

STATE OF ARIZONA        }  
County of Yavapai        }    ss.

I do hereby certify that the within instrument was filed and recorded at request of VOCA on September 1, A.D. 1982 at 4:15 o'clock P.M., Book 1483 Official Records, Page 113-120 inclusive, Records of Yavapai County, Arizona.

WITNESS my hand and official seal the day and year first above written.

Patsy C. Jenney, County Recorder  
By \_\_\_\_\_ Deputy

**RIDGEVIEW HEIGHTS  
AMENDED AND RESTATED  
DECLARATION OF RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners constituting the owners of a majority of Lots One (1) through Seven (7), inclusive, RIDGEVIEW HEIGHTS, 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 15 of Maps, page 36, (Premises) desire to amend the Declaration of Restrictions recorded August 6, 1971, in Book 681 of Official Records, pages 406 to 411, inclusive, Records of County Recorder of Yavapai County, Arizona, and do hereby amend and restate such restrictions, and declare the Premises subject to the following express covenants, stipulations and restrictions as to use and enjoyment, all of which are to be 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, page 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 Lots One (1) through Seven (7), inclusive, unless such dwelling contains at least 1400 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 prefabricated 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 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 20 feet of the front lot line.
- (d) Evidence of a percolation test that meets Yavapai County Health Department standards must be submitted with plans and specifications or if no such percolation test can be obtained on the lot, plans and specifications must make provision for an individual home sewage treatment plant, such sewage treatment plant to be approved by the Architectural Control Committee.

7. All swimming pools must be enclosed by a 6-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.

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.

This instrument may be executed in one or more counterparts and, if executed in more than one counterpart, all the executed counterparts shall be construed as one instrument. This Amended and Restated Declaration of Restrictions shall not become effective until such time as this instrument, or a sufficient number of counterparts thereof, containing signatures of the owners of a majority of the lots in Ridgeview Heights has been or have been recorded in the Office of the County Recorder of Yavapai County, Arizona.