shall construct replacement Improvements on the remaining Common Area to the extent land is available for such construction, unless within sixty (60) days after such taking the Owners holding at least eighty

percent (80%) of the votes in the Association instruct the Board not to build replacement Improvements.

(b) If such replacement Improvements are to be constructed, then the Association shall be entitled to use the award or other compensation made for such taking solely for the purpose of such construction. If the taking does not involve any Improvements on the Common Area or if the Owners holding more than eighty percent (80%) of the votes in the Association decide not to construct any replacement Improvements or if there are any net funds remaining after such construction is completed, then such awarded net funds shall be retained by the Association and used for such purposes as may be determined by the Board.

11.5 Interpretation. Except for judicial construction, the Association shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Association's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefited or bound by this Declaration. In the event of any conflict between this Declaration and the Articles, Bylaws, Association Rules or Design Guidelines, this Declaration shall control. In the event of any conflict between the Articles and the Bylaws, the Articles shall control. In the event of any conflict between the Bylaws and the Association Rules or the Design Guidelines, the Bylaws shall control.

11.6 Severability. Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

11.7 Change of Circumstances. Except as otherwise expressly provided in this Declaration, no change of conditions or circumstances shall operate to extinguish, terminate or modify any of the provisions of this Declaration.

11.8 Laws, Ordinances and Regulations. The covenants, conditions and restrictions set forth in this Declaration and the provisions requiring Owners and other persons to obtain the approval of the Declarant, the Board or the Design Review Committee with respect to certain actions are independent of the obligation of the Owners and other persons to comply with all applicable laws, ordinances and regulations, and compliance with this Declaration shall not relieve an Owner or any other person from the obligation to also comply with all applicable laws, ordinances and regulations. 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.

11.9 References to this Declaration in Deeds. Deeds to and instruments affecting any Lot or any other part of the Project may contain the covenants, conditions and restrictions herein set forth by reference to this Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the provisions of this Declaration shall be binding upon the grantee-Owner or other person claiming through any instrument and his heirs, executors, administrators, successors and assignees.

11.10 Gender and Number. Wherever the context of this Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

11.11 Captions and Titles. All captions, titles or headings of the Articles and Sections in this Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent of context thereof. Unless otherwise specified, all references in this Declaration to Articles or Sections refer to Articles and Section of this Declaration.

11.12 Notices. All notices, demands, statements or other communications required to be given or served under this Declaration shall be in writing and shall be deemed to have been duly given and served if delivered personally, sent by Federal Express or other overnight delivery service, sent by United States mail, postage prepaid or sent by fax, electronic mail or other form of wireless communication, as follows: (a) if to an Owner, at the mailing address, email address or fax number which the Owner provides to the Secretary of the Association for the purpose of notice or, if no such mailing address, email address or fax number is provided, at the street address of the Lot of such Owner; (b) if to the Association or the Design Review Committee, at the principal place of business of the Association as shown on the records of the Arizona Corporation Commission or at such other mailing address, email address or fax number as may be designated by the Association in a written notice to the Owners pursuant to this Section; (c) if to the Builder, at the principal place of business of the Association as shown on the records of the Arizona Corporation Commission or at such other mailing address, email address or fax number as may be designated by the Association in a written notice to the Owners pursuant to this Section; or (d) if to the Declarant, at c/o Enchantment Group, 14635 N. Kierland Boulevard, Suite 150, Scottsdale, Arizona 85254 or at such other mailing address, email address or fax number as may be designated by the Association in a written notice to the Owners pursuant to this Section. Notice given by personal delivery, overnight delivery service, fax, electronic mail or other form of wireless communication shall be deemed to have been received by the Person to whom the notice was addressed when the notice is actually received. A notice given by United States mail shall be deemed to have been received by the Person to whom the notice was addressed on the earlier of the date the notice is actually received or three days after the notice is mailed. If a Lot is owned by more than one Person, notice to one of the Owners shall constitute notice to all Owners of the same Lot.

11.13 Original Declaration Superseded. This Declaration shall supersede and replace the Original Declaration in its entirety. Upon the recording of this Declaration in the records of the County Recorder of Yavapai County, Arizona, the Initial Declaration will be superseded in its entirety and shall be of no further force and effect.

LAMERRA HOLDINGS, LLC, a
Delaware limited liability company

By: Michael Benjamin Gerg

Name: Michael Benjamin Gerg

Title: Authorized Signatory

STATE OF Connecticut)
) ss.
County of Fairfield)

Acknowledged before me this 6 day of October, 2016, by
Michael Benjamin Gerg, the Authorized Signatory of LaMerra Holdings, LLC, a
Delaware limited liability company, on behalf of the company.

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

Alexandra G. Grenoble
Notary Public

My Commission Expires:

ALEXANDRA G. GRENOBLE
NOTARY PUBLIC OF CONNECTICUT
I.D. # 169733
My Commission Expires 8/31/2020

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 1 through 41 and Tracts A, B, C, D, G and H, Sedona Ranch on Oak Creek, according to the plat recorded 2016-0054832 in the records of the County Recorder of Yavapai County, Arizona.

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