

70-2

CAMELBACK FOOTHILLS

A SUBDIVISION OF A PART OF THE S 1/2, SW 1/4, SEC. 7,
T. 2 N., R. 4 E., G. & S. R., B. & M., MARICOPA COUNTY, ARIZONA

Maddach & Associates
ENGINEERS, INC.
2221 E. CAMELBACK RD.
SCOTTSDALE, ARIZ.
JOB NO. 961104



APPROVED BY: [Signature] CHAIRMAN
SECRETARY CITY PLANNING COMM. DATE: 11/23/56

APPROVED BY: [Signature] SECRETARY
SECRETARY CITY PLANNING COMM. DATE: 11/23/56

CERTIFICATE

This is to certify, that the survey and subdivision of the premises described and dated herein were made under my direction during the month of November, 1956

REGISTERED CIVIL ENGINEER



NOTE: Lots 13, 15, 16, 17, and 18 have been omitted
All lots are 18000 Sq. ft. or more in area
S-630 1-21-37

KNOW ALL MEN BY THESE PRESENTS: That the Phoenix Title and Trust Company, an Arizona Corporation, as Trustee, has subdivided under the name of CAMELBACK FOOTHILLS, a part of the S 1/2, SW 1/4, SEC. 7, T. 2 N., R. 4 E., G. & S. R., B. & M., MARICOPA COUNTY, ARIZONA, and has hereunto caused its corporate name to be affixed and the same to be attested by the signatures of its Vice President, and its Assistant Secretary, in the presence of its duly authorized witnesses, as follows:

IN WITNESS WHEREOF, the Phoenix Title and Trust Company, as Trustee, has hereunto caused its corporate name to be affixed and the same to be attested by the signatures of its Vice President, and its Assistant Secretary, in the presence of its duly authorized witnesses, as follows:

BY: [Signature] VICE PRESIDENT
[Signature] ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned, do hereby acknowledge that I have read the foregoing plat and have acknowledged that they are such officers, respectively, being authorized to do so, as stated, by themselves, as such officers, respectively, of the Phoenix Title and Trust Company, a corporation, and have hereunto caused their corporate names to be affixed and the same to be attested by the signatures of their duly authorized witnesses, as follows:

IN WITNESS WHEREOF, I hereunto set my hand and my commission expires 11/23/56.

[Signature] NOTARY PUBLIC



DEDICATION

SW COR. SEC. 7 AS ESTABLISHED BY AGREEMENT DATED 11/23/56 IN BOOK 40 MISC. RECORD PAGE 79

SW COR. SEC. 14 MARICOPA ESTATES REPLATED N D I SOUTH LINE SEC 7 R 4 E T 2 N

SW COR. SEC. 7 AS ESTABLISHED BY AGREEMENT DATED 11/23/56 IN BOOK 40 MISC. RECORD PAGE 79



DNT 2052 405

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That the **VERMILION TRAIL AND ROOF COMPANY**, a corporation, as trustee, being the owner of the following lots in **CAMELBACK FOOTHILLS**, a subdivision situated in Maricopa County, State of Arizona, to-wit:

Lots One (1) to Twelve (12) inclusive, Lot Thirteen (13) and Lots Fifteen (15) to Thirty-one (31) inclusive, **CAMELBACK FOOTHILLS**, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 70 of Maps, page 2 thereof.

hereby declares the following covenants, stipulations and restrictions, all of which are to be construed as restrictive covenants running with the title to the lots in **CAMELBACK FOOTHILLS** to provide a uniform plan for the use and enjoyment thereof; and that all conveyances of said lots hereafter made shall be subject to the said covenants, conditions, stipulations and restrictions.

