

****PLEASE NOTE**** To the best of our knowledge, the following C.C. & R.'s pertains to your lot. We suggest that you check with the Mohave County Recorder for exact recordings against said property.

**UNIT 18
BOOK 149
PAGES 580 - 590
4 SEPTEMBER 1973**

**MEADVIEW CITY CENTER - TRACT 1197
DECLARATION OF RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS:

This declaration is made this 28th day of August, 1973, by LANDEX, hereinafter called "Declarant", as present owner of the second beneficial interest in Transamerica Title Company Trust Number 9614, being properly authorized so to act by terms of the trust, and Transamerica Title Company, as Trustee thereunder, hereinafter called "Trustee", solely as bare legal title holder and not personally, and acting at the proper direction of said beneficiary - "Declarant", executes this Declaration of Reservations, Covenants, Conditions and Restrictions, to run with the real property herein described for the purposes as hereinafter set forth.

Lots 1 through 264 inclusive, MEADVIEW CITY CENTER, TRACT 1197, according to the plat of Record in the office of the County Recorder of Mohave County, Arizona, as Fee #73-24838

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following express covenants, stipulations, and restrictions as to the use and enjoyment thereof, all of which to be construed as a restrictive covenant running with the title to said premises and with every part of and parcel thereof, to wit:

ARTICLE I - LAND USE

SECTION 1 - RESIDENTIAL USE. Lots 15 through 49 inclusive, 118 through 128 inclusive, 169 through 243 inclusive, and 245 through 264 inclusive shall be known and described as single-family residential lots. No trade business, profession, or other type of commercial activity shall be executed upon any of said lots.

SECTION 2 - MULTIPLE RESIDENTIAL USE. Lots 1 through 14 inclusive, 50 through 53 inclusive, 87 through 96 inclusive, 102 through 110 inclusive, 112 through 117 inclusive, 129 through 133

inclusive, 162 through 168 inclusive, and 244 shall be known and described as multiple-residential lots.

SECTION 3 - COMMERCIAL USE. Lots 54 through 86 inclusive, 97 through 101 inclusive, 111 and 134 through 161 inclusive, shall be known and described as commercial lots.

SECTION 4 - WATER SUPPLY. No individual water supply systems shall be permitted on any lot in said subdivision.

SECTION 5 - SANITARY FACILITIES. None of said lot(s) shall be used for residential purposes prior to the installation thereon of water flush toilets and all bathroom, toilet or sanitary conveniences shall be inside the building permitted hereunder. Further, all bathroom, toilet or sanitary conveniences shall be connected to underground disposal facilities which meet state sanitary requirements and standards.

SECTION 6 - BUILDING REQUIREMENTS. All property owners will be required to build, erect, or place improvements on their property within six months of purchase of property.

SECTION 7 - SETBACKS. No buildings, mobile homes, or structure's (other than fences, trees, or hedges) shall be erected or permitted on any of said residential lots nearer than twenty (20) feet from the front property line or nearer than ten (10) feet from the side property line or nearer than ten (10) feet from the rear property line of said lot.

SECTION 8 - MOBILE HOMES.

(a) The term "Mobile Home" as used herein shall mean any house trailer, mobile home, or similar movable living quarters, but shall not include camping trailers, tent trailers, pickup truck campers, motor homes, housecars or similar recreational type vehicles.

(b) Mobile homes are expressly permitted upon all residential lots as single-family residential dwellings: PROVIDED, however, that said mobile home is at least fifty (50) feet in length and twenty (20) feet in width and shall not have less than four hundred (400) square feet of covered patio.

(c) At the time any mobile home is placed on a lot, it shall not exceed five years of age from the date of manufacture.

(d) Mobile homes placed on lot(s) must be professionally manufactured and not "homemade" or "owner built," and, prior to being placed thereon, shall be approved as set forth in Article III herein.

(e) Cabanas and porches must be attached directly to the mobile home. Travel trailers, campers and boats may be parked or stored on said lot(s) provided they are near the back of the lot, parked in such a manner as not to create an unsightly condition, and provided further that they are not connected to sanitary

facilities, water, etc. and used as a permanent or temporary residence or for guest accommodations.

(f) Any mobile home placed on said lot(s) shall be set flush with the ground. It is the intention of this paragraph to eliminate the space between the mobile home and the ground. Further, no tires, stones or other unsightly objects shall be placed on the roof of any mobile home.

SECTION 9 - PERMANENT HOMES.

(a) The term "permanent homes" as used herein shall mean any residence constructed on a residential lot, whether frame, stucco, or masonry, but shall not include storage rooms, carports, garages, etc.

(b) All permanent homes erected on any lot shall be of new construction and shall have concrete foundations and hardwood or concrete flooring, and prior to construction, must be approved as set forth in Article III herein. No unpainted metal sidings or roofs will be permitted.

(c) All permanent homes must be completed within six (6) months from the commencement of construction.

(d) No permanent home shall be erected upon any lot which shall have less than one thousand (1,000) square feet of ground floor space including inside storage but exclusive of any portion thereof used for a garage, carport, outside porch, or outside storage.

