



RUSH

DECLARATION OF CONVENTIONS, CONDITIONS, AND RESTRICTIONS

FOR
 TIMBER RIDGE UNIT I & II & FUTURE

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This Declaration, made on the date hereinafter set forth, by Fox Trail, Inc., an Arizona corporation, hereinafter referred to as "Declarant." Effective March 1, 1988.

WITNESSETH:

WHEREAS, Declarants having the voting power of record of certain real property situated in Yavapai County, Arizona more particularly described as:

TIMBER RIDGE UNIT I - TIMBER RIDGE UNIT II and any and all FUTURE TIMBER RIDGE UNITS.

NOW THEREFORE, Declarants hereby declare the setback requirements for single family lots shall be as follows:

INTERIOR STREET LOT - 7' Side yard
 15' Rear yard
 17' Front yard (from Rt. of Way)

CORNER STREET LOT - 12' Street side yard (from Rt. of Way)
 7' Side yard
 15' Rear yard
 17' Front street yard (from Rt. of Way)

Any and all protrusions are not allowed into the required setbacks whether front, side, or rear. An overhang or a deck should be at the minimum setback requirement and not beyond.

NOTE - The Declarant and/ or his representative (Architectural Committee) may under unusual circumstances grant an applicant a variance to the above described set back requirements.

DECLARANT: FOX TRAIL, INC., an Arizona corporation

BY:

James A. Sarti
 JAMES A. SARTI, President

BOOK 2087 PAGE 939