

96-0472247 07/05/90 11.02

KATHERINE 1 OF 1

When recorded, return to:

Graham Management, Inc.
401 W. Baseline Road, #103
Tempe, AZ 85283

FIRST AMENDMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PECAN GROVE VILLAGE II

The Declarant executed the original Declaration of Covenants, Conditions and Restrictions for Pecan Grove Village II on April 27, 1990 and recorded the Declaration with the Maricopa County Recorder's Office on May 15, 1990 at Recording Number 90-217873. The Declaration pertains to the real property which is more particularly described as follows:

Lots 1 through 130, and Tracts A, B and C of PECAN GROVE VILLAGE II, a subdivision per plat recorded in Book 336 of Maps, page 17, Records of Maricopa County, Arizona.

Section 10.4 of the Declaration provides that 75% of the owners may amend the Declaration. The President of the Pecan Grove Village II Owners' Association, being first duly sworn and under oath, hereby certifies that at least 75% of the owners approved in writing of the following two amendments and that the attorney for the City of Tempe also approved the two amendments in writing.

Therefore, pursuant to section 10.4 of the Declaration, the Declaration is hereby amended as follows:

1. Section 4.2 of the Declaration is deleted and replaced with the following:

"4.2 Animals. No animals, birds, fowls, poultry or livestock other than generally recognized house or yard pets shall be maintained on any Lot and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. The Board shall have authority to determine in any event whether an animal is a "generally recognized house or yard pet." It shall be the responsibility

of the owner of the Lot where the pet resides or is visiting to ensure that the pet(s) does not become a nuisance which includes but is not limited to unreasonable noise, odor and the destruction of property. No structure for the care, housing or confinement of any animal shall be maintained so as to be Visible From Neighboring Property. Dogs and other pets residing on or visiting a Lot shall be permitted to relieve themselves only upon the Lot where the Pet resides or is visiting. It shall be the responsibility of the Owner of the Lot where the pet resides or is visiting to remove immediately any pets' droppings on Common Areas or otherwise Visible From Neighboring Property. No dog, cat, or other pet shall be permitted to run at large, and each dog, cat or other pet is at all times kept on a leash and under the direct control of the owner."

2. Section 4.16 of the Declaration is deleted and replaced with the following:

"4.16 Signs. No signs whatsoever (including, but without limitation, commercial, political, "for sale," "for rent," and similar signs) shall be erected or maintained on any Lot except:

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- (a) One residential address identification sign with a total face area of eighty square inches or less;
- (b) Such signs as may be required by legal proceedings;
- (c) One "for sale" or "for rent" sign with a total face area of five square feet or less;
- (d) One security/alarm sign with a total face area of two square feet;
- (e) One election sign not exceeding five square feet may be placed on the homeowner's lot no sooner than 60 days prior and 10 days after an election; and
- (f) All signs must be properly maintained as not to create an eyesore.

Each owner shall comply with all applicable City of Tempe sign regulations."

Dated this 27 day of JUNE, 1996.

[Handwritten Signature]

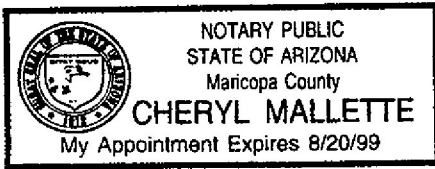
President

State of Arizona)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN TO this 27th day of June, 1996 by
Edward Jones, the President of the Pecan Grove

Village Owners' Association, before me, the undersigned Notary Public.

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[Handwritten Signature]
Notary Public

My Commission Expires:
8-20-99