1. All of the lots in **CAMELBACK FOOTHILLS**, shall be known and described as residential lots.
2. No structure whatever other than one private, single family dwelling together with a private garage for not more than three (3) cars, a guest house and servant quarters, shall be erected, placed or permitted to remain on any of the lots.
3. No store, office or other place of business of any kind and no hospital, sanatorium, or other place for the care or treatment of the sick or disabled, physically or mentally, nor any theatre, saloon or other place of entertainment, or any church, shall ever be erected or permitted upon any of the lots, or any part thereof, and no business of any kind or character whatever shall be conducted in or from any residence on the lots.
4. No principal dwelling house shall be erected which shall contain less than 1,100 square feet of floor space for living purposes exclusive of porches, terraces, patios, guest houses and servant quarters.
5. The following building location restrictions shall apply:
 - (a) No structure shall be located nearer than thirty (30) feet to any front property line on Lots One (1) to Twelve (12) inclusive and no structure shall be located nearer than forty (40) feet to any front property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (b) No structure shall be located nearer than one-half (1/2) feet to any side property line on Lots One (1) to Twelve (12) inclusive and no structure shall be located nearer than one-half (1/2) feet to any side property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (c) No structure shall be located nearer than twenty-five (25) feet to any rear property line on Lots One (1) to Twelve (12) inclusive and no structure shall be located nearer than twenty-five (25) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (d) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (e) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (f) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (g) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (h) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (i) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (j) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (k) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (l) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (m) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (n) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (o) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (p) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (q) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (r) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (s) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (t) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (u) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (v) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (w) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (x) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (y) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.
 - (z) No structure shall be located nearer than ten (10) feet to any rear property line on all other lots in **CAMELBACK FOOTHILLS**.

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6. No structure shall be erected, altered, placed or permitted on the lots which exceeds in height twenty (20) feet from the highest finished grade line immediately adjoining the foundation of the structure. In no event will a two story house be permitted, this is not to include split-level houses.

7. No lot except Lots Eleven (11) and Twelve (12) shall be resubdivided into smaller lots nor conveyed or encumbered in less than the full original dimension of the lot as shown by its plat of GAMBELICK FOOTHILLS, except for public utilities. This restriction shall not prevent the conveyance or encumbrance of adjoining or contiguous lots or parts thereof in such a manner as to create parcels of land in a common ownership having the same or greater street frontage than the street frontage shown on the plat of GAMBELICK FOOTHILLS, or having less area than any one of the lots, portions of which are so conveyed or encumbered. Thereafter, such parts of adjoining or contiguous lots in such common ownership, shall, for the purposes of these restrictions, be considered as one lot. Nothing herein contained shall prevent the dedication or conveyance of portions of lots for public utilities, in which event the remaining portions of the lot shall, for the purposes of this provision be treated as a whole lot.

8. No building, fence, wall or other structure shall be commenced, erected or maintained, until the plans and specifications, showing the nature, kind, shape, height, materials, floor plans, location and approximate cost of such structure shall have been submitted to and approved by the Architectural Control Committee, hereinafter described, and a copy thereof, as finally approved, lodged permanently with said Committee. The Committee shall have the right to refuse to approve any such plans or specifications or grading plan, which are not suitable or desirable, in its opinion, for aesthetic or other reasons, and in so passing upon such plans, specifications and grading plans, it shall have the right to take into consideration the suitability of the proposed building or other structure, and of the materials of which it is to be built, to the site upon which it is proposed to erect the same, the harmony thereof with the surroundings and the effect of the building or other structure as planned, as the outlook from the adjacent or neighboring property. All subsequent additions to or changes or alterations in any building, fence wall or other structure shall be subject to the prior approval of the Architectural Control Committee.

The Architectural Control Committee shall be composed originally of three members selected by Gullin Linn Company, Inc. In the event of death, incapacity or resignation of a member of the committee, the remaining members shall have full authority to designate a successor. The members of the committee shall not be entitled to any compensation for services performed under this covenant. When 75% of the lots have been sold, then the record owners of a majority of the lots shall have the power through a duly recorded instrument to change the membership of the committee.

9. An entire lot, together with the improvements thereon, may be leased by the owner to a single family, but not otherwise.

10. No livestock or poultry, including but not by way of limitation, horses, mules, calves, cows, sheep, goats, swine, chickens,

turkeys, or pigeons, shall be kept on any of the lots, and a maximum of two household pets per family is permitted. This restriction is not intended to prohibit horseback riding up and across CAMELBACK FOOTHILLS.

11. No temporary house, trailer, tent, garage, or other out-buildings shall be placed or erected on the lots, and no dwelling shall be occupied in any manner at any time prior to completion. The work of constructing the dwelling shall be prosecuted diligently from the commencement thereof until completion.

12. With the exception of one "For Rent" or "For Sale" sign, no advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot; nor shall the lots be used in any way or for any purpose which may endanger the health or unreasonably disturb the holder of any other lots.

