

WHEN RECORDED, RETURN TO:

[Sun City Grand Community Association, Inc.](#)
[19726 N. Remington Drive](#)
[Surprise, AZ 85374](#)
[Attn: General Manager](#)

AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR
SUN CITY GRAND

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"B"	Intentionally Deleted

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~~Initial~~ Use Restrictions
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AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SUN CITY GRAND

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUN CITY GRAND ("Declaration") is made this 28th day of July 2006, 20, by Del Webb Home Construction Sun City Grand Community Association, Inc., an Arizona corporation (hereinafter referred to as the "Declarant Association").

WHEREAS, on July 11, 1996 that certain Declaration of Covenants, Conditions and Restrictions for Sun City Grand (the "Declaration") was recorded at Instrument No. 96-0491079 in the offices of the Recorder of Maricopa County, Arizona; and

WHEREAS, on January 31, 1997 that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Sun City Grand was recorded at Instrument No. 97-0064711 in the offices of the Recorder of Maricopa County, Arizona (the "First Amendment"); and

WHEREAS, on April 15, 2004, that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Sun City Grand was recorded at Instrument No. 2004-0400244 in the offices of the Recorder of Maricopa County, Arizona (the "Second Amendment"); and

WHEREAS, on February 24, 2005 a Notice of Amendment to Exhibit "C" - Initial Use Restrictions for Declaration of Covenants, Conditions and Restrictions for Sun City Grand was recorded at Instrument No. 2005-225302 in the offices of the Recorder of Maricopa County, Arizona (the "Exhibit C Amendment"); and

WHEREAS, on July 31, 2006, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sun City Grand was recorded at Instrument No. 2006-1505906 in the office of the Recorder of Maricopa County, Arizona (the "Amended and Restated Declaration");

WHEREAS, on April 25, 2007 a First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sun City Grand was recorded at Instrument No. 2007-0479766 in the offices of the Recorder of Maricopa County, Arizona; and

WHEREAS, the Declarant Association deems it to be in the best interest to amend and restate the Declaration in its entirety; and

WHEREAS, pursuant to the terms of the Declaration, ~~the~~ Declaration may be amended by the Declarant Association; and

~~WHEREAS, the Declarant has consented to adopt the amendments as set forth below;~~

NOW THEREFORE, the Declaration, as amended by the First Amendment, the Second Amendment and the Exhibit C Amendment, the Amended and Restated Declaration, and the First Amendment to the Amended and Restated Declaration, is hereby amended and restated in its entirety as follows:

~~Declarant is the owner of the real property described in Exhibit "A." which is attached hereto and incorporated herein by this reference.~~ This Declaration imposes upon the Properties (as defined in Article I) mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of each portion of the Properties and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and preservation of the Properties.

~~Declarant~~ The Association hereby declares that all of the property described in Exhibit ~~"A"~~ and any additional property subjected to this Declaration by Supplemental Declaration (as defined in Article ~~VI~~) shall be held, sold, used and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the desirability of and which shall run with title to the real property subjected to this Declaration. This Declaration shall be binding on and shall inure to the benefit of all parties having any right, title, or interest in the Properties or any part thereof, their heirs, successors, successors-in-title, and assigns.

ARTICLE I DEFINITIONS

The terms in this Declaration shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

1.1. ~~1.1.~~ "Activity Card(s)": Those certain cards which are issued by the Association in accordance with the terms and conditions set forth in ~~Section~~ section 2.2 and which confer upon the holder rights of access to ~~and~~ use of recreational facilities and other ~~Common Areas~~ within the Properties (subject to the payment of greens fees, admission fees, or other use fees established by the Board from time to time).

~~1.2. — "Age-Qualified Occupant": Any Person (a) 45 years of age or older who owns and occupies a Dwelling; or (b) 55 years of age or older who occupies a Dwelling Unit. An occupant of an Ancillary Unit, unless also an Age-Qualified Occupant of the primary Dwelling Unit on the Lot, shall not be an Age-Qualified Occupant.~~

1.2. ~~1.3.~~ "Ancillary Unit": "Ancillary Unit": Any detached structure on a Lot which is intended as a residential dwelling ancillary to the structure on the same Lot which serves as the primary Dwelling Unit for the Lot (e.g., an "in-law" or "guest²²" suite).

1.3. ~~1.4.~~ "Area of Common Responsibility": The Common Area, together with those areas, if any, which the Association does not own but which by the terms of ~~Section section~~ 5.1 or other provisions of this Declaration, any Supplemental Declaration, or other applicable covenants, or by contract become the responsibility of the Association.

1.4. ~~1.5.~~ "Architectural Review Committee" or "ARC": The committee established by the Board to review all plans and applications for the construction and modification of improvements on the ~~Properties (subject to the rights reserved to Declarant in Section 10.2)~~ Lots and to administer and enforce the architectural controls described in Article X.

1.5. ~~1.6.~~ "Articles": The Articles of Incorporation of Sun City Grand Community Association, Inc., as filed with the Arizona Corporation Commission.

~~1.7.~~ "

1.6. "Association": Sun City Grand Community Association, Inc., an Arizona nonprofit corporation, its successors or assigns.

1.7. ~~1.8.~~ "Base Assessment": Assessments levied on all Lots subject to assessment under ~~Section section 9.93~~ to fund Common Expenses for the general benefit of all Lots, ~~as more particularly described in Sections 9.1 and 9.3.~~

1.9. ~~Benefitted~~ "Benefited Assessment": An assessment levied against a particular Lot or Lots for expenses incurred or to be incurred by the Association ~~for the purposes described in Section 9.7.~~

1.10. ~~9.~~ "Board of Directors" or "Board": The body responsible for establishing the operational and corporate policies of the Association and for overseeing their implementation and enforcement. The members of the Board shall be selected as provided in the ~~By Laws~~ Bylaws.

1.11. ~~10.~~ "Builder": Any Person purchasing one or more Lots to construct Dwelling Units thereon for later sale to ~~Class "A"~~ Members or one or more Lots or parcels of land within the Properties to subdivide, develop, and/or resell in the ordinary course of such Person's business.

1.12. ~~By Laws~~ "Bylaws": The ~~By Laws~~ Bylaws of Sun City Grand Community Association, Inc., as they may be amended from time to time.

~~1.13. "CARE Fee": The fee paid by an Owner upon conveyance of a Lot as further discussed in Section 9.13.~~

~~1.14. "Class "B" Control Period": The period during which the Class "B" Member is entitled to appoint a majority of the Board members. The Class "B" Control Period shall expire upon the first to occur of the following:~~

- ~~(a) — when 100% of the Maximum Lots have certificates of occupancy issued thereon and have been conveyed to Class "A" Members;~~
- ~~(b) — when the Class "B" membership terminates;~~
- ~~(c) — December 31, 2045; or~~
- ~~(d) — when, in its discretion, the Class "B" Member so determines.~~

~~1.15. —~~ 1.12 “Common Area”: All real and personal property which the Association now or hereafter owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners, including easements held by the Association for those purposes. The term shall include the Exclusive Common Area, as defined below, and may include, without limitation, recreational facilities, entry features, signage, landscaped medians, rights of way, lakes, ponds, and land operated as a golf course, if any.

~~1.16. —~~ 1.13 “Common Expenses”: The actual and estimated expenses incurred or anticipated to be incurred by the Association, including, without limitation (a) expenses incurred for the general benefit of all Owners and occupants of Lots, (b) the In Lieu Payments ~~(defined in Section 4.18 below)~~ to the Maricopa County Municipal Water Conservation District Number One pursuant to the MWD Agreement ~~(defined in Section 4.18 below)~~, and (c) expenses for Board approved capital expenditures and any reasonable reserve, as the Board may find necessary and appropriate pursuant to this Declaration, the ~~By-Laws~~ Bylaws, and the Articles.

~~1.17. —~~ “Community Wide Standard”: ~~The standard of conduct, maintenance, or other activity required within the Properties. Such standard may contain both objective and subjective elements. For as long as the Declarant owns any portion of the property described in Exhibit "A." it shall have the authority to establish the subjective elements of the Community Wide Standard. The objective and subjective elements of the Community Wide Standard shall be determined by the Board, subject to any specific requirements set forth in the Design Guidelines. After the Declarant no longer owns any of the property described in Exhibit "A." the Board shall have the authority to establish the subjective elements of the Community Wide Standard. The Community Wide Standard may evolve as development progresses and as the needs and demands of the Sun City Grand community change. After Declarant no longer owns any property described in Exhibit "A." the Community Wide Standard shall be the standard of conduct, maintenance, or other activity generally prevailing throughout the Properties at the subject point in time, as determined exclusively by the Board, or by the ARC (defined herein) with the approval of the Board.~~

~~1.18. —~~ 1.14. “Community and Resident Enhancement Fee” or “CARE Fee”: The fee paid by an Owner upon conveyance of a Lot.

1.15 “Community Association Management” or “CAM”: Personnel hired to manage the day-to-day operation of the Association.

1.16 “Covenant to Share Costs”: Any declaration of easements and/or covenant to share costs executed by ~~Declarant the Association or the Association~~ and recorded in the Office of the County Recorder which creates easements for the benefit of the Association and the present and future owners of real property subject to such Covenant to Share Costs and/or which

obligates the Association and such owners to share the costs of maintaining certain property described therein.

~~1.19. "Declarant": Del Webb Home Construction, Inc., an Arizona corporation, or any successor, successor in title, or assign of Del Webb Home Construction, Inc., who has or takes title to any portion of the property described in Exhibit "A" for the purpose of development and/or resale in the ordinary course of business and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.~~

~~1.20. "Design Guidelines": The architectural, design, development, landscaping, and other guidelines, standards, controls, and procedures, including but not limited to, application and plan review procedures, adopted pursuant to Article X and applicable to the Properties.~~

~~1.21. "1.17 Dwelling Unit": Any building or structure or portion of any building or structure situated upon a Lot which is intended for use and occupancy as an attached or detached residence for a single family, including by way of illustration but not limitation, condominium units, townhome units, cluster homes, patio or zero lot line homes, and single family detached houses, but excluding any rental apartments within any apartment or rental structure or complex.~~ Notwithstanding the above, an Ancillary Unit shall not be a separate Dwelling Unit but, instead, shall be deemed a part of the building or structure serving primarily as the Dwelling Unit on the Lot.

~~1.22. "18 Exclusive Common Area": A portion of the Common Area intended for the exclusive use or primary benefit of one or more, but less than all, Neighborhoods, as more particularly described in Article II.~~

~~1.23. "19 Governing Documents": A collective term referring to this Declaration and any applicable Supplemental Declaration, the ~~By-Laws~~Bylaws, the Articles, the Residential Design Guidelines, (RDGs), the Use Restrictions, and any other rules, resolutions or regulations enacted by the Association with respect to the Properties, as each may be amended from time to time.~~

~~1.24. "20 Lot": A portion of the Properties, whether improved or unimproved (other than Common Area, common property of any Neighborhood Association, property dedicated to the public, and any Private Amenity), which may be independently owned and conveyed and which is intended to be developed, used, and occupied with an attached or detached residence for a single family. The term shall refer to the land, if any, which is part of the Lot as well as any improvements, including any Dwelling Unit, thereon. The term shall include, by way of illustration but not limitation, condominium units, townhome units, cluster homes, patio or zero lot line homes, and single family detached houses on separately platted lots, as well as vacant land intended for development as such. In the case of any structure containing multiple Dwelling Units, each Dwelling Unit shall be deemed to be a separate Lot.~~

~~Prior to recordation of a subdivision plat, a parcel of vacant land on which improvements are under construction shall be deemed to contain the number of Lots designated for residential use for such parcel on the applicable preliminary plat, or the site plan approved by Declarant,~~

~~whichever is more current. Until a preliminary plat or site plan has been approved, such parcel shall contain the number of Lots set by Declarant in conformance with the Master Plans.~~

~~1.25. "Master Plans":~~ 1.21 "Master Plans": The plans for the development of Sun City Grand as set forth in that certain Development Agreement by and between the City of Surprise, Arizona, and Del Webb Home Construction, Inc., recorded on February 28, 1994, as Document No. 94-0162702, in the Office of the County Recorder of Maricopa County, Arizona, as assigned and amended, and as they may be amended, updated, or supplemented from time to time. The Master Plans encompass the property described in Exhibit "A".

~~1.26. "Maximum Lots": The maximum number of Lots approved for development within Sun City Grand under the Master Plans, as amended from time to time; provided, however, that nothing in this Declaration shall be construed to require the Declarant to develop the maximum number of Lots approved. The Maximum Lots as of the date of this Declaration is 10,410 Lots.~~

~~1.27. "1.22 Member":~~ 1.22 "Member": A Person ~~entitled to membership in the Association. Every Owner,~~ as defined in ~~Section~~ section 1.3731; shall be a Member of the Association, as further described in ~~Section~~ section 3.2.

~~1.28. "23 Mortgage":~~ 1.23 "Mortgage": A mortgage, a deed of trust, a deed to secure debt, or any other form of security deed.

~~1.29. "24 Mortgage":~~ 1.24 "Mortgage": A beneficiary or holder of a Mortgage.

~~1.30 "Neighborhood": Any residential area within the Properties which is designated as a Neighborhood, whether or not governed by a Neighborhood Association, as more particularly described in Section 3.4. By way of illustration and not limitation, a townhome development, cluster home development, or single family detached housing development might each be designated as a separate Neighborhood, or may be combined as one Neighborhood. A Neighborhood may be comprised of more than one housing type. In addition, a parcel of land intended for development as any of the above may constitute a Neighborhood, subject to division into more than one Neighborhood upon development.~~

~~1.31. "Neighborhood~~

~~1.25 "Neighborhood": Any residential area within the Properties which is designated as such in Exhibit "A".~~

~~1.26 "Neighborhood Assessments": Assessments levied against the Lots in a particular Neighborhood or Neighborhoods to fund Neighborhood Expenses, as described in Sections 9.1 and 9.4.~~

~~1.32. "~~

~~1.33. "Neighborhood Expenses":~~ 1.27 "Neighborhood Association": An owners' association having jurisdiction over a specific Neighborhood concurrent with, but subordinate to,

the Association. Example: La Solana Condominium Association.

1.28 “Neighborhood Expenses”: The actual and estimated expenses incurred or anticipated to be incurred by the Association for the benefit of the Owners of Lots within a particular Neighborhood or Neighborhoods, which may include ~~reasonable~~ reserves, as the Board may specifically authorize and as may be authorized herein or in a Supplemental Declaration applicable to a Neighborhood.

~~1.34. “Neighborhood Representative”: The representative selected by the Members within a Neighborhood to represent the Neighborhood in Association matters other than those requiring a vote of the membership. An alternate Neighborhood Representative may carry out the responsibilities of the Neighborhood Representative in his or her absence.~~

~~1.35. “Occupy,” “Occupies,” or “Occupancy”~~; 1.29 “Neighborhood Representative”: The representative selected to represent a Neighborhood in Association matters other than those requiring a vote of the membership. An alternative Neighborhood Representative may carry out the responsibilities of the Neighborhood Representative in his or her absence.

