

When recorded mail to:
Transamerica Title Ins. Co.
P. O. Drawer 13028
Phoenix, Arizona 85002
Attn: BG - Tr. 95951

Docket pages BRIDGE CANYON COUNTRY ESTATES
Unit No. 15

KNOW ALL MEN BY THESE PRESENTS:

That Transamerica Title Insurance Co., ^{Company of Arizona} an Arizona Corporation, as Trustee, being the owner of all of the following described premises situated within the County of Yavapai, State of Arizona, to-wit:

Description should be shown as Lots 2829 to 3102, inclusive, BRIDGE CANYON COUNTRY ESTATES, Unit No. 15, according to the plat of record in the office of the Yavapai County Recorder in

Book 15 of Maps, Page 22 and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following express covenants, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to said premises and with each and every part and parcel thereof, to-wit:

1. Each residence shall comprise a minimum of 1,000 square feet including the wall proper of the house, but exclusive of porches, attached garages, or similar extensions and projections. No dwellings shall be moved from any other location onto any part of this real property unless such dwellings shall be at least 1,000 square feet. All dwellings moved on this real property shall be constructed with new or good materials.
2. No more than one main building shall be constructed on each 7,000 square feet of area of an R-7 Residential lot; provided, that this restriction shall not prevent the erection of a garage, carport, guest house, or other necessary out-buildings to be used in connection with the main building thereon. This restriction does not apply to Residential/Multiple, or Commercial lots as hereinafter described.
3. The walls of any building erected shall have a minimum front or roadway set back of 25 feet and a minimum side set back of 10 feet.
4. No main building located on any area shall be permanently occupied until provision shall have been made for adequate septic tanks or other approved sanitary facilities.
5. No store, office, or other place of business of any kind and no hospital, sanitarium, or other place for the care and treatment of the sick or disabled, physically or mentally, nor any theater, saloon, or other place of entertainment shall be erected or permitted upon any of the said residential lots or any part thereof, and no business of any kind or character whatsoever shall be conducted in or from any residence on said lots.
6. The following numbered lots are designated as (R-M-P) Residential/Multiple/Professional: 2928, 2929, 2967 thru 2976, and 2979 thru 2991. One unit of dwelling per each 3000 square feet of lot area can be used for all types of professional offices or multiple dwelling.
7. Lots numbered 2992 through 3012 are hereby designated as (C) commercial lots and the following retail businesses are permissible on these lots; grocery, restaurant, auto service station, drug store, shoe store, clothing store, sporting goods, furniture, hardware, stationery, tavern, appliance sales and service, plumbing sales and service and any other retail outlet which is an asset to the area and fills a need or necessity. Commercial lots can be used for dwelling units, such as motels, hotels or apartments. One unit per each 1,000 square feet of lot area. For each dwelling, apartment or hotel room, 200 square feet of parking area must be provided.

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- 8. All other lots in the subdivision are designated Residential Lots (R-7 equals 1 house per 7,000 square feet of lot area).
- 9. Not more than five head of livestock per lot shall be permanently maintained on any of the said lots. No poultry or fowl will be allowed. Said livestock can be pastured but not penned or corraled closer than 25 feet from any property line. No pigs or hogs are allowed on these residential lots at any time.
- 10. No advertising signs other than small signs indicating the property to be for rent or for sale shall be erected, placed, maintained or be permitted to remain or be maintained on any of the said Residential lots except that the developers may maintain large signs for sale of said property during the development of this subdivision. Signs on Commercial lots shall not exceed 50 square feet. No more than two signs shall be erected, attached or maintained on any one lot at any one time in this subdivision.

The foregoing restrictions run with the land and shall be binding on all persons owning any of the said lots until August 15, 1995, at which time said restrictions shall be automatically extended for successive periods of ten years each, provided, however, that any of these restrictions may be repealed or amended from time to time by the written concurrence of the then record owners of legal title to 75% of the said lots. Any amendment so made shall be filed for record in the office of the County Recorder of Yavapai County, whereupon any such amendment shall become effective and supersede the restrictions as set forth in this instrument.

Deeds of conveyance of said property, or any part thereof may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds, or any thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator, provided, however, that a violation of these restrictive covenants or any one or more of them, shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record upon said lots, of any part thereof.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA, as Trustee has caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officer thereunto duly authorized this 30th day of December, A.D., 1970

TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA,
as Trustee
By [Signature]
Assistant Trust Officer



Before me this 30th day of December, 1970, personally appeared BENNY GONZALES who acknowledged himself to be a Trust Officer of the TRANSAMERICA TITLE INSURANCE COMPANY OF ARIZONA and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as Trustee, by himself as such officer.

[Signature]
Nancy Lee Anderson
Notary Public

My commission will expire: My Commission Expires Nov. 17, 1973
FORM C-126

STATE OF ARIZONA, County of Yavapai—ss. 1849 TRANSAMERICA TITLE INS. CO.

I do here certify that the within instrument was filed and recorded at the request of [Signature] on Jan. 21 A.D., 1971 at 11:40 o'clock A. M. Book 639 Official Records Page 50-51 Records of Yavapai County, Arizona.

WITNESS my hand and official seal the day and year first above written.
NORMA R. MARQUART, County Recorder
By [Signature] Deputy

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