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Commonwealth Title of Arizona  
Trust 319  
P. O. Box 16020  
Phoenix, Az. 85011

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**DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS CIRCLE G RANCHES 4, UNIT 3, AND  
SECOND SUPPLEMENTARY DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
CIRCLE G RANCHES 4, UNIT 1**

This Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 3, and Second Supplementary Declarations of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1 made this 23<sup>RD</sup> day of MARCH, 1981 by Commonwealth Title of Arizona, an Arizona corporation, as Trustee, herein referred to as "Declarant".

**WITNESSETH**

WHEREAS Declarant is the owner of both legal and equitable title of the following described real property, situated within the County of Maricopa, State of Arizona, to wit:

LOTS 80 through 160, inclusive, and TRACT B, CIRCLE G RANCHES 4, UNIT 3, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, in Book 228 of Maps, Page 13 thereof;

and,

WHEREAS, Declarant desires to develop the above-described real property as the third stage of the uniquely planned residential subdivision known as Circle G Ranches 4; and

WHEREAS Declarant desires to convey TRACT B of the above-described real property, except that portion thereof described as:

BEGINNING at the most northerly corner of Tract B, Circle G Ranches 4, Unit 3, as recorded in Book 228, Page 13, M.C.R. being a 1/2" iron bar, and the TRUE POINT OF BEGINNING, thence:

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1. Along a non-tangent curve concave to the southwest, having a local tangent bearing of S.18°37'46"W. with radius of 675.00', an arc length of 187.95', said length subtends a delta of 15°57'15" with a tangent length of 94.59'; thence:
2. S.55°25'00"E. a distance of 105.00', thence:
3. S.10°25'00"E. a distance of 28.28', thence:
4. S.34°35'00"W. a distance of 205.00', thence:
5. N.55°25'00"W. a distance of 129.37', thence:
6. S.89°54'01"W. a distance of 43.87', thence:
7. N.1°38'50"E. a distance of 266.86' to the TRUE POINT OF BEGINNING.

Reserving a 10' irrigation and equestrian easement adjacent to and north of Course 6 above recited.

to the CIRCLE G RANCHES 4 HOMEOWNERS ASSOCIATION, an Arizona non-profit corporation, as common area for the benefit of all parties having any right, title or interest in the Circle G Ranches 4 subdivison; and

WHEREAS the addition of the above-described real property to said subdivision is in complete accord and in full compliance with that certain Planned Area Development (P.A.D.) for Circle G Ranches approved and accepted by the City of Tempe, Arizona, on April 20, 1978 pursuant to application numbered S 78.2; and,

WHEREAS this supplementary declaration is the authorized manner to extend the scheme of covenants and restrictions of the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1 recorded in Docket 13290, Page 688, records of the Maricopa County Recorder's Office and the scheme of covenants and restrictions of the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 2, and First Supplementary Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1, recorded in Docket 13404, Page 661, records of the Maricopa County Recorder's Office to the above-described property; and

WHEREAS, in order to enable Declarant to accomplish the purposes outlined above, all of the above-described property is hereby subjected to and shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run

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with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall enure to the benefit of each owner thereof;

NOW THEREFORE, Commonwealth Title of Arizona, as Trustee, hereby declares, covenants and agrees as follows:

**ARTICLE I**  
**Definitions**

1.1 **"Association"** shall mean and refer to the CIRCLE G RANCHES 4 HOMEOWNERS ASSOCIATION, an Arizona non-profit corporation previously organized to administer the covenants and to exercise the rights, powers and duties set forth in the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1 and in the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 2 and First Supplementary Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1 and in this Declaration, Unit 3.

1.2 **"Class A Lot"** shall mean and refer to any Lot the owner of which is entitled to Class A Membership in the Association.

1.3 **"Class B Lot"** shall mean and refer to any Lot the owner of which is entitled to Class B Membership in the Association.

1.4 **"Common Area"** shall Unofficial Document real property owned or acquired by the Association for the common use and enjoyment of all or a part of the owners.

1.5 **"Declarant"** shall mean Commonwealth Title of Arizona, an Arizona corporation, as Trustee, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

1.6 **"Declaration"** shall mean the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 1, as recorded in the Docket 13290, Page 688, records of the Maricopa County Records Office, as it may from time to time be amended or supplemented.

1.7 **"Declaration, Unit 2"** shall mean the covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions Circle G Ranches 4, Unit 2, and First Supplementary Declaration of Covenants, Conditions and