13. No elevated tanks of any kind shall be erected, placed or permitted upon the lots. Any tanks for use in connection with any residence on the lots, including tanks for storage of gas, fuel oil, gasoline or oil, must be buried or kept screened by adequate planting to conceal them from neighboring lots and streets.

14. All clothes lines, equipment, garbage cans, incinerators, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring lots and streets. All rubbish, trash or garbage shall be removed from the lots and shall not be allowed to accumulate thereon, and shall not be burned except by use of incinerator and then only between the hours of 6 AM and 10 A.M.

15. All structures on said lots shall be of new construction and no prefabricated building may be moved onto any of said lots.

The aforesaid provisions, restrictions and covenants, and each and all thereof, shall run with the land and every part thereof, and shall be binding on all the parties and all persons claiming under them until November 25, 1976 after which time they shall be automatically extended for a period of twenty-five (25) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change the same in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions, and covenants, either to restrain violation or to recover damages, or both.

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

IN WITNESS WHEREOF, the SPURLOCK TRUST AND TRUST COMPANY, an Arizona corporation, its Trustees, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signature of its duly authorized officer, this 10th day of August, 1966.



Francis J. ...
[Signature]

DXT 2062 PAGE 498

STATE OF ARIZONA }
County of Maricopa } ss.

On this, the 14th day of August, 1955, before me, the undersigned officer, personally appeared Charles S. Voigt and R. [unclear], who acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of the Phoenix Title and Trust Company, a corporation, and that they as such officers, being authorized as to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as Trustees, by themselves as such officers.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

David [unclear]
Notary Public



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[Handwritten Signature]
**APPOINTMENT OF NEW
 ARCHITECTURAL CONTROL COMMITTEE
 OF
 CAMELBACK FOOTHILLS SUBDIVISION**

RECORDED IN OFFICIAL RECORDS
 OF MARICOPA COUNTY, ARIZONA
 DEC 8 1988 -4 88
 HELEN PURCELL, County Recorder
 FEE // 20 PGS 0

89 566747

The following Twenty Six (26) Lots of CAMELBACK FOOTHILLS, a Subdivision, are subject to a DECLARATION OF RESTRICTONS dated the 26th day of December, 1956: Lots One (1) to Twelve (12), inclusive, Lot Fourteen (14) and Lots Nineteen (19) to Thirty one (31), inclusive.

We, the undersigned, constituting a majority of the owners of the lots described above, do hereby appoint RODNEY CROWE, 6113 North 42nd Street, Paradise Valley, Arizona, an Owner of Lot No. 24, JOHN PRITCHARD, 4203 E. MacDonald Drive, Phoenix, Arizona, an Owner of Lot No. 6, and DR. ED GOLDSTEIN, M. D., 4311 E. MacDonald Drive, Phoenix, Arizona, an owner of Lot 10, to act as the duly constituted, three (3) member ARCHITECTURAL CONTROL COMMITTEE for CAMELBACK FOOTHILLS subdivision, as provided in Paragraph 8, of the DECLARATION OF RESTRICTIONS for the said subdivision. The effective date of these appointments shall be the date of recording of this document.

Signature: *Jack E. Games*

Signature: *Sonia Games*

Name(s): Jack E. & Sonia Games
 Address: 4107 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 1

Signature: *Dwight N. Koppes*

Signature: *Judith M. Koppes*
 Name(s): Dwight N. & Judith M. Koppes
 Address: 4101 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 1

-1-

Signature: _____

Signature: _____

Name(s): Stephen C. & Nana H. Johnson 89 566747
Address: 6012 N. 42nd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 25

Signature: _____

Signature: _____

Name(s): Blaine C. & Betty I. Mays
Address: 4156 E. MacDonald Drive
City-Town: Paradise Valley, Arizona 85253
Lot Number: 26

Signature: _____

Signature: _____

Name(s): George Thornton & ~~Martha C. P.~~
Address: 4138 E. MacDonald Dr.
City-Town: Paradise Valley, Arizona 85253
Lot Number: 27

Signature: _____

Name(s): Russell Piccoli
Address: 6039 N. 41st Pl.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 28

Signature: _____

Name(s): Bernard Francois
Address: 6040 N. 41st Pl.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 29