(e) Prefabricated, pre-erected or modular homes are specifically permitted, provided they are approved as set forth in Article III, herein prior to construction.

SECTION 10 - MISCELLANEOUS STRUCTURES.

(a) The term "miscellaneous structures" as used herein shall mean any structure erected on any lot except for mobile homes and permanent homes, and shall include but is not limited to patios, porches, cabanas, fences, walls, storage rooms, garages, carports, buildings, etc.

(b) All miscellaneous structures shall be subject to the restrictions described in Section 9 (b), (c) and (e) herein.

SECTION 11 - CAMPING. No construction shed, basement, garage, tent, or other structure shall be used at any time as a residence, either temporarily or permanently. No camping shall be permitted at any time on any lots in said subdivision.

SECTION 12 - TEMPORARY BUILDINGS. No temporary buildings may be moved or constructed on any lot in said subdivision.

SECTION 13 - HEIGHT. No buildings or improvements on any of said lots any exceed two stories in height or twenty-five (25) feet above the ground line.

ARTICLE II - MAINTENANCE

SECTION 1 - GARBAGE CONTAINERS, BUTANE TANKS. Disposal of garbage and refuse shall be an individual responsibility, and all garbage or trash containers, oil tanks, bottled gas tanks (other than those carried as an integral part of a mobile home), and other such facilities must be in such a manner as not to create objectionable or an unsightly condition.

SECTION 2 - CLOTHES LINES. Clothes lines are restricted to the backs of lot(s) and as far as possible shall be screened from view from any street.

SECTION 3 - APPLIANCES. No washing machine, dryer, refrigerator, freezer or other appliance, and no machinery or tools which detract from the appearance of the area shall be exposed to view, and same shall be kept only within a roofed and enclosed building or area, or inside of a mobile home.

SECTION 4 - PETS AND LIVESTOCK. No animals, livestock, birds, or poultry of any kind shall be raised, bred, or kept on any of said lots. Provided, however, that personal pets such as dogs, cats, and other household pets may be kept, but shall be kept fenced or always leashed, provided further that they shall be kept in such a manner as not to create a public nuisance. This restriction is not intended to prohibit horseback riding along and across roadways.

SECTION 5 - SIGNS AND RUBBISH. No general advertising signs or billboards other than those of the subdivision developer shall be placed on any residential lot, and no unsightly objects or nuisance shall be erected, placed, or permitted and no inoperative autos or parts thereof, rubbish, used machinery or other such salvage or junk shall be placed or permitted to remain on any lot. Nor shall any premises be used in any way or for any purposes that may emit foul or noxious odors, or which may endanger the health or unreasonably disturb the holder of any lot in said subdivision. Lot owners may erect or place one "For Rent" and/or one "For Sale" sign and one identifying name plate, none of which may be larger than two (2) square feet.

SECTION 6 - NATIVE VEGETATION. Site grading and clearing of lot(s) shall in all cases be held to a minimum to preserve the maximum amount of native desert growth. Where site grading is required, all minor plants, brush and cactus that are de-stroyed by grading shall be removed from the premises or trans-planted on the lot. All major cactus and all Joshua trees shall be transplanted o the lot, and prior to commencing of any site grading, a plot plan, including a landscaping and transplanting plan, shall be approved a set forth in Article III herein.

SECTION 7 - FENCES. Fences may be placed upon or near property lines but shall not exceed five (5) feet in height, and

no fence or other structure shall block or obstruct any utilities easement.

ARTICLE III - ARCHITECTURAL CONTROL

SECTION 1 - APPROVALS. No structure of any type, including but not limited to buildings, mobile homes, permanent homes, cabanas, garages, porches, carports, storage facilities, fences and walls shall be commenced, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same including a site plan showing boundary line setbacks, location and type of underground sanitation facilities and landscaping and trans-planting plan shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Governors of the Meadview Civic Association, Inc., or by an architectural committee composed of three (3) or more representatives appointed by the Board. The Board may require changes, deletions, or revisions in order that the architectural and general appearance of all structures and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, and general welfare of the community in which such use or users are to be located. Notwithstanding any other provisions of these deed restrictions, it shall remain the prerogative and in the authority of the board to review applications and grant approvals for exceptions to these deed restrictions. Variations from these requirements, and, in general, other forms of deviations from these restrictions imposed by this declaration may be made when and only when such exceptions, variances, and deviations do not in any way detract from the appearance of the premises and are not in any way detrimental to the public well-fare or to the property of other persons located in the vicinity thereof, all in the sole opinion of the Board. The Board shall act with due promptness and in the event the Board shall fail to approve or disapprove any matter submitted to it hereunder within thirty (30) days from submission, the application shall be deemed approved, providing it meets with the requirements of these restrictions.

SECTION 2 - APPROVAL OR VARIANCE. Any approval or variance granted by the Association must be given in writing and the granting of said approval or variance shall in no way affect any of the other provisions of these restrictions, which shall remain in full force and effect.

SECTION 3 - ASSESSMENTS.

(a) The owner of each lot in this subdivision shall be a member of the Meadview Civic Association in accordance with the provisions of the By-Laws thereof. Such membership shall be

appurtenant to and may not be separated from ownership of any lot.

