

STATE OF ARIZONA  
County of Yavapai } ss. 14269

I do hereby certify that the within instrument was filed and recorded at request of  
Jacqueline S. Quinn on May 10 A.D. 1980  
at 3:40 o'clock P.M., Book 1296 Official Records, Page 898-902 (incl)

Records of Yavapai County, Arizona  
WITNESS my hand and official seal the day and year first above written  
Patsy C. Jenney, County Recorder  
by Andrea S. Quinn Deputy



**FIRST AMENDMENT TO HORIZONTAL PROPERTY  
REGIME DECLARATION FOR VILLAGE PARK CONDOMINIUMS  
SEDONA, ARIZONA**

3-

George F. Konoske and Catharine D. Konoske, the Declarant in  
the Horizontal Property Regime Declaration for Village Park Condominiums  
Sedona, Arizona, dated January 30, 1980, recorded in the Office of the County  
Recorder of Yavapai County, Arizona, on the 12th day of March, 1980, in Book  
1284 of Official Records, pages 802-869, inclusive, (the "Declaration"), being  
the present owner of all of the property, hereby amends the Declaration as  
follows:

1. Page 6, subparagraph (q) of Article II "Definitions" is  
amended to read:

"(q) 'Master Declaration' means the Declaration of  
Restrictions for Village Plaza dated April 10, 1970,  
recorded April 15, 1970, in Book 595 of Official  
Records, pages 235-241, inclusive, in the Office of  
the County Recorder of Yavapai County, Arizona,  
as amended by First Amendment dated March 20,  
1980, recorded May 6, 1980, in the Office  
of the County Recorder of Yavapai County, Arizona,  
in Book 1296 of Official Records, pages 787-  
791, inclusive, and Declaration of Restrictions

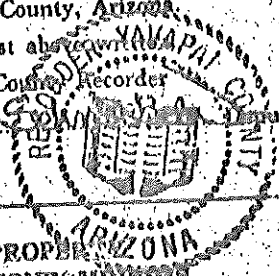
BOOK 1296 PAGE 898

STATE OF ARIZONA  
County of Yavapai

14269

I do hereby certify that the within instrument was filed and recorded at request of  
Sayoun S. Chahal on May 6 A.D. 1980  
at 3:40 o'clock P.M., Book 1296 Official Records, Page 898-902 (incl)  
Records of Yavapai County, Arizona

WITNESS my hand and official seal the day and year first above written  
Patsy C. Jenney, County Recorder  
By Andrea S. [Signature] Deputy



**FIRST AMENDMENT TO HORIZONTAL PROPERTY  
REGIME DECLARATION FOR VILLAGE PARK CONDOMINIUMS  
SEDONA, ARIZONA**

3-

George F. Konooske and Catharine D. Konooske, the Declarant in  
the Horizontal Property Regime Declaration for Village Park Condominiums  
Sedona, Arizona, dated January 30, 1980, recorded in the Office of the County  
Recorder of Yavapai County, Arizona, on the 12th day of March, 1980, in Book  
1284 of Official Records, pages 802-869, inclusive, (the "Declaration"), being  
the present owner of all of the property, hereby amends the Declaration as  
follows:

1. Page 6, subparagraph (q) of Article II "Definitions" is

amended to read:

"(q) 'Master Declaration' means the Declaration of  
Restrictions for Village Plaza dated April 10, 1970,  
recorded April 15, 1970, in Book 595 of Official  
Records, pages 235-241, inclusive, in the Office of  
the County Recorder of Yavapai County, Arizona,  
as amended by First Amendment dated March 20  
1980, recorded May 6, 1980, in the Office  
of the County Recorder of Yavapai County, Arizona,  
in Book 1296 of Official Records, pages 787-  
791, inclusive, and Declaration of Restrictions

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for Lake Plaza dated April 13, 1970, recorded April 14, 1970, in the Office of the County Recorder of Yavapai County, Arizona, in Book 595 of Official Records, pages 58-64, inclusive."

2. Page 55, a new Section 16 is added to read as follows:

"16. Village of Oakcreek Association.

In order to establish the Property as qualifying the Owners for membership in The Village of Oakcreek Association, an Arizona non-profit corporation (hereafter referred to as "VOCA"), the Property is hereby declared to be subject to the powers of VOCA as hereinafter set forth and as set forth in the Articles of Incorporation of the Association:

16.01 Membership.

Each Owner of a Unit shall automatically be a member of VOCA.

15.02 Assessment.

VOCA shall have the right and power to levy periodic assessments payable in advance against each Unit at such time as the Unit is constructed and ready for occupancy. Such assessment shall not exceed two percent per annum of the land value of the Unit as hereinafter defined. In addition to the periodic assessment VOCA shall have the right and power to levy an initial membership assessment equal to the assessment for six months computed on the rate of the periodic assessment. For the purposes of determining the maximum permissible assessment in this subparagraph, land value of a Unit means \$6,000.00 for each Unit.

