

STEWART TITLE & TRUST OF PHOENIX
WHEN RECORDED, RETURN TO:



Laurie B. Craig, Esq.
Beus, Gilbert & Morrill, P.L.L.C.
3200 North Central Avenue
1000 Great American Tower
Phoenix, Arizona 85012-2417

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HELEN PURCELL

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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
PECAN GROVE VILLAGE III**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PECAN GROVE VILLAGE III is made on the 21 day of October, 1993, by LAURELCREST HOMES, L.L.C., an Arizona limited liability company (the "Declarant").

WITNESSETH:

A. Declarant is the beneficial owner of certain real property located in Phoenix, Maricopa County, Arizona, which is more particularly described as follows:

Lots 1 through 86, and Tracts A, B, C and D of Pecan Grove Village III, a subdivision per plat recorded in Book 362 of Maps, page 30, Records of Maricopa County, Arizona.

B. Declarant has imposed certain covenants, conditions and restrictions upon the real property described above pursuant to a DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PECAN GROVE VILLAGE III dated October 9, 1993 and recorded on October 15, 1993 (the "Declaration") in the records of Maricopa County, Arizona at Instrument No. 93-704336, in order to establish a general scheme for the development, sale, use and enjoyment of the real property for the purpose of enhancing and protecting the value, desirability and quality of life within said real property.

C. Declarant desires to modify and amend Declaration in certain respects to comply with the requirement of the City of Tempe, Arizona.

D. Declarant pursuant to Paragraph 10.4 of the Declaration has the right and authority to modify and amend the Declaration.