

930704336

~~Return Originals to:~~
~~STEWART TITLE & TRUST OF PHOENIX~~
~~WHEN RECORDED, RETURN TO:~~



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

93-0704336 10/15/93 02:44

LILIAN 7 OF 71

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

BLDR SERV. - STG

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
PECAN GROVE VILLAGE III

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
PECAN GROVE VILLAGE III

TABLE OF CONTENTS

		Page
ARTICLE I	DEFINITIONS	1
	1.1 Articles	1
	1.2 Assessments	1
	1.3 Association	1
	1.4 Association Rules	2
	1.5 Board	2
	1.6 Bylaws	2
	1.7 Common Area	2
	1.8 Declarant	2
	1.9 Declaration	2
	1.10 Eligible Insurer Or Guarantor	2
	1.11 Eligible Mortgage Holder	2
	1.12 First Mortgage	2
	1.13 First Mortgagee	2
	1.14 Improvement	2
	1.15 Lot	3
	1.16 Member	3
	1.17 Never Occupied Lot	3
	1.18 Once Occupied Lot	3
	1.19 Owner	3
	1.20 Plat	3
	1.21 Project Documents	3
	1.22 Property or Project	4
	1.23 Purchaser	4
	1.24 Single Family	4
	1.25 Single Family Residential Use	4
	1.26 Visible From Neighboring Property	4
ARTICLE II	THE ASSOCIATION; RIGHTS AND DUTIES, MEMBERSHIP AND VOTING RIGHTS	4
	2.1 Rights, Powers and Duties	4
	2.2 Board of Directors and Officers	4
	2.3 Association Rules	4
	2.4 Identity of Members	5

2.5	Transfer of Membership	5
2.6	Classes of Members	5
2.7	Joint Ownership	6
2.8	Corporate Ownership	6
2.9	Suspension of Voting Rights	6
2.10	Disposition of Common Areas	6
2.11	Cancellation of Agreements	6
ARTICLE III	COVENANT FOR MAINTENANCE ASSESSMENTS	6
3.1	Creation of the Lien and Personal Obligation of Assessments	6
3.2	Purpose of the Assessments	7
3.3	Annual Assessment	7
3.4	Special Assessments	8
3.5	Notice and Quorum for Any Action Authorized Under Sections 3.3(a) or 3.4	8
3.6	Date of Commencement of Annual Assessments; Due Dates	8
3.7	Rate of Assessment	9
3.8	Effect of Nonpayment of Assessments; Remedies of the Association	9
3.9	Priority of Assessment Lien	10
3.10	Exemption of Owner	10
3.11	Maintenance of Reserve Fund	10
3.12	No Offsets	10
3.13	Working Capital Fund	10
ARTICLE IV	ARCHITECTURAL LIMITATIONS, PERMITTED USES AND RESTRICTIONS	11
4.1	Residential Use	11
4.4	New and Permanent Construction.	11
4.5	Common Walls	11
4.6	Animals	12
4.7	Antennas	12
4.8	Utility Service	13
4.9	Temporary Occupancy	13
4.10	Trucks, Trailers, Campers and Boats	13
4.11	Motor Vehicles	13
4.12	Parking	13
4.13	Nuisances	14
4.14	Repair of Buildings	14
4.15	Trash Containers and Collection	14
4.16	Clothes Drying Facilities	14
4.17	Encroachments	14
4.18	Machinery and Equipment	14
4.19	Restriction on Further Subdivision	14