15.03 Use of Assessment.

Assessments collected by VOCA may be used and expended for any activity or matter in respect of which VOCA is empowered to act, including, without limitation, the maintenance, care and preservation of the common elements,

for Lake Plaza dated April 13, 1970, recorded April 14, 1970, in the Office of the County Recorder of Yavapai County, Arizona, in Book 595 of Official Records, pages 63-64, inclusive."

2. Page 65, a new Section 15 is added to read as follows:

"15. Village of Oakcreek Association.

In order to establish the Property as qualifying the Owners for membership in The Village of Oakcreek Association, an Arizona non-profit corporation (hereafter referred to as "VOCA"), the Property is hereby declared to be subject to the powers of VOCA as hereinafter set forth and as set forth in the Articles of Incorporation of the Association:

15.01 Membership.

Each Owner of a Unit shall automatically be a member of VOCA.

15.02 Assessment.

VOCA shall have the right and power to levy periodic assessments payable in advance against each Unit at such time as the Unit is constructed and ready for occupancy. Such assessment shall not exceed two percent per annum of the land value of the Unit as hereinafter defined. In addition to the periodic assessment VOCA shall have the right and power to levy an initial membership assessment equal to the assessment for six months computed on the rate of the periodic assessment. For the purposes of determining the maximum permissible assessment in this subparagraph, land value of a Unit means \$6,000.00 for each Unit.

15.03 Use of Assessment.

Assessments collected by VOCA may be used and expended for any activity or matter in respect of which VOCA is empowered to act, including, without limitation, the maintenance, care and preservation of the common elements.

the rights, powers and duties of VOCA in respect to the Property as set forth in Section 16 of the Horizontal Property Regime Declaration of Village Plaza Condominiums, as amended herein.

THE VILLAGE OF OAKCREEK ASSOCIATION,  
an Arizona non-profit corporation

By

Joseph D. Davis  
President

ATTEST:

Gordon Merritt Treasurer

STATE OF ARIZONA

)  
) ss.

COUNTY OF YAVAPAI

The foregoing document was acknowledged before me this 15th day of April, 1980, by Joseph D. Davis and Gordon Merritt President and Treasurer, respectively, of The Village of Oakcreek Association, an Arizona non-profit corporation, on behalf of the corporation.

Dorothy J. Egel  
Notary Public

My Commission Expires:  
December 31, 1983

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the rights, powers and duties of VOCA in respect to the Property as set forth in Section 16 of the Horizontal Property Regime Declaration of Village Plaza Condominiums, as amended herein.

THE VILLAGE OF OAKCREEK ASSOCIATION,  
 an Arizona non-profit corporation

By Joseph D. Davis  
 President

ATTEST:

John Merritt Treasurer

STATE OF ARIZONA            )  
   ) ss.  
 COUNTY OF YAVAPAI         )

The foregoing document was acknowledged before me this 15th day of April, 1980, by Joseph D. Davis and Gordon Merritt and The Village of Oakcreek Association, President and Treasurer, respectively, of The Village of Oakcreek Association, an Arizona non-profit corporation, on behalf of said corporation.

Dorothy J. Egel  
 Notary Public



My Commission Expires:  
 October 31, 1983

BOOK 1296 PAGE 902

STATE OF ARIZONA  
County of Yavapai

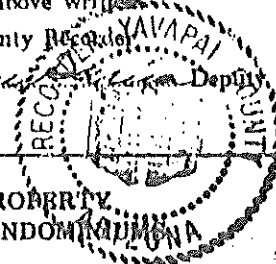
" 15191

I do hereby certify that the within instrument was filed and recorded at request of  
*Laura J. Deail* on *May 14* A.D. 19*80*  
at *3:15* o'clock *P.*M., Book *1298* Official Records, Page *623-624-625*  
Records of Yavapai County, Arizona.

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

Patsy C. Jenney, County Recorder

By *Patsy C. Jenney* Deputy



**SECOND AMENDMENT TO HORIZONTAL PROPERTY  
REGIME DECLARATION FOR VILLAGE PARK CONDOMINIUMS  
SEDONA, ARIZONA**

George P. Konoske and Catharine D. Konoske, the Declarant in the Horizontal Property Regime Declaration for Village Park Condominiums Sedona, Arizona, dated January 30, 1980, recorded in the Office of the County Recorder of Yavapai County, Arizona, on the 12th day of March, 1980, in Book 1284 of Official Records, pages 802-869, inclusive, as amended by First Amendment to Horizontal Property Regime Declaration for Village Park Condominiums Sedona, Arizona, dated April 15, 1980, recorded in the office of the County Recorder of Yavapai County, Arizona, on the 6th day of May, 1980, in Book 1290 of Official Records, pages 898-902, inclusive, (the "Declaration"), being the present owner of all of the property, hereby amends the Declaration by deleting the Common Element Percentage Index attached thereto as Appendix C and substituting in lieu thereof a new Common Element Percentage Index attached hereto as Appendix C.