1.30 “Occupy,” “Occupies,” or “Occupancy”: Such terms, or any derivative thereof, shall mean staying overnight in a particular Dwelling Unit for at least 90 days in the subject ~~12-month~~ 365 day period. Notwithstanding anything contained herein to the contrary, for purposes of determining whether an occupant of a Dwelling Unit is ~~an Age Qualified Occupant or a Qualified Occupant for purposes of this Declaration~~, the occupant shall not be required to actually occupy his or her Dwelling Unit for 90 days before becoming ~~an Age Qualified Occupant or a Qualified Occupant~~. Rather, the occupant will be deemed ~~an Age Qualified Occupant or a Qualified Occupant, as applicable~~, for purposes of the year following his or her acquisition if such occupant (i) acquires or leases such Dwelling Unit with the intent of staying overnight in such Dwelling Unit for at least 90 days in the ~~12-month~~ 365 day period following his or her acquisition and (ii) meets the other requirements for being ~~an Age Qualified Occupant or a Qualified Occupant~~. In the case of an occupant that leases a Dwelling Unit, a lease having a term of at least 90 days shall constitute evidence of the occupant's intent to occupy the Dwelling Unit for the required period (assuming that the lessee intends to occupy the Dwelling Unit for such 90 day period).

~~1.36. “301 “Office of the County Recorder”~~”: The Office of the County Recorder of Maricopa County, Arizona.

~~1.37. “312 “Owner”~~”: Cumulatively, all Persons who hold the record title to ~~any~~ Lot. The term ~~“Owner”~~ shall not include Persons holding an interest merely as security for the performance of an obligation, in which case the equitable owner will be considered the Owner.

~~1.38. “323 “Person”~~”: A natural person, a corporation, a partnership, a trustee, or any other legal entity.

~~1.39. “343 “Plans”~~”: The architectural and land use plans and specifications required to be submitted with applications for approval of proposed work under Article X.

~~1.40.341.35~~ “Private Amenity”: Certain real property and any improvements and facilities thereon located adjacent to, in the vicinity of, or within the Properties, which are privately owned and operated by Persons other than the Association for recreational and related purposes, on a club membership basis or otherwise. For example, any golf course and all related and supporting facilities and improvements which are owned and operated by Persons other than the Association, shall be a Private Amenity. Any property constituting a Lot, Dwelling Unit, or Common Area hereunder shall not be a Private Amenity.

~~1.41.~~ ~~356~~ “Properties”: The real property described in Exhibit "A."

~~1.42.~~ ~~367~~ “Qualified Occupant”: Any of the following ~~Persons~~ persons occupying a Dwelling Unit:

~~(a)~~ ~~(a)~~ Any person 45 years of age or older;

any ~~Age-Qualified Occupant;~~

~~(a)(b)~~ ~~(b)~~ any Person ~~person~~ 19 years of age or older occupying a Dwelling Unit with ~~an Age-Qualified Occupant~~ a person 45 years of age or older; and

~~(b)(c)~~ ~~(c)~~ any Person ~~person~~ 19 years of age or older who ~~occupied~~ is already a Dwelling Unit with an ~~Age-Qualified Occupant~~ and who continues, without interruption, to occupy the same Dwelling Unit after termination of the ~~Age-Qualified Occupant's~~ occupancy thereof of the 45 years of age or older Occupant.

~~Notwithstanding the above, an occupant of an Ancillary Unit, unless also a Qualified Occupant of the primary Dwelling Unit on the Lot, shall not be a Qualified Occupant.~~

~~1.43.~~ ~~1.378~~ “Residential Design Guidelines” or “RDGs”: The architectural, design, development, landscaping, and other guidelines, standards, controls, and procedures, including but not limited to, application and plan review procedures, adopted pursuant to Article X and applicable to the Properties.

~~1.389~~ “Special Assessment”: Assessments levied against all Owners to cover unanticipated expenses or expenses in excess of those budgeted, ~~as described in Section 9.6.~~

~~1.44.3940~~ “Sun City Grand” or “SCG”: The Properties, as defined above, together with such other property as may be developed in accordance with the Master Plans.

~~1.45.410~~ “Supplemental Declaration”: An amendment or supplement to this Declaration which among other things, may subject additional property to this Declaration, identify Common Area or ~~Exclusive~~ Exclusive Common Area within the Properties, and/or impose, expressly or by reference, additional restrictions and obligations on the land described therein.

1.46.—~~421~~ “Use Restrictions~~”~~”: The rules and use restrictions attached as Exhibit “C” and incorporated by reference, as they may be modified, canceled, limited, or expanded under Article XI.

ARTICLE II PROPERTY RIGHTS

2.1. ~~2.1.~~—Common Area. Every Owner shall have a right and nonexclusive easement of use, access, and enjoyment in and to the Common Area, subject to:

- (a) The Governing Documents;
- (b) ~~(b)~~—Any restrictions or limitations contained in any deed conveying such property to the Association;
- (c) ~~(e)~~—The right of the Board to adopt rules, regulations, or policies regulating the use and enjoyment of the Common Area, including rules restricting use of ~~recreational~~ facilities within the Common Area to occupants of Dwelling Units and their guests, and rules limiting the number of occupants and guests who may use the Common Area;
- (d) ~~(d)~~—The right of the Board to suspend the right of an Owner to use ~~recreational~~ facilities within the Common Area ~~pursuant to Section 4.2~~;
- (e) ~~(e)~~—The right of the Association to dedicate or transfer all or any part of the Common Area to governmental entities ~~pursuant to Section 4.5~~;
- (f) ~~(f)~~—The right of the Board to permit entry upon the Common Area, or to grant licenses permitting the use of the Common Area, by third parties for purposes deemed, in the discretion of the Board, to benefit the Properties;
- (g) ~~(g)~~—The right of the Board to impose reasonable membership requirements and charge reasonable membership, admission, or other fees for the use of any recreational facility situated upon the Common Area;
- (h) ~~(h)~~—The right of the Board to permit use of any ~~recreational~~ facilities situated upon the Common Area by Persons other than Owners, their families, lessees and guests upon payment of use fees established by the Board (including, but not limited to, residents of life care facilities and ~~rental apartments~~ condominiums that are subject to a Covenant to Share Costs with the Association);
- (i) ~~(i)~~—The right of the Board to create, enter into agreements with, grant easements to, and transfer portions of the Common Area to tax-exempt organizations ~~under Section 4.13~~;
- (j) The right of the Association to mortgage, pledge, or hypothecate any or all

of its real or personal property as security for money borrowed or debts incurred;

(k) ~~(k)~~—The right of the Maricopa Water District to file a lien upon any Common Area in the event of the failure of the ~~Declarant or the~~ Association to make "In Lieu Payments," ~~as more particularly described in Section 4.18;~~

(l) ~~(l)~~—The rights of certain Owners to the exclusive use of those portions of the Common Area designated as Exclusive Common Areas; ~~as more particularly described in Section~~section 2.4;

(m) ~~(m)~~—The right of the Association to rent, lease, or make available without charge for any purpose (including, without limitation, public meetings of governmental authorities) any portion of any clubhouse and other ~~recreational~~ facilities within the Common Area, as determined by the Board, to any Person and such Person's family, guests and/or invitees; and

(n) ~~(n)~~—The requirement that access to and use of ~~recreational~~ facilities within the Properties shall be subject to the presentation of a valid Activity Card issued by the Association.

2.2. ~~2.2.~~ Activity Cards.

(a) ~~(a)~~—Issuance by the Board.~~Association.~~ One Activity Card shall be allocated to each Qualified Occupant of a Lot, up to a maximum of two Activity Cards per Lot. No Activity Cards shall be allocated to any Lot which is not occupied by a Qualified Occupant. The Board shall determine entitlement to Activity Cards ~~on an annual basis.~~ If the Lot continues to be occupied by a Qualified Occupant and all applicable assessments and other charges pertaining to the Lot have been paid, the Activity Card(s) allocated to such Lot shall ~~be renewed annually~~remain valid without charge. The Board may establish policies, limits, and charges with regard to the issuance of additional cards ~~and guest privilege cards.~~

(b) ~~(b)~~—Assignment of Rights. Except as may be expressly provided in a Covenant to Share Costs, the right to an Activity Card is based upon occupancy of a Lot ~~If and so long as, a Lot is occupied solely by Persons other than the Owner, pursuant to a lease or otherwise, then (i) the Owner shall not be entitled to receive an Activity Card, and (ii) the right of any occupant to receive an Activity Card shall depend on his or her status as a Qualified Occupant. Any Owner who leases or otherwise transfers occupancy of his or her Lot shall provide the Association with immediate written notice thereof and shall surrender to the Association his or her previously issued Activity Card. Activity Cards shall be surrendered by any holder who ceases to occupy a Lot, or at any time upon written notification from the Association that the holder no longer is entitled to hold an Activity Card.~~

2.3. ~~2.3.~~ Age Restriction. Sun City Grand is intended to provide housing primarily for persons 55 years of age or older. The Properties shall be operated as an age restricted community in compliance with all applicable State and Federal laws. No person under 19 years

of age shall stay overnight in any Dwelling Unit for more than 90 days in any ~~calendar year~~³⁶⁵ ~~day period~~.

Persons 45 through 54 ~~who purchased Lots from the Declarant or from another owner years of age~~ are permitted to occupy Dwelling Units, without a person 55 or older, subject to ~~policies and the~~ procedures established by the Board. ~~Otherwise, each to meet the requirement that no less than 85% of all Dwelling Unit Units, if occupied, shall be occupied by at least one Person person 55 years of age or older; provided, once a Dwelling Unit is occupied by an Age Qualified Occupant, other. Other~~ Qualified Occupants of that Dwelling Unit may continue to occupy that Dwelling Unit, regardless of the termination of the ~~Age Qualified Occupant's occupancy, if at least 85% of the Dwelling Units within the Properties are occupied by at least one Person 55 years of age or older. In any event, at all times, at least 85% of the Dwelling Units within the Properties shall be occupied by at least one Person 55 years of age or older~~ Occupancy of the 45 years of age or older Occupant.

~~Further~~ Subject to procedures established by the Board to meet the requirement that no less than 85% of all Dwelling Units, if occupied, shall be occupied by at least one person 55 years of age or older, a Qualified Occupant is eligible ~~to purchase "a Dwelling Unit within Sun City Grand if the Qualified Occupant wishes~~ to relocate to a different Dwelling Unit after his/her legal separation or divorce from, or the death of, the ~~Age Qualified~~^{45 years or older} Occupant ~~If a. The Qualified Occupant wishes to relocate to a different Dwelling Unit under such circumstances, he or she~~ must provide to the office of the Association; a copy of the purchase contract for the new Dwelling Unit within ~~Sun City Grand~~^{SCG} no later than 90 days after (i) the original Dwelling Unit is sold or (ii) if the original Dwelling Unit is not sold, the date the divorce ~~decreed~~^{decree} is final or the legal separation is granted, whichever is applicable. If a Qualified Occupant does not provide a purchase contract or proof of a lease within such 90 -day period, he or she shall lose his/her status as a Qualified Occupant.

The Board may establish policies and procedures from time to time as necessary to maintain its status as an age restricted community under State and Federal law. The Association shall provide, or contract for the provision of, those facilities and services designed to meet the physical and social needs of ~~older Persons~~^{persons} as may be required under such laws. The Board shall have the power and authority to enforce this ~~Section 2.3 by any legal or equitable means available~~, as the Board deems appropriate.

2.4. ~~2.4. Exclusive Common Area. The Declarant reserves the right to designate certain portions of the Common Area as Exclusive Common Area as long as it owns any property described in Exhibit "A" to this Declaration.~~ Exclusive Common Area. Exclusive Common Area shall be Common Area that is reserved for the exclusive use or primary benefit of Owners, occupants, and invitees of Lots within a particular Neighborhood ~~or Neighborhoods(s)~~. Exclusive Common Area may include, without limitation, recreational facilities, landscaped rights of way and medians, and other portions of the Common Area within a particular Neighborhood ~~or Neighborhoods(s)~~. All costs associated with maintenance, repair, replacement, and insurance of Exclusive Common Area shall be assessed as a Neighborhood Assessment in addition to the Base Assessment against the Owners of Lots in those Neighborhoods to which the Exclusive Common Area is assigned.

~~The Declarant may designate Exclusive Common Area or change such designation by recording a Supplemental Declaration with the Office of the County Recorder indicating the Exclusive Common Area and the Neighborhood or Neighborhoods to which it is assigned. In addition, by~~ By recording a Supplemental Declaration, the Association may designate Common Area as Exclusive Common Area upon a majority vote of the ~~Class "A"~~ Members in the Association. ~~The Association may or change such a designation of Exclusive Common Area upon a majority vote of Class "A" Members in each affected Neighborhood (i.e., the Neighborhood(s)) within which the Exclusive Common Area is being designated or from which it is being redesignated). In addition, as long as the Declarant owns any property described in Exhibit "A" to this Declaration, its consent shall be required for any designation or change in designation of Exclusive Common Area.~~ The Association may permit Owners of Lots in other Neighborhoods to use all or a portion of Exclusive Common Area assigned to other Neighborhoods upon payment of reasonable use fees which shall offset the Neighborhood Expenses attributable to such Exclusive Common Area.

ARTICLE III ASSOCIATION FUNCTION, MEMBERSHIP, AND VOTING RIGHTS

3.1. Function of Association. The Association shall be ~~the entity~~ responsible for management, maintenance, operation, and control of the Area of Common Responsibility. The Association shall be the ~~authorized to primary entity responsible for enforce~~ -compliance with ~~and enforcement of this Declaration~~ ~~the Governing Documents~~ and such reasonable rules regulating use of the Properties as are adopted in accordance with the Governing Documents. The Association also shall be ~~authorized to~~ responsible for administering, monitoring compliance with, and enforcing the ~~Design Guidelines after such time as the Declarant transfers its authority to enforce the Design Guidelines to the Association or when otherwise designated by the Declarant~~ RDGs. The responsibilities of the Association may be delegated to committees or the Association may engage outside ~~Persons~~ persons to monitor and enforce this Declaration (including, without limitation, the Use Restrictions) and the ~~Design Guidelines~~ RDGs in accordance with policies established by the Board. The Association shall perform its functions in accordance with this Declaration, the ~~By Laws~~ Bylaws, the Articles, and Arizona law.

3.2. Membership. ~~Every Owner shall be a Member of the Association; provided, there~~ There shall be only one membership per Lot. If a Lot is owned by more than one Person, all Persons comprising the Owner ~~shall share~~ are entitled to the privileges of membership, subject to (i) reasonable Board regulation, (ii) the limitations set forth in, and such reasonable fees as may be established under Article II, and (iii) the restrictions on voting set forth in ~~Section~~ section 3.3 and in the ~~By Laws~~ Bylaws. All Persons comprising a single Owner shall be jointly and severally obligated to perform the responsibilities of such Owner. The membership rights of an Owner which is a corporation, partnership, or other legal entity may be exercised by any officer, director, partner, or trustee, or by any other individual having apparent authority or who is designated from time to time by the Owner in a written instrument provided to the ~~Secretary of the~~ Association.

3.3. Voting. ~~The Association shall have two classes of membership, Class "A" and~~

Class "B."

