

After recordation, turn to
Arizona Title Insurance and Trust Co.
111 W. Monroe
Phoenix, Arizona
Att: Jim Land

DKT 9387 PAGE 509

DECLARATION OF RESTRICTIONS 101200

BUENA VISTA RANCHOS

02-R MISC.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the owners, both legal and equitable, of the following-described premises, situated within the County of Maricopa, State of Arizona, to-wit:

Lots 1 through 151, inclusive, and Tracts A, B, C and D BUENA VISTA RANCHOS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 146 of Map, Page 17 thereof;

hereby declares the following restrictions shall apply to the said lots in BUENA VISTA RANCHOS, and to the owners and occupants of said lots and to the use and enjoyment thereof and that all conveyances of said lots hereafter made shall be subject to the said restrictions.

1. Lots 1 through 151, inclusive, of said BUENA VISTA RANCHOS shall be single-family residential lots, and there may be erected on any one lot not more than one single-family residence (which may include guest quarters) plus such accessory and auxiliary garages, barns and tack-rooms as are incidental to the single-family residential use. No other buildings shall be erected on any of said lots, nor shall any of said lots or any part thereof be used for any business purposes whatsoever; Except Tract A, which shall be designated as commercial property.

2. No lot or tract except Tract "A" may hereafter be divided or subdivided, nor shall any conveyance be made or recognized for any portion of a lot except for necessary easements for public utilities and except that a conveyance of a full lot or lots may carry with it such undivided interests in Tracts B, C and D, as may be owned by the vendor of any such full lot or lots.