Signature: _____

Name(s): Edna Dean Owens
Address: 4120 E. MacDonald Dr.
City-Town: Paradise Valley, Arizona 85253
Lot Number: 30

Signature: Sarah Jane Tobiasson
 Signature: [Signature] 89 566747
 Name(s): Roll V. and Sarah Jane Tobiasson
 Address: 4123 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 2

Signature: _____
 Name(s): Hor Yee Ming
 Address: 4133 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 3

Signature: Willem R. Altenbernd
 Signature: June P. Altenbernd
 Name(s): Wilhelm R. & June P. Altenbernd
 Address: 4141 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 4

Signature: John M. Prichard
 Signature: Clara P. Prichard
 Name(s): John M. & Clara Prichard
 Address: 4203 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 5

Signature: John M. Prichard
 Signature: Clara P. Prichard
 Name(s): John M. & Clara Prichard
 Address: 4203 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 6

Signature: Robert M. Frazier Jr
 Signature: Suzanne M. Frazier
 Name(s): Robert M. Jr. & Suzanne M. Frazier
 Address: 4211 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: 7

Signature: Martin Levine 89 566747

952-132

Signature: Adrienne Levine
Name(s): Martin N. & Adrienne Levine
Address: 6020 N. 43rd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 19

Signature: Dean Hatfield

452-1041

Signature: Colleen Hatfield
Name(s): Dean Hatfield & Colleen Sanders
Address: 6002 N. 43rd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 20

842-2055

Signature: Noomi Ruth Wagner
Name(s): Noomi Ruth Wagner
Address: 4222 E. MacDonald Dr.
City-Town: Paradise Valley, Arizona 85253
Lot Number: 21

Signature: _____

840-4716

Signature: _____
Name(s): Abraham S. & Mitzl F. Friedman
Address: 6005 N. 42nd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 22

Signature: Wallace O. Tanner

742-5911

Signature: J. Maxine Tanner
Name(s): Wallace O. & J. Maxine Tanner
Address: 6043 N. 42nd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 23

740-5911

Signature: Rodney Crowe

Signature: Wilma Burnett Crowe
Name(s): Rodney & Wilma Burnett Crowe
Address: 6113 N. 42nd St.,
City-Town: Paradise Valley, Arizona 85253
Lot Number: 24

89 566747

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Name(s): John T. & Mary K. Katsenes
Address: 4221 E. MacDonald Drive
City-Town: Phoenix, Arizona 85018
Lot Number: 8

Signature: _____

Signature: _____

Name(s): Robert Stephenson
Address: 4303 E. MacDonald Drive
City-Town: Phoenix, Arizona 85018
Lot Number: 9

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Name(s): Edwin G. & Frances K. Goldstein
Address: 4311 E. MacDonald Drive
City-Town: Phoenix, Arizona 85018
Lot Number: 10

Signature: _____

Signature: _____

Name(s): Herbert L. & Olivia Quist
Address: 4323 E. MacDonald Drive
City-Town: Phoenix, Arizona 85018
Lot Number: 11

Signature: _____

Name(s): Scott Jacobson
Address: 4329 E. MacDonald Drive
City-Town: Phoenix, Arizona 85018
Lot Number: 12

Signature: _____


Signature: _____

Name(s): Al & Carol Dixon
Address: 4330 E. MacDonald Drive
City-Town: Paradise Valley, Arizona 85253
Lot Number: 14

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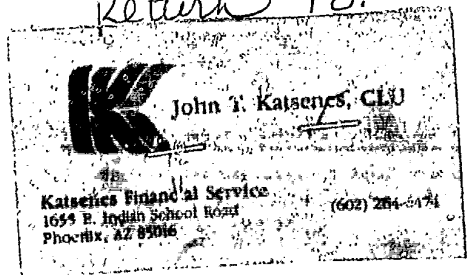
840 6509

Signature: _____
 Name(s): Aligio Gene Ledomato 89 566747
 Address: 4108 E. MacDonald Dr.
 City-Town: Paradise Valley, Arizona 85253
 Lot Number: 31

Mr. Michael Olson


Signature _____
 Name(s): Michael & Anastasia Olson
 Address: 4333 E. MacDonald Drive
 City-Town: Phoenix, Arizona 85018
 Lot Number: Part of Lot 12

Return To!



4311 MacDonald Dr.

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