

Ranch at Prescott
Box 471
Prescott AZ 86302
ATTN: Holly

INSTRUMENT # 8901584
OFFICIAL RECORDS OF
YAVAPAI COUNTY
PATSY C. JENNEY
REQUEST OF:
CITY OF PRESCOTT
DATE: 01/13/89 TIME: 11:05
FEE: 6.00
BOOK 2113 PAGE 810 PAGES: 006

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Bk			Map			Pcl		

UNIT 4 DECLARATION OF RESTRICTIVE COVENANTS
FOR ALL SINGLE FAMILY RESIDENTIAL LOTS IN
THE RANCH AT PRESCOTT, UNIT IV,
According to the Plats Recorded,
and to be Recorded in the Office of the
Yavapai County Recorder, Arizona

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UNIT 4 DECLARATION OF RESTRICTIVE COVENANTS
FOR ALL SINGLE FAMILY RESIDENTIAL LOTS IN
THE RANCH AT PRESCOTT, UNIT IV

KNOW ALL MEN BY THESE PRESENTS:

The undersigned is the owner of the following described real property which is a single family subdivision unit in THE RANCH AT PRESCOTT:

Lots 199 to 340, THE RANCH AT PRESCOTT, Unit IV, according to the plat of record in Book 27 of Maps and Plats, pages 39 to 41, inclusive, in the Office of the Recorder of Yavapai County, Arizona.

The undersigned declares and acknowledges that the above-described real property is subject to the following express covenants, conditions and restrictions as to its use and enjoyment, all of which are to be construed as restrictive covenants running with the title to the above-described real property and with each and every part and parcel thereof.

1.0 DEFINITIONS

"UNIT 4 DECLARATION" means this instrument as the same may be amended from time to time, which is referred to in the MASTER DECLARATION as a UNIT DECLARATION.

2.0 ADOPTION OF MASTER DECLARATION

All provisions of the MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR ALL LOTS OF SINGLE FAMILY RESIDENTIAL UNITS IN RANCH AT PRESCOTT (MASTER DECLARATION) as recorded on the 19th day of February, 1987, in the Office of the County Recorder of Yavapai County, Arizona in Book 1906 of Official Records, pages 102 through 136, inclusive, as the same may be hereafter amended, are adopted by reference and incorporated herein as if fully set forth in the UNIT 4 DECLARATION.

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3.0 IMPROVEMENTS TO LOTS

No STRUCTURE not approved in writing by the COMMITTEE shall be erected on any LOT. No building other than a main dwelling house, garage or carport may be approved by the COMMITTEE.

3.1 AREA

Exclusive of enclosed or open porches, garages, carports and any area in the basement or within the foundation:

- a) Each single level residential dwelling shall have a minimum of 1,600 square feet of living area.
- b) Each two-story residential dwelling shall have a minimum of 1,200 square feet on the main level, and a total living area of not less than 1,600 square feet.
- c) Each one and one-half story residential dwelling shall have a minimum of 1,100 square feet of living area on the first floor and a total living area of not less than 1,600 square feet.
- d) Each split or multi-level residential dwelling shall have a minimum of 1,600 square feet of living area.

3.2 HEIGHT

The Ranch at Prescott Architectural Committee shall have the right to waive height requirements as stated in the Master Declaration of Restrictive Covenants in all lots which exceed one (1) foot rise or fall in seven (7) feet.

3.3 SETBACK REQUIREMENTS

Setback requirements for The Ranch at Prescott are as follows:

20' front yard setback
25' rear yard setback
7' side yard setback adjacent to another lot
10' side yard setback adjacent to street

The Ranch at Prescott Architectural Committee shall have the right to adjust said setback requirements on any lot which exceeds one (1) foot rise or fall in seven (7) feet, or where side yard faces connector street.

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3.4 DRAINAGE CHANNEL MAINTENANCE

Lot owner shall have the right to incorporate drainage channels within landscape design. Said drainage channels must be kept clear of obstructions and maintained by adjacent owners.

4.0 AMENDMENT

This UNIT 4 DECLARATION may be amended by an instrument executed and acknowledged by DEVELOPER until all Class B membership is relinquished and then by the owners of at least two-thirds of the LOTS numbered 199 through 340, inclusive, Unit IV, THE RANCH AT PRESCOTT, provided that after the relinquishment of the Class B membership, no amendment relating to membership in the ASSOCIATION in respect to the PROPERTY subject to this UNIT 4 DECLARATION shall be effective without the written approval of the ASSOCIATION.

5.0 DECLARATION

5.1 MASTER DECLARATION BINDING

All instruments of conveyance or assignment of any interest in any part of the PROPERTY subject to this UNIT 4 DECLARATION shall refer to this UNIT 4 DECLARATION and shall be subject to the covenants, restrictions, conditions and servitudes herein contained as fully as though this instrument were therein set forth in full. The terms and conditions of the UNIT 4 DECLARATION shall be binding upon all persons affected by its terms, whether express reference is made to this instrument or not.

5.2 DURATION

The covenants, restrictions, conditions and servitudes of this UNIT 4 DECLARATION, as the same may hereafter be amended in accordance with the terms hereof, shall remain in full force and effect for a term of twenty years from and after the date of recording of this UNIT 4 DECLARATION, from which time they shall automatically be renewed and extended for successive periods of ten years each, unless an instrument signed by a majority of the then LOT OWNERS and any and all holders of Class B membership has been recorded agreeing to amend or terminate the same in whole or in part.

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6.0 ACKNOWLEDGMENT

The undersigned, by executing this UNIT 4 DECLARATION, hereby acknowledges receipt of the MASTER DECLARATION.

DATED this 13TH day of JANUARY, 1989.

TRANSAMERICA TITLE INSURANCE COMPANY
a California corporation, as Trustee

By Mark F. Cheney
Its ASSISTANT SECRETARY

STATE OF ARIZONA)
County of Yavapai) ss.

The foregoing instrument was acknowledged before me this
13 day of JANUARY, 1989, by MARK F. CHENEY
an individual known by the undersigned as ASSISTANT SECRETARY
of TRANSAMERICA TITLE INSURANCE COMPANY, a California corporation
as Trustee, on behalf of the corporation.

Carol L. Seuss
Notary Public

My commission expires: May 8, 1990

SEAL

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