~~(a) — Class "A." The Class "A" Members There shall be all Owners except the Class "B" Member, if any. Class "A" Members shall have one equal vote for each Lot in which they Members hold the interest required for membership Membership under Section section 3.2; provided, there shall be only one Class "A" vote per Lot.~~

~~(b) — Class "B." The Class "B" Member shall be, collectively, the Declarant and any Builder(s) who are Owners. The Class "B" Member shall not vote on a per Lot basis. The rights of the Class "B" Member, including the right to disapprove actions of the Board and committees, are specified in this Declaration and the By Laws and, unless otherwise specified, shall be exercised by the Declarant in its sole and absolute discretion. The Class "B" membership shall cease and be converted to Class "A" membership upon the earliest of the following:~~

~~(i) — two years after the expiration of the Class "B" Control Period;~~

~~(ii) — when 100% of the Maximum Lots have been conveyed to Class "A" Members; or~~

~~(iii) — when, in its discretion, the Declarant so determines.~~

~~From and after the termination of the Class "B" membership, each of the Persons comprising the Class "B" Member shall be deemed to be Class "A" Members and shall be entitled to one vote for each Lot in which it holds the interest required for membership under Section 3.2.~~

~~(c) — Exercise of Voting Rights. Members may vote as provided in the By Laws Bylaws. The Board shall determine whether votes shall be cast in person, by mail, electronically, or by such other means as may be determined by the Board from time to time. If there is more than one Person person comprising the Owner of a particular Lot, the vote for such Lot shall be exercised as all Persons comprising the Owner determine among themselves and advise the Secretary of the Association in writing prior to any meeting. Absent such notice to the Association, the Lot's Lot's first vote shall be suspended if more than one Person seeks to exercise #counted.~~

3.4 . — ~~Neighborhoods and Neighborhood Representatives.~~

~~(a) — Neighborhoods. Every Lot shall be located within a Neighborhood. The Lots within a particular the Neighborhood may be subject to additional covenants. In addition, if (but only if) required by law or by the Declarant, the Owners of Lots within a particular Neighborhood shall be members of a Neighborhood Association.~~

Any Neighborhood may, upon the affirmative vote, written consent, or a combination thereof, of a majority of the Class "A" Members in the Neighborhood, request that the Association provide an increased level of service or special services for the benefit of Lots in such Neighborhood. In such event, the Association may, but shall not be obligated to, provide such service or services. If provided, all costs shall be assessed against the Lots

~~within such Neighborhood as a Neighborhood Assessment pursuant to Article IX. The Neighborhood Representative shall communicate all such requests to the Board.~~

~~Each Neighborhood shall hold meetings as required by the Board or upon the petition of at least 10% of the Class "A" Members in the Neighborhood. All Owners in the Neighborhood shall be entitled to attend Neighborhood meetings. The Neighborhood Representative shall preside over Neighborhood meetings and shall place such issues on the agenda as the Board may determine. The presence of at least 15% of the Class "A" Members in a Neighborhood shall constitute a quorum at any Neighborhood meeting.~~

~~Exhibit "A" to this Declaration, and each Supplemental Declaration filed to subject additional property to this Declaration, shall initially assign the property described therein to an existing or newly created Neighborhood by name. Subject to any applicable law, the Declarant, as long as it owns any property described in Exhibit "A.*)" may unilaterally amend' this Declaration or any Supplemental Declaration to redesignate Neighborhood boundaries. After such time, the The Association may redesignate Neighborhood boundaries upon the affirmative vote of a majority of the Class "A" Members in each affected Neighborhood so long as such redesignation does not overburden any Exclusive Common Area; provided, the consent of the Declarant must be obtained for such redesignation so long as the Declarant owns any Lots within either of the affected NeighborhoodsMembers in each affected Neighborhood.~~

~~(b) — Neighborhood Representative. Each Neighborhood shall be represented by a Neighborhood Representative and an alternate. Neighborhood Representatives shall preside over meetings of their respective Neighborhood and shall be responsible for communication between the Owners in the Neighborhood and the Board. Neighborhood Representatives also shall attend Neighborhood Representative meetings when requested by the Board. An alternate Neighborhood Representative shall act in the absence of the Neighborhood Representative. The alternate Neighborhood Representative may attend meetings of the Neighborhood Representatives but shall not be able to formally represent his or her Neighborhood except in the absence of the Neighborhood Representative.~~

~~The Board shall establish rules and procedures governing the selection or election of the Neighborhood Representatives, the length of the term to be served by Neighborhood Representatives, and the limitations, if any, on the ability to serve consecutive terms. Such rules and procedures may be revised by the Board from time to time. Notwithstanding the above, the Neighborhood Representative for any particular Neighborhood shall be selected by the Board until 50% of the Dwelling Units planned for such Neighborhood have been constructed and are owned by Class "A" Members. Any Owner or Qualified Occupant of a Dwelling Unit within a Neighborhood shall be eligible to serve as the Neighborhood Representative or alternate for such Neighborhood.~~

~~Any Neighborhood Representative or alternate may be removed, with or without cause, by the Board if it determines that the Neighborhood Representative or alternate is not satisfactorily representing his or her Neighborhood. Neighborhood Representatives and alternates are deemed automatically removed if they no longer own or are a Qualified Occupant of a Dwelling Unit in the Neighborhood. If at any time a Neighborhood does not have a Neighborhood Representative and alternate, the Board shall select a replacement to fill the vacancy.~~

ARTICLE IV
RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

4.1. ~~4.1.—~~Personal Property and Real Property for Common Use. The Association may acquire, hold, and dispose of tangible and intangible personal property and real property. ~~Declarant may convey to the Association improved or unimproved real estate located within the properties described in Exhibit "A," personal property, and leasehold and other property interests. Such property shall be accepted by the Association and thereafter shall be maintained as Common Area by the Association at its expense for the benefit of its Members, subject to any restrictions set forth in the deed, including but not limited to, restrictions governing the use or maintenance of such property.~~

~~The Declarant shall convey the initial Common Area to the Association prior to or concurrent with the conveyance of the first Lot to a Class "A" Member.~~

4.2. ~~4.2.—~~Enforcement. The Board may impose sanctions for violation of this Declaration, the ~~By Laws~~Bylaws, or ~~any rule or regulation~~the Rules and Regulations, after notice and a hearing in accordance with the procedures set forth in the ~~By Laws~~Rules and Regulations. Such sanctions may include, without limitation:

(a) ~~(a)—~~imposing reasonable monetary fines ~~(in~~ the event that any Owner, occupant, guest, or invitee of a Lot violates any provision of any of the Governing Documents ~~(in the event that and~~ a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Board);

(b) ~~(b)—~~suspending an Owner's right to vote;

(c) ~~(c)—~~suspending any Person's right to use any recreational facilities within the Common Area; provided, however, nothing herein shall authorize the Board to limit ingress or egress to or from a Lot;

(d) ~~(d)—~~suspending any services provided by the Association to an Owner or the Owner's Lot if the Owner is more than 30 days delinquent in paying any assessment or other charge owed to the Association; and

(e) ~~(e)—~~levying Benefitted Assessments to cover costs incurred or to be incurred in bringing a Lot into compliance ~~in accordance with Section 9.7(b).~~

In addition, the Board may elect to enforce any provision of the Governing Documents by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations in accordance with any applicable ordinance(s) of the City of Surprise or the County of Maricopa, Arizona) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both,

without the necessity of notice, a hearing or compliance with the procedures set forth in Article XVI~~this document~~ or in the By-Laws~~Rules and Regulations~~.

All remedies set forth in this Declaration and the By-Laws~~Rules and Regulations~~ shall be cumulative of any remedies available at law or in equity. In any action to enforce the provisions of any of the Governing Documents, if the Association prevails, it shall be entitled to recover all costs, including, without limitation, attorneys~~attorney~~ fees and court costs, reasonably incurred in such action.

The Association shall be obligated to investigate allegations of violations of any covenant, restriction, or rule set forth in any of the Governing Documents. Following such investigation, the decision to take or not take enforcement action shall, in each case, be ~~in~~at the discretion of the Board, in the exercise of its business judgment. Without limiting the generality of the Board's discretion, if the Board reasonably determines that a covenant, restriction, or rule is, or is likely to be construed as, inconsistent with the applicable law, or in any case in which the Board reasonably determines that the Association's position is not strong enough to justify taking enforcement action, the Board shall not be obligated to take such action. Any such determination shall not be construed a waiver of the right of the Association to enforce such provision at a later time or under other circumstances, or estop the Association from enforcing any other covenant, restriction, or rule.

~~Notwithstanding the above, if > in the discretion of the Declarant as long as Declarant owns any property described in Exhibit "A," the Association fails to take appropriate action to enforce any provision of the Governing Documents in accordance with its rights and responsibilities, the Declarant may take such enforcement action on behalf of the Association.~~

~~Declarant shall not take such action without first providing the Association written notice and a reasonable opportunity to take such action on its own.~~

4.3. Implied Rights: Board Authority. The Association may exercise any right or privilege given to it expressly by this Declaration or the By-Laws~~Bylaws~~ or which may be reasonably implied from, or reasonably necessary to effectuate, any such right or privilege. Except as otherwise specifically provided in this Declaration, the By-Laws~~Bylaws~~, Articles, or by law, all rights and powers of the Association may be exercised by the Board without a vote of the membership.

~~4.4. — Governmental Interests. So long as the Declarant owns any property described in Exhibit "A." the Declarant may designate sites within the Properties for fire, police and utility facilities, public schools and parks, and other public facilities in accordance with the Master Plans and applicable laws. The sites may include Common Area if otherwise permitted by the Master Plans. Such property shall be exempt from assessment as provided in Section 9.12.~~

4.5.4.4 Dedication of Common Area. The Association, in the exercise of the Board's business judgment, may dedicate or grant easements over portions of the Common Area to any local, state, or federal governmental entity or any utility company. This right shall not be construed as a limitation upon the right of the Board to permit entry upon the Common Area

or to grant licenses permitting the use of the Common Area by third parties for purposes deemed, in the discretion of the Board, to benefit the Properties.

4.6.5 Assumption of Risk. The Association may, but shall not be obligated to, sponsor certain activities or provide facilities designed to promote the health, safety, and welfare of Owners and occupants. Notwithstanding anything contained herein or in any of the Governing Documents, neither the Association, nor the members of the Board, ~~the officers~~CAM, agents or attorneys of the Association, ~~the management company of the Association, nor the Declarant~~ shall be liable or responsible for, or in any manner a guarantor or insurer ~~of~~of, the health, safety or welfare of any Owner or occupant of any Lot or any tenant, guest or invitee of any Owner or occupant or for any property of any such Persons. Each Owner and occupant of a Lot and each tenant, guest, and invitee of any Owner or occupant shall assume all risks associated with the use and enjoyment of the Properties, including all Common Area and all ~~recreational~~ facilities, if any.

Neither the Association, nor the members of the Board, ~~the officers~~CAM, agents or attorneys of the Association, ~~the Association's management company, nor the Declarant~~ shall be ~~liable or~~liable or responsible for any personal injury, illness, or any other loss or damage caused by the presence or malfunction of utility lines or utility sub-stations adjacent to, near, over, on, or ~~on~~under the Properties. Each Owner and occupant of a Lot and each tenant, guest, and invitee of any Owner or occupant shall assume all risk of personal injury, illness, or other loss or damage arising from the presence or malfunction of utility lines or utility sub-stations and further acknowledges that neither the Association, nor the members of the Board, ~~the officers~~CAM, agents or attorneys of the Association, ~~the Association's management company, nor the Declarant~~ have made any representations or warranties, nor has any Owner or occupant, or any tenant, guest, or invitee of any Owner or occupant relied upon any representations or warranties, expressed or implied, relative to the condition or impact of utility lines or utility ~~substations~~sub-stations.

No provision of the Governing Documents shall be interpreted as creating a duty of the Association, the ~~members of the Board, the officers of the Association, the management company of the Association, or the Declarant~~Board, or CAM to protect or further the health, safety, or welfare of any ~~Person~~person(s), even if the funds of the Association are used for any such purpose.

Each Owner (by virtue of his or her acceptance of title to his or her Lot) and each other Person having an interest in or lien upon, or making any use of, any portion of the Properties (by virtue of accepting such interest or ~~Hea~~lien or making such use) shall be bound by this ~~Section~~section and shall be deemed to have waived any and all rights, claims, demands, and causes of action against the Association, the ~~Board, the Association's management company, and the Declarant, their directors, officers, committee and board members, employees, agents, contractors, subcontractors, successors, and assigns~~members of the Board, CAM, agents and attorneys of the Association arising from or connected with any matter for which the liability has been disclaimed.

4.7.6 Security. The Association may maintain or support certain activities within the Properties designed to make the Properties safer than they otherwise might be; provided, however, ~~unless otherwise specifically indicated in this Declaration,~~ the Association shall not be obligated

to maintain or support such activities.

Neither the Association, ~~its officers, nor the members of~~ the Board, ~~the Association's management company, nor the Declarant~~ CAM, agents or attorneys of the Association shall in any way be considered insurers or guarantors of security within the Properties. ~~Neither the Association, its officers, (he Board, the Association's management company, nor the Declarant,~~ nor shall be held liable for any loss or damage for failure to provide adequate security or for the ineffectiveness of any security measures undertaken.

All Owners and occupants of any Lot, and all tenants, guests, and invitees of any Owner, acknowledge that neither the Association, ~~nor its officers, the members of~~ the Board, ~~the Association's management company, CAM, agents or attorneys of the Declarant~~ Association, nor ~~the Architectural Review Committee (as described in Article X) any committee~~ represent or warrant that any patrolling of the Properties, neighborhood watch group, volunteer security patrol, fire protection system, burglar alarm system, or other security system designated by or installed according to guidelines established by the ~~Declarant~~ Association or the ~~Architectural Review Committee~~ ARC may not be compromised or circumvented; nor that any patrolling of the Properties, neighborhood watch group, volunteer security patrol, fire protection system, burglar alarm system, or other security systems will prevent loss by burglary, theft, ~~hold-up~~ robbery, or otherwise; nor that patrolling of the Properties, neighborhood watch group, volunteer security patrol, fire protection system, burglar alarm system, or other security systems will in all cases provide the detection or protection for which the system is designed or intended.

All Owners and occupants of any Lot and all tenants, guests, and invitees of any Owner assume all risks for loss or damage to Persons, to Lots, and to the contents of Lots and further acknowledge that the Association, ~~its officers, the members of~~ the Board, ~~CAM, agents and attorneys of the Association,~~ and committees, ~~the Association's management company, or the Declarant,~~ have made no representations or warranties, nor has any Owner, occupant, or any tenant, guest, or invitee of any Owner relied upon any representations or warranties, expressed or implied, relative to any patrolling of the Properties, neighborhood watch group, volunteer security patrol, fire protection system, burglar alarm system, or other security systems recommended or installed or any security measures undertaken within the Properties.

4.8. Powers of the Association Relating to any Neighborhood Associations. No action of any Neighborhood Association shall become effective or be implemented until and unless the Association shall have been given written notice of such proposed action and shall not have disapproved of the proposed action, or unless such action is in strict compliance with guidelines set by the Board. The Association shall have ten business days from receipt of the notice to disapprove any proposed action. The Association may disapprove any action taken or contemplated by any Neighborhood Association which the Board reasonably determines to be adverse to the interests of the Association or its Members ~~or inconsistent with the Community-Wide Standard.~~

The Association also may require specific action to be taken by any Neighborhood

Association to fulfill its obligations and responsibilities under this Declaration or any other applicable covenants. Without limiting the generality of the foregoing, the Association may (a) require specific maintenance or repairs or aesthetic changes to be effectuated by ~~the any~~ Neighborhood Association, and (b) require that a proposed Neighborhood Association budget include the cost of such work.

Any action specified by the Association in a written notice pursuant to the foregoing paragraph to be taken by any Neighborhood Association shall be taken within the reasonable time frame set by the Association in such written notice. If ~~the any~~ Neighborhood Association fails to comply with the requirements set forth in such written notice, the Association shall have the right to effect such action on behalf of ~~the any~~ Neighborhood Association.

To cover the Association's administrative expenses in connection with the foregoing and to discourage failure to comply with the requirements of the Association, the Association shall assess the Lots in such Neighborhood Association for their pro rata share of any expenses incurred by the Association in taking such action. Such assessments shall be ~~Benefitted~~ Assessments as described in ~~Section~~section 9.7-8 and shall be subject to all collection and lien rights provided in Article IX.