(b) Every owner or purchaser of every lot as described above, is deemed to covenant, and agree to pay to the Meadview Civic Association, Inc. annual assessments in accordance with the By-Laws thereof.

(c) The annual assessments shall be a charge upon the land and shall be a continuing lien upon the lot which such assessment is made.

(d) The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of the owners and residents of the community and for the improvements and maintenance of the Association's facilities.

SECTION 4 - INTERPRETATION. In the event of any ambiguity in any provisions of these restrictions, excepting **Article IV, Section 7**, the interpretation of the Association as to the meaning intended shall prevail.

ARTICLE IV - GENERAL PROVISIONS

SECTION 1 - EASEMENTS. The developer or his successor reserves easements over or under the surface, or both, required for the installation and maintenance of electric lines, telephone lines, water lines, and other public utilities, with the right to assign the easements. The easements herein reserved shall consist of a ten (10) foot strip of land along all side and rear lot lines.

SECTION 2 - ZONING CONFLICT. In the event of any conflict between these restrictions and any existing or future zoning regulations established by Mohave County or any other Governmental body, the restriction or regulation which is more restrictive shall apply.

SECTION 3 - ENFORCEMENT.

(a) The Association, or any owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provision of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of his right to do so afterward.

(b) In the event of a violation of any of the provisions hereunder having to do with the prevention of unsightly or unsanitary conditions, the Association, its agents, or assigns shall have the right to enter upon the land and remove the offending objects the expense of the owner, who shall pay the same upon demand, and such entry shall not be deemed a trespass. In the event said expense is not paid by the owner, the Association may add said amount to the next due annual assessment, and if not then paid by owner, said expense shall become a lien on the land.

SECTION 4 - AMENDMENTS. The Trustee expressly reserves the right to make any necessary and reasonable changes in these restrictions until no less than ninety per cent (90%) of all lots have been sold, after which time there shall be no change in any of these restrictions without the formal approval of the Meadview Civic Association, Inc., provided however that with respect to any lot which may not have been sold, or any lot that subsequently reverts to Trustee, the Trustee expressly reserves the right to amend, add or delete any or all provisions of these restriction's, said changes to become effective upon the sale or conveyance of such lot in accordance with Section 7 hereunder.

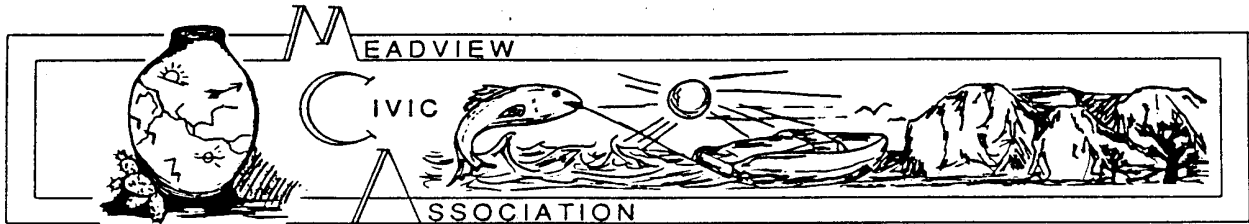
SECTION 5 - SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

SECTION 6 - TERM. The foregoing restrictions and covenants run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1993, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, or so long thereafter as may be now or hereafter permitted by law.

SECTION 7 - APPLICABILITY. Notwithstanding anything to the contrary in this document, every restriction, term, and condition set forth in this document shall apply only to, and at such times as, lot(s) in the subdivision are subject to a sale by Trustee to a third-party lot purchaser or are conveyed to such purchaser, his successors, or assigns.

Each party who acquires any interest in all or part of the property described herein further agrees, that upon such acquisitions of an interest in all or part of this real property, said acquiring party does not have nor shall not exert any right or claim against trustee shown herein for any breach or failure of trustee to enforce all or part of the covenants, conditions and restrictions set forth herein, but shall look to the other property owners acquiring an interest in said property, and/or the declarant, his successors and assigns, for any performance or relief deemed equitable, or necessary for enforcement of the covenants, conditions and restrictions contained herein.

IN WITNESS WHEREOF, LANDEX, an Arizona Corporation, has caused its corporate name and seal to be hereunto affixed by its officers hereunto duly authorized this **28th** day of **August 1973.**



BLANKET VARIANCE

Blanket Variance for Unit 18/Meadview City Center requiring building on a Lot within a six (6) month time frame, per minutes previously approved. Variances have been given since September 14, 1985. See below:

On September 14, 1985, Variance approved on six (6) month construction requirement being dropped from Lots in City Center, Unit 18.

May 24, 1986, again Blanket Variance given on dropping six ((6) month construction requirement in City Center.

April 8, 1989, Unit 18, Lot 21 asked for Variance to build whenever he could. Granted (this had been made a Blanket Variance since 9-14-85).

This approved Blanket Variance to be given with each copy of CC & R's for Unit 18/Meadview City Center.

Dated March 2, 1995

Nadine Bell Nadine Bell
President, MCA Board of Governors

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