

COCO DOG, PAGE

DECLARATION OF RESTRICTIONS

1 KNOW ALL MEN BY THESE PRESENTS:

2 That ARIZONA LIPNOB ESTATES, INC., and PYRAMID INVESTORS,
3 INC., both being Arizona corporations, are the owners of GRAND CANYON
4 SUBDIVISION, UNIT 4, as recorded in the office of the County Recorder of
5 Coconino County, Arizona, and desiring to establish the nature of the use
6 and enjoyment thereof, do hereby declare the said premises subject to the
7 following express covenants and restrictions, all of which are to be
8 construed as restrictive covenants running with the title to said premises
9 and with each and every part and parcel thereof.
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- 11
- 12 1. Lots 6 through 10, Block F
13 Lots 8 through 16, Block G
14 Lots 7 through 13, Block S
15 Lots 8 through 15, Block N
16 Lots 1 through 8, Block O
17 Lots 1 through 3, Block T
18 Lots 5 and 6, Block T
19 Lots 1 through 13, Block U
20 and Lots 1 through 3, Block V

21 shall be business or commercial lots provided, however, that
22 any such use shall be first approved in writing by Arizona Lipnob Estates, Inc.,
23 and Pyramid Investors, Inc. by and through their authorized officers or agent
24 or shall comply with local zoning ordinances if the same exist and if there is
25 no zoning, then such use must first be approved in writing by Arizona Lipnob
26 Estates, Inc. and Pyramid Investors, Inc.

- 27 2. Lots 1 through 5, Block F
28 Lots 1 through 7, Block G
29 Lots 1 through 6, Block S
30 Lots 1 through 7, Block N
31 Lots 9 through 14, Block O
32 Lot 4, Block T
Lots 1 through 8, Block R

shall be multiple dwellings and/or apartment lots and the use thereof
shall be in compliance with local zoning ordinances if the same exist. If not,
the use of such lots shall first meet with the approval in writing of Arizona
Lipnob Estates, Inc. and Pyramid Investors, Inc. by and through their
authorized officers.

3. All other lots in Unit 4 shall be single family residential lots.

4. No real estate business or office or signs or other forms of
advertising of a real estate business or office or signs advertising the sale of
other properties, other than those described herein, shall be placed or
permitted on any of the lots unless written approval is first had and obtained
from Arizona Lipnob Estates, Inc. and Pyramid Investors, Inc.

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5. Reservation is herein made for the grazing of livestock upon all of said lots, with said right to graze livestock to terminate as to any one lot upon the lot owner erecting or constructing fences which will keep out such livestock.

6. Should any restrictive covenants hereto be determined to be invalid or void, such invalidity or voidance shall in no way affect the validity of the rest of the restrictions.

7. No structure shall be commenced or erected on any of said lots until the design and location of such structure and the kind of materials to be used in such structure be approved in writing by Arizona Lipnob Estates, Inc. and Pyramid Investors, Inc. by and through their authorized officers. When all of the lots in GRAND CANYON SUBDIVISION UNIT 4 have been improved with the erection of dwellings thereon, then this restriction shall cease and be of no further force or effect.

8. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator, and each and every grantee expressly consents to the entry of a mandate requiring the removal of any structure erected or maintained in violation of any one or more of such restrictive covenants and expressly consents to the award of reasonable attorney's fees against him in any action brought to enforce any one or more of such restrictive covenants.

IN WITNESS WHEREOF, ARIZONA LIPNOB ESTATES, INC., an

Arizona corporation, and PYRAMID INVESTORS, INC., an Arizona corporation, have hereunto caused their corporate names to be signed by the signatures of their duly authorized officers this 23 day of

JUNE, 1964.

PYRAMID INVESTORS, INC.,
an Arizona corporation

By

Its President

ARIZONA LIPNOB ESTATES, INC.,
an Arizona corporation

By

Its Secretary

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ss:

JUNE, 1964

On this the 23 day of ~~OCTOBER, 1963~~, before me,
the undersigned officer, personally appeared John Hecht
who acknowledged himself to be the Secretary of ARIZONA
LIPNOB ESTATES, INC., an Arizona corporation, and that he as
such officer, being authorized so to do, executed the foregoing
instrument for the purposes therein contained by signing the
name of the corporation by himself as such officer.

In Witness Whereof, I have hereunto set my hand and
official seal.

Sam E. Pearlstein
Notary Public

My Commission Expires:
My Commission Expires Oct 12, 1967

STATE OF ARIZONA }
COUNTY OF MARICOPA }

ss:

JUNE, 1964

On this the 23 day of ~~OCTOBER, 1963~~, before me,
the undersigned officer, personally appeared Martin Jacobs
who acknowledged himself to be the President of PYRAMID
INVESTORS, INC., an Arizona corporation, and that he as such
officer, being authorized so to do, executed the foregoing instru-
ment for the purposes therein contained by signing the name of
the corporation by himself as such officer.

In Witness Whereof, I have hereunto set my hand and
official seal.

Sam E. Pearlstein
Notary Public

My Commission Expires:

My Commission Expires Oct 12, 1967

No. 4448

RECORDED AT REQUEST OF Arizona Land Research Co.
June 24th, A. D. 19 64 at 8:00 o'clock A.M.
In Booklet 220 Pages 645-647
of Coconino County, Arizona.
By Edna Mae Thornton Cr
By Virginia M. Munn Deputy