4.9.4.7 Recycling Programs. The Board may establish a recycling program and recycling center within the Properties, ~~and in such event all occupants of Dwelling Units shall support such program by recycling, to the extent reasonably practical, all materials which the Association's recycling program or center is designed to accommodate.~~ The Association may, but shall have no obligation to, purchase recyclable materials in order to encourage participation, and any income received by the Association as a result of such recycling efforts shall be used to reduce Common Expenses.

4.10.8 Provision of Services. The Association may provide services and facilities for the Members of the Association and their guests, lessees and invitees. The Association shall be authorized to enter into contracts or other similar agreements with other entities, ~~including Declarant,~~ to provide such services and facilities. The costs of services and facilities provided by the Association may be funded by the Association as a Common Expense. In addition, the Board shall be authorized to charge additional use and consumption fees for services and facilities. By way of example, some services and facilities which may be provided include landscape maintenance, pest control service, cable television service, security, caretaker, fire protection, utilities, and similar services and facilities. The Board shall be permitted to modify or cancel existing services or facilities, if any, or to provide additional services and facilities. Nothing contained herein shall be relied upon as a representation as to what services and facilities, if any, will be provided by the Association.

4.11.9 Change of Use and Modification of Common Area. The Board may change the use of any portion of the Common Area and construct, reconstruct, or change the buildings ~~and other improvements thereon in any manner necessary to accommodate the new use of the Common Area. Any new use shall be for the benefit of the Owners and not inconsistent with the then effective Master Plans. Any change in use of the Common Area shall be subject to approval by the Declarant as long as it owns any property described in Exhibit "A" but shall not be subject to~~

~~approval by any other Owner, landscape or other improvements thereon.~~

~~4.12.10~~ View Impairment. ~~Neither the Declarant nor the~~ The Association ~~is not obligated to prune or thin trees or other landscaping except as set forth in Article V. The Association guarantees~~ does not guarantee or ~~represents~~ represent that any view over and across any property, including any Lot, from adjacent Lots will be preserved without impairment. ~~Neither the Declarant nor the Association shall have the obligation to prune or thin trees or other landscaping except as set forth in Article V.~~ Any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed.

~~4.13.11~~ Relationship with Tax-Exempt Organizations. The Association may create, enter into agreements or contracts with, grant exclusive and/or non-exclusive easements over the Common Area to, or transfer portions of the Common Area to non-profit, tax-exempt organizations, including, but not limited to, organizations that provide facilities and services designed to meet the physical and social needs of ~~older~~ persons, for the benefit of the Properties, the Association, its Members and residents. The Association may contribute money, real or personal property, or services to any such entity. Any such contribution shall be a Common Expense of the Association and shall be included as a line item in the Association's annual budget. For the purposes of this ~~Section~~ section, a "tax-exempt organization" shall mean an entity which is exempt from federal income taxes under the Internal Revenue Code, ~~as may be amended from time to time.~~

~~4.14.12~~ Relations with Adjacent Properties. Adjacent to or in the vicinity of the Properties are properties which have been or, in the future, may be developed as independent commercial and/or residential areas (including, but not limited to, ~~rental apartments~~ condominiums, life care facilities and retail or other business areas). ~~The Declarant or the~~ Association may enter into a Covenant to Share Costs with all or any of the owners of such adjacent or nearby commercial and/or residential areas which allocates access, use of Common Area, maintenance responsibilities, expenses, and other matters between the Association and such property owners.

~~4.15.13~~ Amenities Reciprocal Use Agreements. The Association may from time to time; enter into Amenities Reciprocal Use Agreements ("Amenities ~~Agreements~~" Agreement(s)) with other master planned communities which are age-restricted pursuant to the Federal Fair Housing Act. Under such an Amenities Agreement, Persons associated with such other master planned communities shall be entitled to use the Association's ~~recreational~~ facilities and other amenities, and the Members and their guests, as described in such agreements, shall be entitled to use the ~~recreational~~ facilities and other amenities in such other master planned communities to the extent specifically identified in the Amenities Agreement. Amenities Agreements shall be subject to termination ~~in~~ at the discretion of the Board.

All Members and their guests, as described in the Amenities Agreements, shall be entitled to enjoy the benefits of any Amenities Agreements to which the Association is a party, to the extent provided in the Amenities Agreement. In consideration for such rights, if any, each Member shall be responsible for user fees for the use of facilities by such Member and such

Member's guests, in accordance with any applicable Amenities Agreement. Rights to use any or all ~~recreational~~ facilities and other amenities shall be subject to any priorities for use established under the Amenities Agreements and any rules and regulations established by the parties to such Amenities Agreements.

The Association may enter into more than one Amenities Agreement and may amend Amenities Agreements for any purpose, including but not limited to, adding additional parties in accordance with the terms of such Amenities Agreements.

~~4.16. Maintenance of Underground Storage Facilities. The Declarant shall maintain the underground water storage facilities until such time as it transfers ownership and responsibility for operation and maintenance of such facilities to the Association. The Association shall have no rights to operate or maintain the underground storage facilities prior to the same being transferred or assigned by the Declarant. The Association shall accept the underground storage facilities in their then current condition at the time the Declarant transfers them and shall have no claim against the Declarant for any malfunction of or latent defects in the underground storage facilities; provided, however, the Declarant shall transfer the underground storage facilities in working condition as determined by local industry standards and not subject to patent defects.~~

4.14 Maintenance of Underground Storage Facilities. Each golf course which is served by the underground water storage facilities, whether a Private Amenity or owned by the Association as Common Area, shall contribute to the cost of operating and maintaining such facilities. The allocation of costs between and among such golf courses shall be based upon the water usage of each golf course, respectively, relative to the total water usage of all the golf courses, collectively.

~~4.17.15 Compliance with Development Agreements. The ~~development and~~ operation of Sun City Grand is subject to various development agreements between and among ~~Declarant~~Del Webb and its affiliates, and various governmental authorities, including, but not limited to, the Master Plans and the MWD Agreement (~~defined in Section 4.18 below~~) (~~collectively, the "Development Agreements"~~), as amended or may be amended from time to time. The Association shall comply with all terms and conditions of the Development Agreements, as applicable, and shall accept responsibility for and shall comply with any obligations of Del Webb under any Development Agreements assigned to it by Del Webb ~~of the Declarant under the Development Agreements which are assigned to it by the Declarant.~~~~

~~4.18.16 Maricopa Water District Agreements. The ~~development and~~ operation of Sun City Grand is subject to that certain agreement between Del Webb Home Construction, Inc., and Maricopa County Municipal Water Conservation District Number One ("~~MWD~~"), evidenced of record by that certain Memorandum of Agreement dated May 7, 1996, recorded on May 17, 1996 as Document No. 96-0340938, and re-recorded on July 23, 1996 as Document No. 96-0513492, with the Office of the County Recorder, as amended from time to time (the "MWD Agreement"). Pursuant to the MWD Agreement, ~~Declarant and the Association, as the Declarant's successor in interest, are~~ is obligated to pay to MWD an amount in lieu of but equal to the taxes and assessments of MWD that would otherwise have been applicable to portions of the Properties had such lands not been retired from irrigation (the "In Lieu Payments").~~

The MWD Agreement provides for the delivery of water to ~~Declarant and~~ the Association, ~~as its successor in interest~~, for use on golf courses and Common Areas, exclusive of dedicated roads and other dedicated rights-of-way (~~Turf~~ "Turf Lands"), for underground storage recovery projects, and for the payment of the In Lieu Payments. The payment of the In Lieu Payments is a condition to the delivery of water to the Turf Lands within the Properties. In the event the ~~Declarant or the Association~~ ~~as the Declarant's successor in interest~~ fails to pay when due the In Lieu Payments, or any portion thereof, MWD has the right to place a lien upon the Turf Lands and, after notice and non-payment of the In Lieu Payments, to foreclose the lien as a deed of trust security lien in accordance with Arizona law. The MWD Agreement also provides ~~that~~ MWD shall accept the In Lieu Payments in lieu of levying taxes or assessments on any land in the Properties and that ~~Declarant, and its successors in interest to the Turf Lands,~~ the Association may participate in MWD elections, with voting rights limited to the total acreage comprising the Turf Lands. No other owner of subdivided land within the Properties may exercise any rights existing by virtue of ownership of land within a subdivision to vote in MWD elections.

The Association shall comply with all terms of the MWD Agreement, as applicable, and shall accept responsibility for and shall comply with any obligations ~~of the Declarant~~ under the MWD Agreement ~~which are assigned to it by the Declarant~~. The In Lieu Payments shall constitute Common Expenses of the Association and shall be funded by the levy of Base Assessments on all Lots.

This ~~Section~~ section 4.18 shall inure to the benefit of MWD and shall not be terminated or amended without the prior written consent of MWD.

ARTICLE V MAINTENANCE

5.1. ~~5.1.~~ Association's Responsibility. The Association shall maintain and keep in good repair the Area of Common Responsibility, which shall include, but need not be limited to:

- (a) ~~(a)~~ — all Common Area;
- (b) ~~(b)~~ — all landscaping and other flora, parks, signage, structures, parking areas, and improvements, including any bike and pedestrian pathways and trails, situated upon the Common Area;
- (c) ~~(c)~~ — all water service facilities and drainage facilities within the Area of Common Responsibility, including lakes, ponds, and other water features;
- (d) ~~(d)~~ — all arterial sidewalks and any sidewalks that are not the responsibility of any Owner, any Neighborhood Association, or any local government entity;
- (e) ~~(e)~~ — walls and fences ~~constructed by the Declarant~~ which serve as perimeter walls for the Properties or which separate any Lot from Common Area or any golf course,

whether or not located on a Lot; provided, the allocation of responsibility for the maintenance and repair of party walls and party fences is set forth in ~~Section~~section 5.5;

(f) ~~(f)~~—landscaping, irrigation systems, and signage within public streets and rights-of-way within or abutting the Properties ~~to the extent maintenance by any local government is not consistent with the Community Wide Standard, and any streetlights that are not included in a streetlight improvement district;~~

(g) ~~(g)~~—landscaping and other flora within any public utility easements and scenic easements within the Common Area (subject to the terms of any easement agreement relating thereto);

(h) ~~(h)~~—any additional property included within the Area of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, any Covenant to Share Costs, any plat of any portion of the Properties, or any contract or agreement for maintenance thereof entered into by the Association; and

~~(i) —any property and facilities owned by the Declarant and made available, on a temporary or permanent basis, for the primary use and enjoyment of the Association and its Members. Such property shall be identified by written notice from the Declarant to the Association. The Association's responsibility shall terminate at such time as Declarant revokes the privilege of use and enjoyment by written notice to the Association.~~

The Association may, but shall not be obligated to, assume maintenance responsibility for property within any Neighborhood; ~~or within any the responsibility for which lies with a Neighborhood Association,~~ in addition to any property which the Association is obligated to maintain by this Declaration or any Supplemental Declaration. Such responsibility shall be assumed either by agreement with ~~the any~~ Neighborhood Association or because, in the opinion of the Board, the level and quality of service then being provided is not acceptable. ~~consistent with the Community Wide Standard. All costs of such maintenance shall be assessed as a Neighborhood Assessment against the Lots within the Neighborhood for which the services are provided.~~ The provision of services in accordance with this ~~Section~~section shall not constitute discrimination within a class.

The Association may maintain other property which it does not own, including, without limitation, property dedicated to public use, if the Board determines that such maintenance is necessary or desirable ~~to maintain the Community Wide Standard~~ and if otherwise permitted by applicable law.

Except as otherwise specifically provided herein, all costs for maintenance, repair, and replacement of the Area of Common Responsibility shall be a Common Expense allocated among all Lots as part of the Base Assessment, without prejudice to the right of the Association to seek reimbursement from the Persons responsible for such work pursuant to this Declaration, other recorded covenants, or agreements with such Persons. All costs associated with maintenance, repair and replacement of Exclusive Common Area shall be a Neighborhood Expense assessed as a Neighborhood Assessment against the Lots within the Neighborhood(s) to

which the Exclusive Common Area is assigned.

~~If, in the discretion of the Declarant, and as long as Declarant owns any property described in Exhibit "A," the Association fails to perform its maintenance responsibilities or enforce the maintenance responsibilities of Owners in the manner required by the Declaration, Declarant may cause such maintenance to be performed and, in such event, the Association shall reimburse Declarant for all costs incurred. Declarant shall not take such action without first providing the Association written notice and a reasonable opportunity to perform the required maintenance.~~

5.2- Owner's Responsibility. Each Owner shall maintain his or her Lot, Dwelling Unit, and all other structures, parking areas, landscaping, and other improvements comprising the Lot in a manner consistent with ~~the Community Wide Standard and~~ all applicable covenants, the ~~Design Guidelines~~RDGs and the Use Restrictions, unless such maintenance responsibility is otherwise assumed by or assigned to the Association or any Neighborhood Association pursuant to any Supplemental Declaration or other declaration of covenants applicable to such Lot.

Each Owner shall be responsible for maintaining and repairing any sidewalk adjacent to any portion of his or her Lot in accordance with the ~~Community Wide Standard~~City of Surprise, Arizona ordinances. In the event an Owner fails to maintain or repair the sidewalks adjacent to his or her Lot, the Association may, but shall not be obligated to, take any enforcement action provided in this Declaration, including levying Benefited Assessments.

In addition to any other enforcement rights, if an Owner fails properly to perform his or her maintenance responsibility, the Association may perform such maintenance responsibilities and assess all costs incurred by the Association against the Lot and the Owner, and such costs, including but not limited to attorneys' fees, shall be secured by the lien set forth in Article IX~~in accordance with Section 9.7.~~. The Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry, except when entry is required due to an emergency situation.

5.3- Neighborhood's Responsibility. Upon Board resolution, the Owners of Lots within each Neighborhood shall be responsible for paying, through Neighborhood Assessments, the costs of operating, maintaining and insuring certain portions of the Area of Common Responsibility within or adjacent to such Neighborhood. This may include, without limitation, the costs of maintaining; any signage, entry features, right-of-way, and open space between the Lots within the Neighborhood and adjacent public roads and private streets within the Neighborhood, regardless of ownership and regardless of the fact that such maintenance may be performed by the Association; provided, however, all Neighborhoods which are similarly situated shall be treated the same, to the extent the Neighborhoods have requested additional services or an increased level of services and the Association has agreed to provide such services. As an alternative, the Board may resolve that such maintenance within any Neighborhood Association shall be performed by the applicable Neighborhood Association, if any.

All maintenance required of any Neighborhood Association ~~under~~shall be performed consistent with this Declaration or any additional covenants or agreements ~~shall be performed~~

~~consistent with the Community Wide Standard.~~ If any Neighborhood Association fails to perform such maintenance, the Association may perform it and assess the costs against all Lots within such Neighborhood as provided in ~~Section~~section 9.78.

5.4. Standard of Performance. Maintenance, as used in this Article, shall include, without limitation, repair and replacement as needed, as well as such other duties, which may include irrigation, painting, plant replacement, weeding, and trimming, as the Board may determine to be necessary or appropriate ~~to satisfy the Community Wide Standard.~~ All maintenance shall be performed in a manner ~~consistent with the Community Wide Standard and all applicable covenants,~~ as determined by the Board.

Portions of the Properties are environmentally sensitive and/or may provide greater aesthetic value than other portions of the Properties. The Board ~~or the Declarant, as long as it owns any property described in Exhibit "A."~~ may establish a higher Community Wide Standard for such areas and require additional maintenance for such areas to reflect the nature of such property.

