

**RED ROCK COVE
AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Owners are the owners of Lots One (1) through Six (6), inclusive, RED ROCK COVE, a subdivision of Yavapai County, Arizona, according to the plat of record in the Office of the County Recorder of Yavapai County, Arizona, in Book 22 of Maps, page 61, and desire to amend the Declaration of Restrictions recorded December 4, 1981, in Book 1428 of Official Records, pages 520 to 522, inclusive, records of the Recorder of Yavapai County, Arizona.

The undersigned:

A. hereby declare that the premises subject to the Declaration of Restrictions of RED ROCK COVE as recorded aforesaid, identified in the Declaration only as a portion of Tract A, RED ROCK COVE EAST, the plat of which is recorded in Book 13 of Maps, page 85, records of Yavapai County, are inclusive only of that portion of Tract A, RED ROCK COVE EAST as re-subdivided into lots numbered One (1) through Six (6) of RED ROCK COVE by the Plat recorded on December 4, 1981, in Book 22 of Maps, Page 61, in the office of the County Recorder of Yavapai County, Arizona, and that there was no intention of the declarants to affect any portion of Tract A, RED ROCK COVE EAST by the Declaration other than the portion re-subdivided as RED ROCK COVE.

B. hereby amend and restate such restrictions, and declare Lots One (1) through Six (6), inclusive, of RED ROCK COVE (Premises), subject to the following express covenants, stipulations and restrictions as to use and enjoyment, all of which are to construed as restrictive covenants running with title to the Premises and with each and every part and parcel thereof.

1. All provisions of the Master Declaration of Restrictive Covenants for All Property in the Village of Oakcreek (Master Declaration), as recorded June 17, 1981, in the Office of the County Recorder of Yavapai County, Arizona, in Book 1389 of Official Records, pages 950-976, inclusive, as the same may be amended, are adopted by this reference and incorporated herein as if fully set forth in this Declaration.

2. No building, except one single family dwelling and a storage building, garage, or carport for use in connection with the dwelling, shall be erected, maintained, or permitted on a lot.

3. No dwelling shall be erected upon any lot unless such dwelling contains at least 1,600 square feet of enclosed living area floor space.

4. The height of a dwelling or other permissible building shall not exceed sixteen (16) feet above the highest point of the lot, and no full two-story buildings shall be approved by the Architectural Control Committee.

5. All dwellings shall be of brick, cement block or other substantial masonry construction, or insulated frame construction. No plans for manufactured or pre-fabricated dwellings or buildings shall be approved by the Architectural Control Committee.

6. In addition to any other criteria for approval of the Architectural Control Committee:

- a. No fence, hedge, or solid wall, other than the wall of a dwelling, in excess of five (5) feet in height shall be constructed, planted or maintained on the Premises, except as provided in paragraph 7 below.
- b. Plans for a dwelling must include a carport or garage.
- c. No fence, hedge or wall shall be constructed, planted, or maintained closer to the front lot line than the walls of the dwelling on the lot, or, if there is no dwelling on the lot, within twenty (20) feet of the front lot line.

7. All swimming pools must be enclosed by a six-foot fence with a locking gate. Gates are to be locked when pool is not in use.

8. No reflective materials shall be installed, maintained, or permitted for use as a roof covering.

9. The Association shall have the right and power to levy periodic assessments against each lot pursuant to the Master Declarations provided the land value of each lot is established for assessment purposes under Section 8.02 of the Master Declarations at \$8,000.00.

10. These restrictive covenants run with title to the Premises and each and every portion thereof, and shall be binding upon the owner or owners of any lot in the Premises until twenty (20) years from the date of recordation of the Master Declaration, at which time the covenants and restrictions shall automatically be extended for successive periods of ten (10) years each; provided, however, subject to Section 9.03 of the Master Declaration, at any time the covenants and restrictions may be changed in whole or in part or revoked entirely by a vote of a majority of the Owners of the lots within the Premises.

11. The covenants, stipulations and restrictions of this Declaration shall not affect the lien of any mortgage now of record, or which may hereafter be placed or recorded, upon the lots or any part thereof, and shall be subject to enforcement under Section 9.05 of the Master Declaration.