

APR 7 - 1989 2:11 PM

5.00

E
2

When recorded, return to:
Larry A. Woodcock, President
Deerhaven Ranches Property Owners Association
HCR#20, Box#8
Pearce, AZ 85625

APR 11 1989

AMENDMENT TO DECLARATION OF
COVENANT, CONDITIONS, AND RESTRICTIONS
OF DEERHAVEN RANCHES

This amendment is executed this 7th day of April, 1989 by the Deerhaven Ranches Property Owners Association under Article II Section 2.02, as a "majority of the third parties" page 92 & 93 Docket 1477.

WITNESSETH:

SECTIONS 1.01, 1.02, 1.05, 1.07, and 2.02 of article 1, General Restrictions, as set forth in the original Declaration shall, from date of this Amendment and henceforth, be deleted in their entirety, and the following substituted therefor:

Section 1.01

"If any owner uses the property for agricultural purposes, it may only be irrigated by drip, trickle, sprinkler or similar method. Any other method of irrigation including, but not limited to, flood or furrow irrigation is prohibited. No owner shall grow cotton or other agricultural products on the property which leaves a deposit of verticillum in the soil."

Section 1.02

"No zoning changes shall be made without the prior written approval of the majority of the property owners or their designated representatives. Prior to the issuance of a license to conduct any business on any property located in Deerhaven Ranches, the property owners shall be advised of the nature of the business to be conducted, and approval by a majority of the property owners must be granted in writing."

Section 1.05-Building Restrictions

"Homes are to be constructed of masonry, stucco frame, or new wood, and be not less than one-thousand (1000) square feet interior size. Double-wide manufactured or modular homes of not less than one-thousand (1000) square feet interior size and affixed to a permanent foundation with all transporting parts removed are approved as permanent structures. Architectural design of the aforementioned manufactured or modular homes must include the following: a shingle roof with a minimum six (6) inch overhang on all sides. Wood or wood composition siding. All structures, including but not limited to, homes, outbuildings, corrals, mobile or modular homes, etc. must be approved in writing by the Deerhaven Ranches Property Owners Association prior to placement or construction."

890406926

890406926

DEERHAVEN PROPERTY OWNERS
HCR #20 BOX 8
PEARCE, AZ. 85625

Section 1.07

"Mobile homes, travel trailers, campers, and similar housing are expressly prohibited from Deerhaven Ranches properties except as temporary housing during construction of a permanent housing structure. The maximum time limit for the above exception is two (2) years from the time the temporary housing is placed on the property. During this period of time there must be progressive evidence of construction on the permanent housing structure. This does not prohibit property owners from parking their recreational vehicles, campers, motor homes or travel trailers on their property when not in use, providing home construction has been completed in accordance with Section 1.05.

Section 2.02

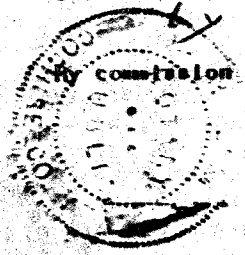
"This declaration shall only be amended by an instrument acknowledged in writing by a majority of the then property owners, or their designated representatives, of the properties collectively known as Deerhaven Ranches subdivision. Such amendment shall be effective upon its recording with the Cochise County Recorder. Notwithstanding the preceding sentence, the Declarant shall make no amendments unless instructed to do so in writing by a majority of the then property owners or their designated representatives. In the event the trust is terminated, then the majority of the property owners, or their designated representatives, shall become the Declarant.

Larry A. Woodcock

State of Arizona County of Cochise
Subscribed and sworn to before me this 7th day of April, 1989.
By Larry A. Woodcock

[Signature]

Notary Public



FEE # 890406926
OFFICIAL RECORDS
COCHISE COUNTY
DATE 04/07/89 HOUR 2

890406926

REQUEST OF
DEERHAVEN PROPERTY OWNERS
CHRISTINE RHODES-RECORDER
FEE : 9.00 PAGES : 2

WHEN RECORDED



AUG 28 1995 12h

FEE # 950821147
OFFICIAL RECORDS
COCHISE COUNTY
DATE 8/28/95 HOUR 12

REQUEST OF
WOODCOCK, LARRY
CHRISTINE RHODES-RECORDER
FEE : 10.00 PAGES : 1

When recorded return to:
LARRY WOODCOCK, PRESIDENT,
DEERHAVEN PROPERTY OWNERS ASSN.
PEARCE, AZ 85625

AMENDMENT TO DECLARATION OF
COVENANT CONDITIONS AND
RESTRICTIONS OF DEERHAVEN RANCHES

This amendment executed this 23rd day of August, 1995 by Custom Finance, Ltd., an Arizona Corporation, as developer of Deerhaven Ranches, to Covenant Conditions and Restrictions, dated January 8, 1981 in Docket 1477 at pages 89 thru 112.