Notwithstanding anything to the contrary contained herein, neither the Association, nor any Owner, nor any Neighborhood Association shall be liable for property damage or personal injury occurring on, or arising out of the condition of, property which it does not own unless and only to the extent that it has been negligent in ~~the performance of its maintenance responsibilities~~causing such damage.

5.5. Party Walls and Party Fences. Each wall and fence built ~~by the Declarant or a Builder~~ as part of the original construction on any Lot:

(a) ~~_____ (a) _____~~ any part of which is built upon or straddling the boundary line between two adjoining Lots or between a Lot and the Common Area; or

(b) ~~_____ (b) _____~~ which is constructed within five feet of the boundary line between adjoining Lots, between a Lot and the Common Area, between a Lot and any public street or other property not subject to this Declaration, or between the Common Area and any public street or other property not subject to this Declaration, has no windows or doors, and is intended to serve as a privacy wall; or

(c) ~~(e) _____~~ which, in the ~~reasonable~~ determination of the Board, otherwise serves and/or separates two adjoining Lots or a Lot and the Common Area, regardless of whether constructed wholly within the boundaries of one Lot; shall constitute a party wall or party fence (herein referred to as a "party party structure").

The Owners of any Lot served by a party structure shall own that portion of the party structure lying within the boundaries of such Owner's Lot and shall have an easement for use and enjoyment and, if needed, for support, in that portion, if any, of the party structure lying within the boundaries of the property adjoining his or her Lot. Each Owner shall be responsible for maintaining property insurance, ~~as more particularly provided in Section 6.3,~~ providing coverage for that portion of any party structure lying within the boundaries of such Owner's Lot

and shall be entitled to all insurance proceeds paid under such policy on account of any insured loss.

With respect to a party structure between Lots, the responsibility for the repair and maintenance of the party structure and the reasonable cost thereof shall be shared equally by the adjoining Lot Owners; provided, however, any damage to a party structure resulting solely from the actions of any Owner shall be repaired at the sole cost of such Owner. To the extent damage to a party structure from fire, water, soil settlement, or other casualty is not repaired out of the proceeds of insurance, any affected Owner may restore it. If other Owners thereafter benefit from the party structure, they shall contribute to the restoration cost in equal shares without prejudice to any Owner's right to larger contributions from other users under any rule of law. Any Owner's right to contribution from another Owner under this ~~Section~~ shall be appurtenant to the land and shall pass to such Owner's successors-in-title. ~~Any disputes between Owners with respect to maintenance or repairs of party structures shall be resolved in accordance with the procedures set forth in Article XVI.~~

With respect to party structures between Lots and Common Area, between Lots and any public street, and between Lots and other property not subject to this Declaration, the Association shall be responsible for all maintenance and repair thereof ~~subject to the provisions of Section 9.7(b), except that an Owner shall be responsible for painting and making cosmetic repairs to the portion of the party structure, other than any wrought iron comprising such party structure, facing his or her Lot.~~ The Association shall be responsible for all maintenance and repair, including painting and cosmetic repairs, of all wrought iron comprising such party structures. The Association shall have an easement over any affected Lot to perform its maintenance responsibilities hereunder. Notwithstanding the above, unless otherwise agreed upon with the owner of property which is not subject to this Declaration, the Association shall maintain that portion of any party structure facing such property.

With respect to any party structure between Common Area and any public street or other property which is not subject to this Declaration, unless otherwise agreed upon with the owner of such property, the Association shall be solely responsible for maintaining and repairing such party structures.

The costs incurred by the Association in maintaining and repairing party structures pursuant to this ~~Section~~ shall be a Common Expense allocated among all Lots as part of the Base Assessment, without prejudice to the right of the Association to seek reimbursement from any Owner deemed to have caused the condition in need of repair pursuant to this Declaration, other recorded covenants, or agreements with such Persons.

Notwithstanding the above, no Owner may remove a party structure or make structural or design changes to a party structure without first complying with the requirements set forth in Article X and gaining the approval of all Owners of affected Lots.

This ~~Section~~ shall not apply to any party structure which separates the interiors of adjoining Dwelling Units. The rights of the Owners of adjoining Dwelling Units with regard to such party structures shall be governed by plats showing the boundaries of each of the

adjoining Dwelling Units, and any specific covenants, conditions, and restrictions recorded with respect to such Dwelling Units.

ARTICLE VI
INSURANCE AND CASUALTY LOSSES

6.1- Association Insurance. The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect, the following types and amounts of insurance, if available at a reasonable cost, or if not reasonably available, the most nearly equivalent coverages as are reasonably available:

(a) Blanket property insurance covering risks of physical loss on an "all-risk" basis (or comparable coverage by whatever name denominated) for all insurable improvements on the Common Area and on other portions of the Area of Common Responsibility to the extent that it has assumed responsibility for maintenance, repair, and/or replacement in the event of a casualty. If such coverage is not available at a reasonable cost, then "broad form named perils" coverage may be substituted. Such insurance shall include coverage for flood and earth movement to the extent that such insurance is reasonably available.

In addition, the Association may, upon request of any Neighborhood Association, and shall, if so specified in a Supplemental Declaration applicable to ~~the any~~ Neighborhood Association, obtain and continue in effect property insurance covering risks of physical loss on an "all risk" basis for insurable improvements in ~~the any~~ Neighborhood Association; provided, the Association shall not be obligated to provide property insurance coverage for any Lot or Dwelling Unit, or the contents thereof. If such coverage is not available at a reasonable cost, then "broad form named perils" coverage may be substituted.

All property insurance policies obtained by the Association shall have policy limits sufficient to cover the full insurable replacement cost of the insured property. Costs of property insurance obtained by the Association on the behalf of a Neighborhood shall be charged to the Owners of Lots within the ~~benefitted~~benefited Neighborhood as a Neighborhood Assessment;

(b) Commercial general liability insurance on the Area of Common Responsibility, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents, or contractors while acting on its behalf and including coverage for owned ~~and~~ non-owned automobile liability. If generally available at reasonable cost, the commercial general liability insurance shall have a limit of at least \$5,000,000.00 per occurrence with respect to bodily injury, personal injury, and property damage; provided, should additional coverage and higher limits be available at reasonable cost, and such additional coverage and higher limits would be obtained by a reasonably prudent person, the Association shall obtain the same. Notwithstanding the above, if ~~methe~~ required limits are not available at a reasonable cost, lower limits, as determined in the ~~Board's~~Board's business judgment, ~~may~~may be obtained;

(c) Workers compensation insurance and employers liability insurance if and to the extent required by law;

(d) ~~Directors~~Directors' and ~~officers~~Officers' liability insurance or equivalent ~~association~~Association liability insurance at limits determined in the ~~Board's~~Board's business judgment;

(e) Commercial crime insurance, including employee fidelity insurance, in an amount determined in the business judgment of the Board; provided, the amount of any employee fidelity insurance shall not be less than one-sixth of the annual Base Assessments on all Lots plus reserves on hand. ~~Such commercial crime insurance shall cover funds held by the Association's management company, unless such management company's insurance insures the Association against crimes committed by or against such management company.~~ Fidelity insurance policies shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation; and

(f) Such additional insurance as the Board, in its business judgment, ~~determines~~determined advisable, which may include, without limitation, employee benefits liability insurance, boiler and machinery insurance, and building ordinance insurance.

6.2. Association Insurance Policy Requirements. Prior to the renewal of any insurance policy and at least annually, the Association shall arrange for a review of the sufficiency of insurance coverage by one or more qualified ~~P~~persons, at least one of whom must be familiar with insurable replacement costs in the Maricopa County, Arizona, area.

Except as otherwise provided in ~~Section~~section 6.1 with respect to property within a Neighborhood, premiums for all insurance on the Area of Common Responsibility shall be a Common Expense ~~and shall be included in the Base Assessment. However, premiums for insurance on Exclusive Common Areas may be included in the Neighborhood Assessment of the Neighborhood(s) benefitted unless the Board reasonably determines that other treatment of the premiums is more appropriate.~~

The policies may contain a reasonable deductible as determined by the Board and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance at least equals the coverage required hereunder. In the event of an insured loss, the deductible shall be treated as a Common Expense or a Neighborhood Expense in the same manner as the premiums for the applicable insurance coverage. However, if the Board reasonably determines, after notice and an opportunity to be heard ~~in accordance with the By-Laws,~~ that the loss is the result of the negligence or willful conduct of one or more Owners, their guests, invitees, or lessees, then the Board may assess the full amount of such deductible against such Owner(s) and their ~~Lots in accordance with Section 9.7.~~Lot(s), which amount shall be secured by the lien provided for by Article IX.

(a) ~~(a)~~—All insurance coverage shall be written by insurance companies licensed to do business in the State of Arizona, ~~and having a rating at A- or better in the financial category as established by A.M. Best's Insurance Reports,~~ The Board may make exceptions to this requirement in the event that coverage is not reasonably available from such a company or if the Board, in its business judgment, elects to obtain insurance through a similarly reputable;

~~but not rated~~ company.

(b) All insurance coverage obtained under ~~Section~~section 6.1(a) shall:

(i) Be written with a company authorized to do business in the State of Arizona which satisfies the requirements of the Federal National Mortgage Association or such other secondary mortgage market agencies or federal agencies as the Board requires;

(ii) Be written in the name of the Association as trustee for the ~~benefitted~~benefited parties. Policies on the Common Area shall be for the benefit of the Association and its Members. Insurance coverage secured on behalf of any Neighborhood Association shall be for the benefit of the Neighborhood Association, ~~if any,~~ the Owners of Lots within the Neighborhood Association, and their Mortgagees, as their interests may appear;

(iii) Not be brought into contribution with insurance purchased by individual Owners, occupants, or their Mortgagees;

(iv) Include an agreed amount endorsement if the policy contains a co-insurance clause; and

(v) Contain replacement cost coverage.

(c) ~~(e)~~—In addition, the Board shall secure, if reasonably available and as applicable, insurance policies providing the following:

(i) A waiver of subrogation as to any claims against the Association, the Association's Board, ~~officers, employees~~the Officers, CAM, and ~~its manager and~~ the Owners;

(ii) A waiver of the insurer's rights to repair and reconstruct instead of ~~paying cash~~monetary payment;

(iii) An endorsement preventing the Association's insurance carrier from invoking its "other insurance" clause to obtain any contribution from any insurance maintained by individual Owners;

(iv) An endorsement requiring at least 30 days' prior written notice to the Association of any cancellation, substantial modification, or non-renewal;

(v) A cross liability provision;

(vi) A provision vesting the Board with exclusive authority to adjust losses; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related to the loss; and

(vii) A provision listing the Lot Owners as additional insureds under the policy.

6.3. Owner's Insurance. By virtue of taking title to a Lot, each Owner covenants and agrees with all other Owners and with the Association to carry property insurance for the full insurable replacement cost on all improvements on any Lot owned, less a reasonable deductible, unless either the Association ~~carries such insurance (which they are not obligated to do hereunder)~~ or any Neighborhood Association having jurisdiction over the Lot(s) carries such insurance (which ~~they are~~ it is not obligated to do hereunder).

Each Owner further covenants and agrees that in the event of damage to or destruction of the Dwelling Unit or any other structures on or comprising his or her Lot, he or she shall proceed promptly to repair or to reconstruct in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with Article X of this Declaration. Alternatively, the Owner shall clear the Lot of all debris and ruins and maintain the Lot in a neat, attractive, and landscaped condition ~~consistent with the Community Wide Standard.~~ The Owner shall pay any costs which are not covered by insurance proceeds.

Additional recorded covenants applicable to any Neighborhood may establish more stringent requirements regarding the standards for rebuilding or reconstructing structures on the Lots within such Neighborhood and the standards for clearing and maintaining the Lots in the event the structures are not rebuilt or reconstructed.

6.4 ~~—~~ Damage and Destruction.

(a) ~~(a) — Immediately after~~ After damage to or destruction of all or any part of the Properties which is covered by insurance written in the name of the Association, the Board or its duly authorized agent ~~shall~~ may file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repair or reconstruction. Repair or reconstruction, as used in this ~~Section~~ section, means repairing or restoring the property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes in applicable building codes.

(b) ~~(b) —~~ Any damage to or destruction of the Common Area ~~shall~~ may be repaired or reconstructed ~~unless at least 75% the discretion of the total Class "A" Members and the Declarant, as long as the Declarant owns any property described in Exhibit "A" of the Declaration, decide within 60 days after the loss not to repair or reconstruct~~ Board.

~~Any damage to or destruction of the common property of any Neighborhood Association shall be repaired or reconstructed unless the Owners representing at least 75% of the total vote of the Neighborhood Association decide within 60 days after the damage or destruction not to repair or reconstruct. If the Neighborhood Association's covenants, if any, require the vote of a greater percentage of Owners within the Neighborhood, then such provision shall control.~~

~~If either the insurance proceeds or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not available to the Association within such 60 day period, then the period shall be extended for not more than 60 additional days.~~ No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the Common Area or

common property of any Neighborhood Association ~~shall~~will be repaired or reconstructed.

(c) ~~(e)~~—If it is determined in the manner described above that the damage to or destruction of the Common Area or the common property of any Neighborhood Association shall not be repaired or reconstructed and no alternative improvements are authorized, the affected property shall be cleared of all debris and ruins and maintained by the Association or ~~the~~any Neighborhood Association, as applicable, in a neat, attractive, and landscaped condition ~~consistent with the Community Wide Standard.~~

6.5- Disbursement of Proceeds. Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by and for the benefit of the Association or ~~the~~any Neighborhood Association, as appropriate ~~and placed in a capital improvements account.~~ This is a covenant for the benefit of Mortgagees and may be enforced by the Mortgagee of any affected Lot.

6.6- Repair and Reconstruction. If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board may, without a vote of the Members, levy ~~Benefitted~~Benefited Assessments against those Owners responsible for the premiums for the applicable insurance coverage under ~~Section~~section 6.1.

ARTICLE VII NO PARTITION

Except as permitted in this Declaration, the Common Area shall remain undivided, and no Person shall bring any action for partition of the whole or any part thereof without the written consent of all Owners and Mortgagees.

ARTICLE VIII CONDEMNATION

Whenever any part of the Common Area shall be taken or conveyed under threat of condemnation by any authority having the power of eminent domain, the Board shall determine, in the exercise of its business judgment, whether each Owner shall be entitled to notice thereof. The Board may convey Common Area under threat of condemnation ~~only if approved in writing by at least 67% of the Class "A" Members in the Association.~~

~~The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:~~

~~If the taking involves a portion of the Common Area on which improvements have been constructed, the Association shall restore or replace such improvements on the remaining land included in the Common Area to the extent practicable, unless, within 60 days after such taking at least 67% of the total Class "A" Members in the Association shall otherwise agree. Any such construction shall be in accordance with plans approved by the Board. The provisions of Sections~~

~~6.5 and 6.6 regarding funds for the repair of damage or destruction shall apply.~~

~~If the taking does not involve any improvements on the Common Area, or if a decision is made not to repair or restore, or if net funds remain after any such restoration or replacement is complete, then such award or net funds shall be disbursed to the Association and used for such purposes as the Board shall determine.~~

ARTICLE IX ASSESSMENTS

9.1.—~~Creation of Association Assessments.~~ The Association may levy assessments against each Lot for Association expenses as the Board may specifically authorize from time to time. ~~There shall be five types of assessments for Association expenses: (a) Base Assessments to fund Common Expenses for the general benefit of all Lots; (b) Neighborhood Assessments for Neighborhood Expenses benefiting only Lots within a particular Neighborhood or Neighborhoods; (c) Special Assessments as described in Section 9.6; (d) Benefitted Assessments as described in Section 9.7; and (e) CARE Fees as described in Section 9.13.~~ Each Owner, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, is deemed to covenant and agree to pay these assessments. There shall be five (5) types of assessments for Association expenses: (a) Base Assessments to fund Expenses for the general benefit of all Lots; (b) Neighborhood Assessments for Neighborhood Expenses benefiting only Lots within a particular Neighborhood(s); (c) Special Assessments; (d) Benefitted Assessments; and (e) CARE Fees.