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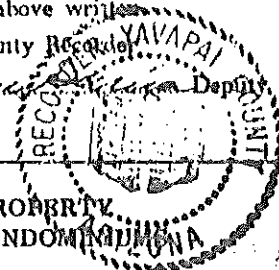
STATE OF ARIZONA } " 15191  
County of Yavapai

I do hereby certify that the within instrument was filed and recorded at request of  
*Laura J. Quail* on *2 May 1980* A.D. 1980  
at *3:15* o'clock *P.*M., Book *1298* Official Records, Page *623-624-625*  
Records of Yavapai County, Arizona.

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

Patsy C. Jenney, County Recorder

By *[Signature]* Deputy



3-

**SECOND AMENDMENT TO HORIZONTAL PROPERTY  
REGIME DECLARATION FOR VILLAGE PARK CONDOMINIUMS  
SEDONA, ARIZONA**

George P. Konoske and Catharine D. Konoske, the Declarant in the Horizontal Property Regime Declaration for Village Park Condominiums Sedona, Arizona, dated January 30, 1980, recorded in the Office of the County Recorder of Yavapai County, Arizona, on the 12th day of March, 1980, in Book 1284 of Official Records, pages 802-869, inclusive, as amended by First Amendment to Horizontal Property Regime Declaration for Village Park Condominiums Sedona, Arizona, dated April 15, 1980, recorded in the office of the County Recorder of Yavapai County, Arizona, on the 6th day of May, 1980, in Book 1296 of Official Records, pages 898-902, inclusive, (the "Declaration"), being the present owner of all of the property, hereby amends the Declaration by deleting the Common Element Percentage Index attached thereto as Appendix C and substituting in lieu thereof a new Common Element Percentage Index attached hereto as Appendix C.

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COMMON ELEMENT PERCENTAGE INDEX

<u>Unit Number</u>	<u>Unit Design Type</u>	<u>Cubic Content</u>	<u>Points</u>	<u>Percentage of Common Interest</u>
1	CR	12,945.86	399	3.99
2	CP	12,934.70	399	3.99
3	CR	12,945.86	399	3.99
4	CP	12,934.70	399	3.99
5	CR	12,945.86	399	3.99
6	CP	12,934.70	399	3.99
7	CR	12,945.86	399	3.99
8	CP	12,934.70	399	3.99
9	BR	12,425.45	383	3.83
10	BP	12,425.45	383	3.83
11	BR	12,425.45	383	3.83
12	AP	13,213.38	408	4.08
13	AR	13,213.38	408	4.08
14	BR	12,425.45	383	3.83
15	AP	13,536.79	418	4.18
16	AR	13,536.79	418	4.18
17	BR	12,564.91	388	3.88
18	AR	13,475.97	416	4.16
19	AP	13,536.79	418	4.18
20	BR	12,425.45	383	3.83
21	AR	13,194.67	407	4.07
22	AP	13,194.67	407	4.07
23	AR	13,536.79	418	4.18
24	BR	12,430.73	383	3.83
25	AR	13,095.47	404	4.04
TOTALS		324,179.83	10,000	100. %

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Appendix C

COMMON ELEMENT PERCENTAGE INDEX

<u>Unit Number</u>	<u>Unit Design Type</u>	<u>Cubic Content</u>	<u>Points</u>	<u>Percentage of Common Interest</u>
1	CR	12,945.86	399	3.99
2	CP	12,934.70	399	3.99
3	CR	12,945.86	399	3.99
4	CP	12,934.70	399	3.99
5	CR	12,945.86	399	3.99
6	CP	12,934.70	399	3.99
7	CR	12,945.86	399	3.99
8	CP	12,934.70	399	3.99
9	BR	12,425.45	383	3.83
10	BP	12,425.45	383	3.83
11	BR	12,425.45	383	3.83
12	AP	13,213.38	408	4.08
13	AR	13,213.38	408	4.08
14	BR	12,425.45	383	3.83
15	AP	13,536.79	418	4.18
16	AR	13,536.79	418	4.18
17	BR	12,564.91	388	3.88
18	AR	13,475.97	418	4.18
19	AP	13,536.79	418	4.18
20	BR	12,425.45	383	3.83
21	AR	13,194.67	407	4.07
22	AP	13,194.67	407	4.07
23	AR	13,536.79	418	4.18
24	BR	12,430.73	383	3.83
25	AR	13,095.47	404	4.04
<b>TOTALS</b>		<b>324,179.83</b>	<b>10,000</b>	<b>100. %</b>

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Appendix C