WITNESSETH:
SECTION 1.03 of Article 1, General Restrictions, as set forth in the original Declaration shall, from the date of this Amendment and henceforth, include the following:

Section 1.03. Any commercial venture which requires a special use permit, a variance, or a change in the RU-4 zoning from Cochise County Planning & Zoning will not be permitted.

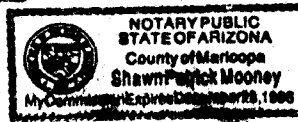
Michael H. Mooney
MICHAEL H. MOONEY, PRESIDENT
CUSTOM FINANCE LTD.

STATE OF ARIZONA)
)ss:

COUNTY OF COCHISE)
This instrument was acknowledged before me this 25th day of AUGUST 1995 by MICHAEL H. MOONEY for Custom Finance, Ltd., an Arizona corporation,

My Commission Expires: 12/26/96 *[Signature]*
Notary Public

WITNESS: LARRY WOODCOCK, PRESIDENT,
DEERHAVEN HOMEOWNERS ASSN.



STATE OF ARIZONA)
)ss:

COUNTY OF COCHISE)
This instrument was acknowledged before me this 25th day of AUGUST 1995 by LARRY A. WOODCOCK

My Commission Expires: 12/26/96 *[Signature]*
Notary Public



When recorded, return to:
Pat Spaulding, Stewart Title - Trust Dept.
P. O. Bx. 42200
Tucson, Az. 85733

AMENDMENT TO DECLARATION OF
COVENANT CONDITIONS AND
RESTRICTIONS OF DEERHAVEN RANCHES

This amendment executed this 28th day of October, 1986 by Stewart Title & Trust of Tucson, as Arizona Corporation, as Trustee under Trust #2265 as "Declarant" dated January 6, 1981 and recorded in the office of the Cochise County Recorder on January 8, 1981 in Docket 1477 at pages 89 thru 112.

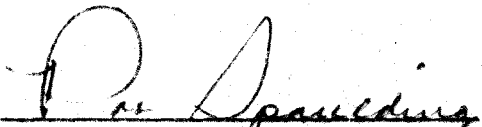
WITNESSETH:

SECTION 1.05 of Article 1, General Restrictions, as set forth in the original Declaration shall, from date of this Amendment and henceforth, be deleted in its entirety, and the following substituted therefor

Section 1.05 Building Restrictions

"Homes are to be constructed of masonry, stucco frame, or new wood construction and must be no less than (1,000) one thousand square feet in size.

Double-wide mobile homes with not less than (1,000) square feet interiors are approved as permanent structures. Architectural design must include the following: shingle roof with a minimum (6) six inch eave overhang on all sides, with wood or composition-wood siding. All homes, outbuildings, corrals, mobile homes or structures must be approved by the Architectural Committee in writing, prior to placement or construction."

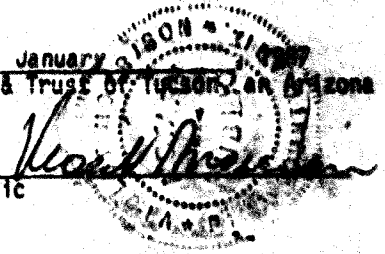

Assistant Trust Officer
STEWART TITLE & TRUST OF TUCSON
an Arizona Corporation, as Trustee
only and not in its corporate capacity
under Trust #2265

STATE OF ARIZONA)
) ss:
COUNTY OF PINA)

This instrument was acknowledged before me this 19th day of January 1987 by Pat Spaulding, Assistant Trust Officer for Stewart Title & Trust of Tucson, an Arizona corporation, as Trustee only & not personally.

My Commission Expires: 3/19/90

Notary Public



870101515



FEE # 870101515
OFFICIAL RECORDS
COCHISE COUNTY
DATE HOUR
01-21-87 1

870101515
STEWART TITLE & TRUST
BOX 42200
TUCSON AZ. 85733

REQUEST OF
STEWART TITLE & TRUST
CHRISTINE RHODES-REYNOLDS
FEE 1 9.00