All assessments, together with interest from the due date of such assessment at a rate determined by the Association, late charges, costs, including lien fees and administrative costs, and ~~reasonable~~ attorneys' fees, shall be a charge and continuing lien upon each Lot against which the assessment is levied until paid, ~~as more particularly provided in Section 9.10,~~ and shall be the personal obligation of the Person who was the Owner of such Lot at the time the assessment arose. Upon a transfer of ~~title~~ to a Lot, the grantee shall be jointly and severally personally liable with the grantor for any assessments and other charges accrued at the time of conveyance; provided, no first Mortgagee who obtains title to a Lot by exercising the remedies provided in its Mortgage shall be liable for unpaid assessments which accrued prior to such acquisition of title.

~~Assessments shall be paid in such manner and by such dates as the Board may establish.~~ Unless the Board otherwise provides, the Base Assessment and any Neighborhood Assessment for each Lot ~~for the next succeeding 12-month period shall be due and payable in advance on the date that the Owner of such Lot first obtains title to the Lot ("closing date") and thereafter on each annual anniversary of the closing date. If the Owner of fee Lot is comprised of more than one Person and such Persons did not obtain title to the Lot on the same date, the Board, in its sole discretion', shall set the due date for payment of assessments for such Lot. The amount of the assessment for each such 12-month period shall be the per Lot assessment established under the budget in effect on the closing date or subject anniversary date, as applicable, shall be due and payable on or before the date assigned to each Lot.~~ If any Owner is delinquent in paying any assessments or other charges levied on his or her Lot, the Board may require any unpaid

installments of all outstanding assessments to be paid in full immediately.

~~The Association shall, upon~~ Upon written request from an Owner, Mortgagee, or other Person designated by the Owner, furnish a certificate, in recordable form, signed by an officer of the Association setting forth whether ~~shall provide information regarding~~ assessments for such Owner's Lot have been paid and any delinquent amount. ~~Such certificate shall be binding upon for the Association, the Board, and the Owners. If the Association fails to provide such certificate within seven business days of its receipt of a request, any lien for unpaid assessments then due shall be extinguished. . The Association may require the advance payment of a reasonable processing fee for the issuance of such certificate~~ Owner's Lot.

No Owner may exempt himself or herself from liability for assessments by non-use of Common Area, abandonment of his or her Lot or Dwelling Unit, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it or for inconvenience or discomfort arising from repairs or improvements or other action taken by it.

9.2. ~~Declarant's Obligation for Assessments.~~

(a) ~~Payment of the "Shortage".~~ Until 50% of the Maximum Lots have been conveyed to Class "A" Members, Declarant shall not be obligated to pay assessments on its unsold Lots, but, instead, shall be obligated to pay the "shortage" (i.e., operating deficit) for each fiscal year. A "shortage" shall exist if Income and Revenues (as defined below) for a particular fiscal year are less than Expenditures (as defined below) incurred for the same fiscal year. Income and Revenues and Expenditures are to be calculated using the accrual basis of accounting.

(i) ~~Income and Revenues are:~~ the amount of all income and revenue of any kind earned by the Association during the subject fiscal year, including, but not limited to, assessments, use fees, subsidies (if any) provided by Declarant, and income from all other sources. For purposes of this Section 9.2, assessments for each Lot are deemed earned on the annual anniversary date of the commencement of assessments with respect to such Lot.

(ii) ~~Expenditures are:~~ the amount of all actual operating expenses incurred, or obligated for, by the Association during the subject fiscal year, including without limitation (A) any reserve contributions for such year, and (B) any budgeted or approved non-budgeted capital assets acquired during the fiscal year, but excluding (1) all non-cash expenses such as depreciation or amortization, (2) expenditures for or purchase of non-budgeted, non-approved items, and (3) all expenditures made from reserve funds. For purposes of this paragraph (ii), "approved" shall mean prior written approval of the Declarant.

(iii) ~~Any shortage in a particular fiscal year is to be offset by any surplus from a previous fiscal year. A surplus is achieved when, using an accrual basis of accounting, Income and Revenues for a particular fiscal year exceed Expenditures for the same fiscal year.~~

(b) ~~Timing of Payment.~~ The shortage payment shall be made after receipt of the

~~annual financial statement audit. Such audit shall be performed by an independent public accounting firm selected by the Board, and, approved by the Declarant. The Declarant shall pay the shortage within 30 days after receipt of the audit report. Payment of the shortage shall exempt the Declarant from payment of Base, Neighborhood, Special, or Benefitted Assessments.~~

~~(c) Option to Pay "Shortage". After 50% of the Maximum Lots have been conveyed to Class "A" Members, Declarant may annually elect either to pay assessments on each of its unsold Lots or to pay the shortage for such fiscal year. The Declarant's election may be made separately with respect to Base Assessments and Neighborhood Assessments. If the Declarant elects to pay assessments on each Lot and, after such payment, a shortage exists, Declarant may, but shall not be obligated to, pay such shortage. Unless the Declarant otherwise notifies the Board in writing at least 60 days before the beginning of each fiscal year, the Declarant shall be deemed to have elected to continue paying on the same basis as during the immediately preceding fiscal year.~~

~~(d) Subsidies /"In Kind" Contribution. The Association is specifically authorized to enter into subsidy contracts or contracts for "in kind" contribution of services, materials, or a combination of services and materials with the Declarant or other entities for payment of Common Expenses. The Declarant's payment of assessments may be reduced or abated by the agreed value of any such services or materials provided by Declarant, in accordance with any such contract or agreement with the Association.~~

~~The Declarant may, but shall not be obligated to, reduce the Base Assessment for any fiscal year by payment of a subsidy (in addition to any other amounts paid under this Section 9.2). Any such subsidy shall be disclosed as a line item in the income portion of the budget. The payment of a subsidy in any year shall not obligate the Declarant to continue payment of such subsidy in future years.~~

~~9.3. Computation of Base Assessment. Annual Budget. Each year, a budget shall be prepared covering the Common Expenses and any Neighborhood Expenses estimated to be incurred during the coming year. ~~The budget shall include a capital contribution to establish a reserve fund in accordance with a budget separately prepared as provided in Section 9.5.~~~~

9.3 Base Assessment. The Base Assessment shall be levied equally against all Lots subject to assessment. The Base Assessment shall be set at a level which, when combined with other anticipated income, is reasonably expected to produce total income for the Association equal to the total budgeted Common Expenses, including and contributions to ~~reserves~~the Reserve Fund and Board recommended operating surplus. In determining the level of assessments, the Board, in its discretion, may consider sources of funds available to the Association other than assessments. ~~In addition, the Board may take into account (a) the number of Lots subject to assessment on the first day of the fiscal year for which the budget is prepared; (b) the projected budget for the Association at such time as the Maximum Lots are owned by Class "A" Members; and (c) projected budgets for the Association at other future times in the development of Sun City Grand, based on the number of Lots projected to be subject to assessment at such time.~~

Not less than 30 days prior to the beginning of the fiscal year, the Board shall notify the

Members (a) of the amount of the next annual Base Assessment ~~for the following year~~, and (b) that the annual budget is available for examination by Members. Unless otherwise resolved, the budget shall be made available for review at the business office of the Association or ~~at another suitable location within Sun City Grand. The Board's notice obligations under this Section shall be satisfied by providing notice in any manner which is reasonably designed to provide notice to~~ the Members. ~~By way of example, the Board may post written notice in one or more prominent places within Sun City Grand and/or publish such information in any newsletter or other publication with community wide distribution (provided, there shall be no obligation to produce such a publication).~~ Association website. If any Member requests a copy of the budget, the Association shall provide one copy to the Member without charge. ~~Such copy shall be delivered personally or by first class United States Mail within 10 days of such request~~ The Association may charge a fee for additional copies of the budget, ~~which fee shall not exceed the cost of reproduction and delivery.~~

~~The budget shall become effective unless (a) disapproved at a meeting by the vote of at least a majority of the Class "A" Members and (b) disapproved by the Class "B" Member, if any. There shall be no obligation to call a meeting for the purpose of considering the budget except on petition of the Class "A" Members requesting that such a special meeting be held, as provided in the By Laws. Such petition must be presented to the Board within 10 days of posting or publishing of notice of the availability of the budget for examination or, if notice is otherwise provided, within 10 days of delivery of the notice (as defined in the By Laws with respect to notice of meetings). If the proposed budget is disapproved, or~~ If the Board fails for any reason to determine the budget for any year, then and until such time as a budget shall have been determined, the budget in effect for the immediately preceding year shall continue for the current year.

9.4 ~~Computation of Neighborhood Assessments~~. Each year, a separate budget shall be prepared by the Association for each Neighborhood covering the estimated Neighborhood Expenses, if any, expected to be incurred on behalf of such Neighborhood during the coming year. The Board shall be entitled to adopt such budget only to the extent that (a) this Declaration, any Supplemental Declaration, or the ~~By Laws~~ Bylaws specifically authorizes the Board to assess certain costs as a Neighborhood Assessment, or (b) the Association expects to incur expenses to provide additional services for a Neighborhood. Any Neighborhood may request that additional services or an increased level of services be provided by the Association, and in such case, if the Association agrees to provide, such services, any additional costs shall be added to such budget. The Association may charge a reasonable administrative fee for the preparation and administration of the budget in connection with any Neighborhood. Such budget shall include a reserve contribution establishing a fund for repair and replacement of capital items maintained as a Neighborhood Expense, if any, within the Neighborhood.

Neighborhood Expenses shall be levied as a Neighborhood Assessment against all Lots within the ~~benefitted~~ benefited Neighborhood and shall be allocated equally among those Lots. If specified in the Supplemental Declaration applicable to such Neighborhood or if directed by a petition signed by a majority of the Owners within the Neighborhood, any portion of the assessment intended for exterior maintenance of Dwelling Units or other structures, insurance on Dwelling Units or other structures, or replacement reserves which pertain to particular structures shall be levied on each of the ~~benefitted~~ benefited Lots in proportion to the benefit received.

Such proportion shall be specified in the Supplemental Declaration applicable to such Neighborhood, or if not so specified, shall be approved by a majority of the Owners within the Neighborhood, and Declarant, as long as Declarant owns any property within such Neighborhood.

The Board shall make reasonably available for examination by all Owners of Lots within ~~methe~~ particular Neighborhood a copy of such budget and notice of the amount of the Neighborhood Assessment for the coming year, in the same manner as provided for the Common Expense budget ~~discussed in Section 9.3 above. The budget relating to any Neighborhood shall become effective unless disapproved at a meeting by at least a majority of the Class "A" Members owning Lots within such Neighborhood and the Class "B" Member, if any, if the Class "B" Member is the owner of any Lots in such Neighborhood. There shall be no obligation to call a meeting for the purposes of considering the Neighborhood budget except on petition of Class "A" Members representing at least 10% of the votes in such Neighborhood.~~

~~The right to disapprove shall apply only to those line items in the Neighborhood budget which are attributable to future services requested by the Neighborhood. In the event any line item in a Neighborhood budget is disapproved, the Association shall not be obligated to provide the services anticipated to be funded by such line item of the budget, and the budget shall be revised to delete such line item. In the event the Board fails for any reason to adopt the Neighborhood budget for any year, then and until such time as such budget shall have been adopted, the Neighborhood budget in effect for the immediately preceding year shall continue for the current year.~~

~~9.5 Capital Expenditures Budget and Reserve Funds. On an annual basis, capital expenditures budgets shall be prepared by the Association for both general and Neighborhood purposes, which take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost of each asset. Such capital expenditures budgets may also anticipate making additional capital improvements and purchasing additional capital assets. Base Assessments and Neighborhood Assessments shall include capital expenditures contributions in amounts sufficient to meet these projected needs which contributions shall be held in a reserve fund for such purposes. The capital expenditures budgets shall be made reasonably available for examination by the Members in the manner provided for the Common Expense budget discussed in Section 9.3 above.~~

~~9.5 Reserves and Reserve Funds. The Association shall maintain a Reserve Fund dedicated for non-annual Common Area asset repair and replacement expenditures for both Common and Neighborhood assets that exceed a minimum value established by the Board. Reserve funding shall come from contributions included in the Base Assessment, Neighborhood Assessment and from other Board approved sources.~~

The Board may adopt resolutions regarding the expenditure of ~~reserve funds~~ Reserve Funds, including policies designating the nature of assets for which ~~reserve funds~~ Reserve Funds may be expended. Such policies may differ for general Association purposes and for each Neighborhood. ~~So long as the Declarant owns any property described in Exhibit "A." neither the Association nor the Board shall adopt, modify, limit or expand such policies without the~~

~~Declarant's prior written consent~~

~~9.6.—Special Assessments.~~9.6 Capital Expenditures. Anticipated Capital Expenditures for both Common Area and Neighborhoods are included in the Annual Budget. Capital Expenditures are generally large projects related to the Association's infrastructure or most valuable assets. Capital Expenditures shall be included as a part of the overall operating budget unless authorized to come from the CARE Fund.

9.7 Special Assessment. In addition to other authorized assessments, the Association may levy Special Assessments from time to time to cover unbudgeted expenses or expenses in excess of those budgeted ~~subject to the limitations set forth in Section 9.8.~~ Such Special Assessment may be levied against the entire membership, if for Common Expenses, or against the Lots within any Neighborhood, if for Neighborhood Expenses. Special Assessments shall be payable in such manner and at such times as determined by the Board and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved.

~~9.7.—Benefitted Assessments.~~8 Benefited Assessment. The Board may levy ~~Benefitted~~Benefited Assessments against particular Lots for expenses incurred or to be incurred by the Association, as follows:

(a) ~~(a)~~—to cover the costs, including overhead and administrative costs, of providing benefits, items, or services to the Lot or occupants thereof upon request of the Owner ~~pursuant to a menu of~~for special services which the Board may from time to time authorize to be offered to Owners (which might include, without limitation, landscape maintenance, ~~caretaker service,~~ etc.), which assessments may be levied in advance of the provision of the requested benefit, item, or service as a deposit against charges to be incurred by the Owner; and

(b) ~~(b)~~—to cover costs incurred, including but not limited to attorneys' fees, in bringing the Lot into compliance with the terms of this Declaration, any applicable Supplemental Declaration, the ~~By-Laws~~Bylaws, the ~~Design Guidelines~~RDGs, or ~~rules of the Association~~Rules and Regulations, or costs incurred as a consequence of the conduct of the Owner or occupants of the Lot, their licensees, invitees, or guests; provided, the Board shall give the Lot Owner prior written notice and an opportunity for a hearing before levying a ~~Benefitted~~Benefited Assessment ~~under this subsection (b).~~

The Association may also levy a ~~Benefitted~~Benefited Assessment against the Lots within a Neighborhood to reimburse the Association for costs incurred in bringing the Neighborhood into compliance with the provisions of the Declaration, any applicable Supplemental Declaration, the Articles, the ~~By-Laws~~Bylaws, the ~~Design Guidelines~~RDGs, and ~~rules of the Association~~Rules and Regulations, provided the Board gives the ~~Members~~Owners in such Neighborhood prior written notice and an opportunity to be heard before levying any such assessment.

9.8-9 Limitation on Increases of Assessments. Notwithstanding any provision to the

contrary, and except for assessment increases necessary for emergency situations or to reimburse the Association pursuant to ~~Section~~ Section 9.78, the Board may not impose a Base Assessment, ~~or Neighborhood Assessment, or Benefitted~~ Assessment that is more than 15% greater than subject type of assessment for the immediately preceding fiscal year, nor impose a Special Assessment which in the aggregate exceeds 5% of the budgeted Common Expenses or Neighborhood Expenses, as the case may be, for the current fiscal year, without a vote approving such increase by a majority of the Members who own the Lots which are subject to the applicable assessment.

In addition, the term "Base Assessment" or "Neighborhood Assessment" shall be deemed to include the amount assessed against each Lot plus a pro rata allocation of any amounts the Association received through any subsidy or maintenance agreement, if any, in effect for the year immediately preceding the year for which the assessment is to be increased.

An emergency situation is any one of the following:

- (a) ~~(a)~~—an extraordinary expense required by an order of a court;
- (b) ~~(b)~~—an extraordinary expense necessary to repair or maintain the Properties or any part of them for which the Association is responsible where a threat to personal safety on the Properties is discovered; or
- (c) ~~(c)~~—an extraordinary expense necessary to repair or maintain the Properties or any part of them for which the Association is responsible which could not have been reasonably foreseen by the Board in preparing and distributing the pro forma budget ~~pursuant to Section 9.3.~~ However, prior to the imposition or collection of such an assessment, the Board shall pass a resolution containing written findings as to the necessity of the extraordinary expense involved and why the expense was not or could not have been reasonably foreseen in the budgeting process. Notice of such resolution shall be provided to the Members along with the notice of such assessment. .

~~9.9. Date of Commencement of Assessments. Subject to Section 9.2, the obligation to pay the assessments provided for herein shall commence as to any Lot on the first day of the month following (a) the date the Lot is made subject to this Declaration, or (b) the date the Board first determines a budget and levies assessments pursuant to this Article, whichever is later.~~

9.10. Lien for Assessments. All assessments and other charges of the Association authorized in this Article or elsewhere in this Declaration shall constitute a ~~lien~~ lien against the Lot against which they are levied from the time such assessments or charges become delinquent until paid. The lien shall also secure payment of interest ~~(subject to the limitations of Arizona law), late charges (subject to the limitations of Arizona law),~~ late charges and costs of collection (including attorneys' fees, lien fees and administrative costs). Such lien shall be superior to all other ~~Hens~~ liens, except those deemed by Arizona law to be superior. The lien created by this Article shall have priority over any lien for assessments asserted by any other community or property owners association, including, without limitation, any Neighborhood Association. The Association may enforce such lien, when any assessment or other charge is

delinquent, by suit, judgment, and foreclosure; provided, if enforcement proceedings are not instituted ~~within one year~~ in accordance with the time set by Arizona law after the full amount of the assessment or other ~~charge becomes~~ charges become due, the lien (but not the personal obligation of the subject Owner) shall be deemed extinguished.

The Association may bid for the Lot at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Lot. While a Lot is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Lot shall be charged, in addition to its usual assessment, its equal pro rata share of the assessment that would have been charged such Lot had it not been acquired by the Association. The Association may sue for unpaid Common Expenses and costs without foreclosing or waiving the lien securing the same.

The sale or transfer of any Lot shall not affect the assessment lien or relieve such Lot from the lien for any subsequent assessments. However, the sale or transfer of any Lot pursuant to foreclosure of the first Mortgage shall extinguish the lien as to any assessment installments accrued prior to such foreclosure. The subsequent Owner of the foreclosed Lot shall not be personally liable for assessments on such Lot which accrued prior to such acquisition of title.

9.11: Failure to Assess. Failure of the Board to fix assessment amounts or rates or to deliver or mail each Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay Base Assessments and Neighborhood Assessments on the same basis as for the last year for which an assessment was made, if any, until a new assessment is made, at which time the Association may retroactively assess any shortfalls in collections.

9.12: Exempt Property. The following property shall be exempt from payment of Base Assessments, Neighborhood Assessments, and Special Assessments: (a) all Common Area; (b) all property dedicated to and accepted by any governmental authority or public utility; and (c) ~~all~~ all property owned and maintained by a Neighborhood Association (or by the members of a Neighborhood Association as tenants-in-common) exclusively for the common use and enjoyment of its members.

9.13: CARE Fee. Except as set forth below, all Owners of Lots ~~who acquire their Lots from an Owner~~ shall pay a ~~Community and Resident Enhancement Fee ("CARE Fee")~~ fee at the time of voluntary conveyance of ownership rights in the Lot. The CARE ~~Fee~~ fee shall be secured by the lien for assessments as set forth in ~~Section~~ section 9.10 and shall burden the Lot after conveyance of ownership rights in the Lot. The Owner of the Lot after the conveyance of ownership rights in the Lot shall also be personally obligated to pay the CARE ~~Fee~~ fee. Unless otherwise directed by the transferor [the seller] and transferee [the buyer] of a Lot, the Association shall collect the CARE ~~Fee~~ fee owed by the transferee through the close of escrow if the Association is notified of the conveyance and if a title company is used to facilitate a particular conveyance of a Lot. The transferor and transferee may allocate the payment of the CARE ~~Fee~~ fee through the escrow process between the transferor and transferee

in any manner. The failure of the Association to be notified of a conveyance shall not affect the obligation of the new Owner to pay the entire CARE ~~Fee~~ and shall not impact the lien against the Lot for the CARE ~~Fee~~.

No CARE ~~Fee~~ shall be payable with respect to: (a) the transfer or conveyance of a Lot by devise or intestate succession; (b) a transfer or conveyance of a Lot for estate planning purposes; or (c) a transfer or conveyance to a corporation, partnership or other entity in which the grantor owns a majority interest unless the Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment ~~for~~ the CARE ~~Fee~~, in which event a CARE ~~Fee~~ shall be payable with respect to such transfer or conveyance.

Each Member of the Association ~~who owns a Lot on January 1, 2008,~~ qualifies for a one-time ~~CARE fee~~ exemption ~~should if~~ the Member ~~obtain ownership of another Lot in Sun City Grand~~ owned a Lot on or before January 1, 2008; and ~~if an exemption has not been previously exercised.~~ ~~A~~ (a) the Member ~~may exercise this one-time exemption~~ still owns the Lot that was purchased on or before January 1, 2008 and purchases another Lot in SCG; or (b) the Member sold their Dwelling Unit if evidence of a purchase contract for another Lot within Sun City Grand in SCG is provided to the ~~Association's~~ Association's office within 90 days of the closing date of their Dwelling Unit.

~~Any and all CARE Fees collected shall not be used to pay for operating expenses. Rather, the~~ The CARE Fees ~~shall~~ may be used only for ~~funding community development and enhancements~~ expenses related to (a) ~~planning,~~ developing or expanding new community facilities, ~~and enhancing and expanding existing community facilities and~~ or programs, or (b) ~~capital projects.~~

~~Effective January 1, 2008, the~~ The CARE ~~Fee~~ shall be an amount ~~equal to the Base Assessment in effect at~~ determined by the ~~time of closing of escrow or conveyance,~~ (Clarification ~~Base Assessment is legal term for annual dues~~). ~~Board but not less than the current base assessment.~~

ARTICLE X

RESIDENTIAL ARCHITECTURAL AND DESIGN STANDARDS

10.1. ~~General~~ Residential Lot Modifications. No improvements (including staking, clearing, excavation, grading and other site work), exterior alteration of existing improvements (including painting), placement ~~or~~ posting, planting or removal of any object or thing on the exterior of any Lot, or Dwelling Unit, ~~other structure or the Common Area (e.g., fences, signs, flags, banners, antennae, clotheslines, playground equipment, lighting, pools, temporary structures, and artificial vegetation), planting or removal of landscaping materials, or installation or removal of an irrigation system~~ shall take place except in compliance with this Article, this Declaration, the Use Restrictions, and the ~~Design Guidelines and with the approval of the appropriate Reviewing Body under Section 10.2 RDGs.~~

Any Owner may remodel, paint or redecorate the interior of structures, including the

Dwelling Unit, on his or her Lot without approval. However, modifications to the interior of screened porches, patios, and similar portions of a Lot visible from outside the structures on the Lot shall be subject to this Article and approval as set forth below. ~~No approval shall be required to repaint the exterior of a structure in accordance with the originally approved color scheme or to rebuild in accordance with originally approved plans and specifications.~~

~~This Article shall not apply to the activities of the Declarant but shall apply to any and all improvements to the Common Area by or on behalf of the Association. Nothing contained herein or in any other provision of any of the Governing Documents shall be construed to prevent the erection or maintenance by Declarant or its duly authorized agents of structures, improvements, flags, banners, signs, or any other object or thing necessary or convenient to the development or sale of the Properties.~~

~~This Article may not be amended without the Declarant's written consent so long as the Declarant owns any land subject to this Declaration.~~

10.2— Residential Architectural and Design Review.

(a) ~~— New Construction. Until 100% of the Maximum Lots have been developed and conveyed to Class "A" Members, the Declarant shall have exclusive authority to administer and enforce architectural controls and to review and act upon all applications for original construction within the Properties. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by Declarant. Declarant may assign its rights hereunder in whole or in part, at any time, to the Architectural Review Committee ("ARC").~~

(b) ~~— Architectural Review Committee: Modifications. The ARC shall have exclusive jurisdiction (subject to the Declarant's veto right described below) over modifications, additions, or alterations made on or to existing structures or on or to on Lots containing Dwelling Units (including, without limitation, the initial landscaping on a Lot), the adjacent open space, and Common Area; provided, however, any change to the Common Area shall require the approval of the Declarant as long as it owns any property described in Exhibit "A".~~

~~The ARC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures or on or to Lots containing Dwelling Units (including, without limitation, the initial landscaping on a Lot), the adjacent open space, and Common Area; provided, however, any change to the Common Area shall require the approval of the Declarant as long as it owns any property described in Exhibit "A." Subject to the Declarant's rights under Section 10.2(a) above, the ARC also may be assigned jurisdiction over original construction within the Properties. As long as Declarant owns any property described in Exhibit "A." the ARC shall notify the Declarant of any action taken under this Article XI. During such time, the Declarant shall have the right in its sole and absolute discretion, to veto any action taken by the ARC; provided, the Declarant's right to veto must be exercised within 30 days of its receipt of notice of action taken by the ARC. The party submitting the Plans for approval shall not be notified of the ARC's approval or disapproval until after Declarant's right to veto has been exercised or has expired. Actions of the ARC cannot be appealed to the Board, and are not subject to review of the Board on its own initiative so long as the ARC has not exceeded the authority expressly granted to it in~~

the Governing Documents and by the Board. The Board may intervene if, in its judgment, actions taken or proposed by the ARC could be detrimental to the Association.

The ~~Board~~ARC, with the approval of the ~~Declarant for so long as the Declarant owns any property described in Exhibit "A."~~Board, may create and appoint such subcommittees of the ARC as deemed appropriate. ~~Such subcommittees may be established to preside over particular areas for the purpose of plan review (e.g., landscape plans) and shall be governed by such procedures as may be established by the ARC or the Board for alterations and modifications on Lots.~~ Any action of any ARC subcommittee shall be subject to the review and approval of the ARC on its own initiative ~~(and of the Declarant on its own initiative, for as long as the Declarant owns any property described in Exhibit "A."~~but not to review by the Board. An Owner who has submitted Plans for approval may appeal an action of an ARC subcommittee to the ARC ~~(but not to the Board or Declarant)~~ by delivering written notice thereof to the ARC within 10 days after the date on which the Owner receives notice that such action has been taken on its application. ~~The actions of an ARC subcommittee are not subject to review of the Board on its own initiative so long as the subcommittee has not exceeded the authority granted to the ARC in the Governing Documents. Notwithstanding the above, neither the ARC nor the Declarant~~Notwithstanding the above, the ARC shall be obligated to review all actions of any subcommittees and the failure to take action in any instance shall not be a waiver of the right of the ARC ~~or the Declarant~~ to act in the future.

For purposes of this Article, "Reviewing Body" shall refer to ~~either the Declarant,~~ the ARC, or any subcommittee of the ARC, as appropriate under the circumstances. The ~~Reviewing Body~~Board may establish and charge reasonable fees for review of applications hereunder and may require such fees to be paid in full prior to review of any application. Such fees may include the reasonable costs incurred in having any application reviewed by architects, engineers or other professionals. ~~The Declarant and the~~ Association may employ architects, engineers, or other persons as deemed necessary to perform the review. The Board may include the compensation of such persons in the Association's annual operating budget as a Common Expense.

10.3. ~~Guidelines and Procedures.~~ The Declarant shall prepare Residential Design Guidelines which ~~RDGs.~~ The RDGs shall apply to all ~~construction activities exterior modifications~~ within the Properties, ~~except as provided in Section 10.1.~~ The Declarant shall have sole and full authority ~~Lots.~~ Changes to supplement and amend the Design Guidelines as long as it owns property described in Exhibit "A." Thereafter, ~~the ARC shall have the authority to supplement and amend the Design Guidelines, with the consent of~~RDGs may be proposed by the ARC or the Board and must be approved by the Board.

The ~~Design Guidelines~~RDGs may contain general provisions applicable to all of the Properties, as well as specific provisions which vary from one portion of the Properties to another depending upon location, unique characteristics, intended use, the Master Plans, and any other applicable zoning ordinances. The ~~Design Guidelines~~RDGs are intended to provide guidance to Owners and Builders regarding matters of particular concern in considering applications hereunder. The ~~Design Guidelines~~RDGs shall not be the exclusive basis for decisions of the Reviewing Body and compliance with the ~~Design Guidelines~~RDGs shall not guarantee approval of any application.

Any amendments to the ~~Design Guidelines shall apply to construction and modifications commenced after the date of such amendment only and~~RDGs shall not apply to ~~require~~ modifications to or removal of structures previously approved once the approved ~~construction or~~modification has commenced. There shall be no limitation on the scope of amendments to the ~~Design Guidelines.~~RDGs. The ~~Design Guidelines~~RDGs may be amended to remove requirements previously imposed or otherwise to make the ~~Design Guidelines.~~RDGs more or less restrictive.

All structures and improvements constructed upon a Lot shall be constructed in strict compliance with the ~~Design Guidelines~~RDGs in effect at the time the plans for such improvements are submitted to and approved by the Reviewing Body, unless the Reviewing Body has granted a variance in writing ~~pursuant to Section 10.6.~~ So long as the Reviewing Body has acted in good faith, ~~and subject to the Declarant's veto power and the review and approval rights of the ARC and the Declarant described in Section 10.2,~~ the Reviewing ~~Body's~~Body's findings and conclusions with respect to appropriateness of, applicability of, or compliance with the ~~Design Guidelines~~RDGs and this Declaration shall be final and binding.

The Association shall make the ~~Design Guidelines~~RDGs available to Owners ~~and Builders~~who seek to engage in development or construction within the Properties and all such ~~Persons~~Persons shall conduct their activities in accordance with ~~such Design Guidelines~~the RDGs.

10.4 ~~—~~Submission of Plans and Specifications.

(a) ~~(a)~~—Prior to commencing any activity within the scope of ~~Section~~section 10.1, an Owner shall submit an application for approval of the proposed work to the appropriate Reviewing Body. Such application shall be in the form required by the Reviewing Body and shall include such information as required under the ~~Design Guidelines~~RDGs, such as ~~Plans~~plans showing site layout, structural design, exterior elevations, exterior materials and colors, signs, landscaping, drainage, lighting, irrigation, utility facilities layout and screening ~~therefor, thereof,~~ and other features of proposed construction, as applicable. The ~~Design Guidelines~~RDGs shall set forth the procedure and any additional information for submission of the ~~Plans~~plans. Before the Owner may begin the proposed activity, the application must be approved by the Reviewing Body ~~(and Declarant's veto rights set forth in Section 10.2 exercised or expired)~~ in accordance with the procedures described below.

(b) ~~(b)~~—In reviewing each submission, the Reviewing Body may consider quality of workmanship and design, visual and environmental impact, ecological compatibility, natural platforms and finish grade elevation, harmony of external design with surrounding structures and environment, and location in relation to surrounding structures and plant life. The Reviewing Body may require relocation of native plants within the construction site, the installation of an irrigation system for the landscaping, or the inclusion of natural plant life on the Lot as a condition of approval of any submission.

Approval by the Reviewing Body shall not constitute approval of or waiver of

approvals or reviews required by the City of Surprise, Arizona, or any other governmental agency or entity having jurisdiction over architectural or construction matters. The Reviewing Body shall not require permits or other approvals by local government entities other than those issued by such entities in the usual course of business.

~~The Reviewing Body shall, within the period specified in the Design Guidelines, advise the party submitting the Plans, in writing, at an address specified by such party at the time of submission, of (i) the approval of Plans, or (ii) the segments or features of the Plans which are deemed by the Reviewing Body to be inconsistent or not in conformity with this Declaration and/or the Design Guidelines, the reasons for such finding, and suggestions, if appropriate, for the curing of such objections. In the event the Reviewing Body fails to advise the submitting party by written notice within the period specified in the Design Guidelines of either the approval or disapproval and suggestions for curing the objections of the committee of the Plans, approval shall be deemed to have been given. Notice (for purposes of this Section 10.4(b) only) shall be deemed to have been given at the time the envelope containing such notice, properly addressed, and postage prepaid, is deposited with the U.S. Postal Service. Personal delivery of such written notice shall, however, be sufficient and shall be deemed to have been given at the time of delivery to the submitting party.~~

(c) ~~(e)~~ The Reviewing Body, as part of the Planplan approval, may require that construction in accordance with approved Plansplans be commenced within a specified time period. In such event, if construction does not commence in a timely manner, then such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the Plansplans to the Reviewing Body for reconsideration. If construction is not completed on a project for which Plansplans have been approved within the period, if any, set forth in the Design GuidelinesRDGs or in the approval, such approval shall be deemed withdrawn, and such incomplete construction shall be deemed to be in violation of this Article.

10.5- No Waiver of Future Approvals. Each Owner acknowledges that the members of the Reviewing Body will change from time to time and that interpretation, application and enforcement of the Design GuidelinesRDGs may vary accordingly. Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar proposals, plans and specifications, drawings, or other matters subsequently or additionally submitted for approval.

10.6- Variance. The Reviewing Body may authorize variances from the Governing Documents in writing ~~from its guidelines and procedures~~, but only: (a) ~~in accordance with duly adopted rules and regulations~~, (b) when unique circumstances dictate, such as unusual topography, natural obstructions, hardship or aesthetic or environmental considerations, and (eb) when construction in accordance with the variance would be consistent with the purposes of the Declaration and compatible with existing and anticipated uses of adjoining properties. Inability to obtain, or the terms of ~~£~~, any governmental approval, or the terms of any financing shall not be considered a hardship warranting a variance. ~~Notwithstanding the above, the ARC may not authorize variances without the written consent of the Declarant, as long as it owns any portion of the Properties.~~

10.7: Limitation of Liability. Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only and neither the ~~Declarant, the Association nor, its officers,~~ the Board, the ARC, ~~the Association's management agent and CAM,~~ or any member of the foregoing, shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the ~~Declarant, the Association, its officers,~~ the Board, the ARC, ~~the Association's management agent~~CAM, or ~~member~~members of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot. In all matters, the ARC and its members shall be defended and indemnified by the Association ~~as provided in the By-Laws.~~

10.8: Enforcement. Any construction, alteration or other work done in violation of this Article or the ~~Design Guidelines~~RDGs shall be deemed to be nonconforming. Upon written request from the Association, Owners shall, at their own cost and expense and within such reasonable time frame as set forth in such written notice, cure such nonconformance to the satisfaction of the Association or restore the property, Lot and/or Dwelling Unit to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore as required, the Association or its designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. All costs, ~~together with the~~including but not limited to attorney's fees and interest at the rate established by the Board (not to exceed the maximum rate then allowed by law), may be assessed against the ~~benefitted~~benefited Lot and collected as a ~~Benefitted~~Benefited Assessment unless otherwise prohibited in this Declaration.

All approvals granted hereunder shall be deemed conditioned upon completion of all elements of the approved work and all work previously approved with respect to the same Lot, unless approval to modify any application has been obtained. In the event that any Person fails to commence and diligently pursue to completion all approved work by the deadline set forth in the approval, the Association shall be authorized, after notice to the Owner of the Lot and an opportunity to be heard, ~~in accordance with the By-Laws,~~ to enter upon the Lot and remove or complete any incomplete work and to assess all costs incurred against the Lot and the Owner thereof as a ~~Benefitted~~Benefited Assessment unless otherwise prohibited in this Declaration.

All acts by any contractor, subcontractor, agent, employee, or invitee of an Owner shall be deemed as an act done by or on behalf of such Owner. Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of this Article and the ~~Design Guidelines~~RDGs may be excluded from the Properties, ~~subject to the notice and hearing procedures contained in the By-Laws.~~ In such event, neither the ~~Declarant, the Association, nor its officers,~~officers or ~~directors~~directors shall be held liable to any Person for exercising the rights granted by this paragraph.

The Association shall be primarily responsible for enforcement of this Article ~~X. If, however, in the discretion of the Declarant, the Association fails to take appropriate enforcement action, as authorized herein, within a reasonable time period, the Declarant, for so long as it owns any property described in Exhibit "A" to this Declaration, may, but shall not be obligated to,~~

~~exercise enforcement rights in the same manner as set forth above. In addition to the foregoing, the Association and the Declarant and~~ shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article and the decisions of the Reviewing Body.

~~10.9. Architectural Review Over Adjacent Properties. The Declarant, in its discretion, may assign to the ARC responsibility for reviewing plans for proposed construction or modifications on properties adjacent to or in the vicinity of Sun City Grand which are subject to restrictive covenants imposed by the Declarant. In such event, the ARC may charge reasonable fees for review and shall conduct any such review pursuant to any relevant provisions of such restrictive covenants and any design guidelines pertaining to the subject properties. The ARC shall have no authority over construction or modifications on such properties unless and until designated by the Declarant in writing. The Declarant's rights under such restrictive covenants may be assigned to the Association, which shall be obligated to accept and abide by the terms of such assignment.~~

ARTICLE XI USE RESTRICTIONS

~~11.1. Plan of Development; Applicability; Effect Declarant has established a general plan of development for the Properties as a master planned community in order to protect all Owners' quality of life and collective interests, the aesthetics and environment within the Properties, and the vitality of and sense of community within the Properties, all subject to the Board's and the Members' ability to respond to changes in circumstances, conditions, needs, and desires within Sun City Grand.~~
11.1 Plan of Development; Applicability; Effect. The Properties are subject to the land development, architectural, and design provisions described in Article X, the other provisions of this Declaration governing individual conduct, and uses of or actions upon the Properties, and the ~~guidelines~~RDGs, rules, and restrictions promulgated pursuant to this Article, including the ~~Initial~~ Use Restrictions attached hereto as Exhibit "~~C-1~~" as each may be amended from time to time, all of which establish affirmative and negative covenants, easements, and restrictions on the Properties.

Except as otherwise expressly provided herein, all provisions of this Declaration and any rules shall apply to all Owners, occupants, tenants, guests, and invitees of any Lot. Any lease on any Lot shall provide that the lessee and all occupants of the leased Lot shall be bound by the terms of the Governing Documents.

11.2. Authority to Promulgate Use Restrictions and Rules.

~~(a) Subject to the terms of this Article and in accordance with its duty of care and undivided loyalty to the Association and its Members, the~~ The Board may amend the Use Restrictions and may adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions then in effect ~~Notice of any.~~ Any such proposed action shall be ~~posted in a prominent place within provided as part of the Properties or published in the Association's~~

~~newsletter, if any, meeting notice~~ at least ~~five business days~~forty-eight hours prior to the Board meeting at which such action is to be ~~considered~~taken. Members shall have a reasonable opportunity to be heard at a Board meeting prior to such action being taken.

~~Any such action shall become effective after compliance with subsection (c) of this Section unless disapproved at a meeting by at least 67% of the total Class "A" Members and by the Declarant, so long as the Declarant owns any property described in Exhibit "A." or by the Declarant, acting independently, during such period. The Board shall have no obligation to call a meeting of the Members to consider disapproval except upon receipt of a petition of the Members as required for special meetings in the By-Laws. If a meeting to consider disapproval is requested by the Members prior to the effective date of such action, the action may not become effective until after such meeting is held.~~

~~(b) — Alternatively, the Class "A" Members, at a meeting duly called for such purpose, may amend the Use Restrictions or adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions and previously adopted rules by a vote of at least 67% of the total Class "A" Members and the approval of the Declarant, so long as the Declarant owns any property described in Exhibit "A."~~

~~(c) — At least 30 days prior to the effective date of any action under subsections (a) or (b) of this Section, a copy of the amendment or rule, specifying the effective date, shall be posted in a prominent place within the Properties or published in the Association's newsletter, if any. The Association shall provide, without cost, a copy of the Use Restrictions and rules then in effect to any requesting Member or Mortgagee.~~

~~(d) — Nothing in this Article shall authorize the Board or the Members to modify, repeal, or expand the Declaration (with the exception of Exhibit "C"), the By-Laws, Bylaws, or the Articles or the Design Guidelines. Such documents may be amended only as provided therein.~~

~~11.3.—Owners' Acknowledgment.~~ Owners' Acknowledgment. All Owners are subject to the Use Restrictions and are given notice that ~~(a) their ability to use their privately owned property is limited thereby, (b) and the Board and/or the Members~~ may amend the Use Restrictions or adopt rules which modify, cancel, limit, create exceptions to, or expand the Use Restrictions ~~in accordance with Sections 11.2 and 17.2, and (c) the Declarant may amend the Use Restrictions or other portions of this Declaration under Section 17.2.~~

Each Owner by acceptance of a deed acknowledges and agrees that the use and enjoyment and marketability of his or her property can be affected by this provision and that the Use Restrictions and rules may change from time to time.

~~11.4. Rights of Owners.~~ Rights of Owners. Except as may be specifically set forth in the Initial Use Restrictions, ~~neither the Board nor the Members~~ may not adopt any rule in violation of the following provisions:

(a) ~~(a) —~~ Similar Treatment. Similarly situated Owners and occupants

shall be treated similarly.

(b) ~~(b)~~—Speech. The rights of Owners and occupants to display on their Lot political signs and political symbols of the kinds normally displayed in or outside of residences located in single-family residential neighborhoods in individually owned property shall not be abridged, except that the Association may adopt time, place, and manner restrictions regulating signs and symbols which are visible from outside the Lot.

(c) ~~(c)~~—Religious and Holiday Displays. The rights of Owners and occupants to display religious and holiday signs, symbols, and decorations on their Lots of the kinds normally displayed in residences located in single-family residential neighborhoods shall not be abridged, except ~~matthat~~ the Association may adopt time, place, and manner restrictions regulating displays which are visible from outside the Lot.

(d) ~~(d)~~—Household Composition. No rule shall interfere with the freedom of occupants of Dwelling Units to determine the composition of their households, within the limitations imposed by ~~Section~~section 2.3, except that the Association shall have the power to limit the total number of occupants permitted in each Dwelling Unit on the basis of the size and facilities of the Dwelling Unit and its fair share use of the Common Area.

(e) ~~(e)~~—Activities Within Dwelling Units. No rule shall interfere with the activities carried on within the confines of Dwelling Units, except that the Association may prohibit activities not normally associated with property restricted to residential use, and it may restrict or prohibit any activities that create monetary costs for the Association or other Owners, that create a danger to the health or safety of occupants of other Dwelling Units, that generate excessive noise or traffic, that create unsightly conditions visible from outside the Dwelling Unit, or that create an unreasonable source of annoyance.

(f) ~~(f)~~—Pets. The Association may adopt reasonable rules designed to minimize damage and disturbance to other Owners and occupants, including rules requiring damage deposits, waste removal, leash controls, noise controls, pet occupancy limits based on size and facilities of the Lot and fair share use of the Common Area; provided, however, any rule prohibiting the keeping of ordinary household pets shall apply prospectively only and shall not require the removal of any pet which was being kept on the Properties in compliance with the rules in effect prior to the adoption of such rule. Nothing in this provision shall prevent the Association from requiring removal of any animal that presents an actual threat to the health or safety of residents or from requiring abatement of any nuisance or unreasonable source of annoyance. No Owner shall be permitted to raise, breed, or keep animals or poultry of any kind for commercial or business purposes.

(g) ~~(g)~~—Allocation of Burdens and Benefits. No rule shall alter the basis for allocation of financial burdens among various Lots or rights to use the Common Area to the detriment of any Owner over that Owner's objection expressed in writing to the Association. Nothing in this provision shall prevent the Association from changing the use

of the Common Area, from adopting generally applicable rules for use of Common Area, or from denying use privileges to those who abuse the Common Area, violate rules or this Declaration, or fail to pay assessments. This provision does not affect the right to increase the amount of assessments ~~as provided in Article DC.~~

(h) ~~(h)~~ — Alienation. No rule shall prohibit the leasing or transferring of any Lot, or require consent of the Association or Board for leasing or transferring of any Lot; provided, the Association or the Board may require a minimum lease term of thirty (30) days ~~up to 12 months~~. The Association may require that Owners use lease complete tenant information forms approved by the Association ~~(or include specific terms in their leases)~~, and may impose a review or administration fee on the lease or transfer of any Lot.

~~(i) — Reasonable Rights to Develop. No rule or action by the Association or Board shall unreasonably impede Declarant's right to develop in accordance with the Master Plans, including, but not limited to, the rights of the Declarant as set forth in Article XTV.~~

(i) ~~(i)~~ — Abridging Existing Rights. Any rule which would require Owners to dispose of personal property being kept on the Properties shall apply prospectively only and shall not require the removal of any property which was being kept on the Properties prior to the adoption of such rule and which was in compliance with all rules in force at such time unless otherwise required to be removed by law.

The limitations in this ~~Section~~section 11.4 shall apply to rules ~~only; they shall not apply to amendments to this Declaration adopted in accordance with Section 17.2 and regulations.~~

ARTICLE XII EASEMENTS

~~12.1. — Easements of Encroachment. Declarant reserves unto itself so long as it owns any property described in Exhibit "A" of this Declaration, easements of encroachment, and for maintenance and use of any permitted encroachment, between each Lot and any adjacent Common Area and between adjacent Lots due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with this Declaration) to a distance of not more than three feet, as measured from any point on the common boundary along a line perpendicular to such boundary. However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of the Declarant.~~

~~12.2. — Easements for Utilities, Etc. Declarant reserves unto itself, so long as it owns any property described in Exhibit "A" of this Declaration, and grants to the Association~~12.1
Easements for Utilities, etc. The Association is granted an easement for the purpose of access and maintenance upon, across, over, and under all of the Properties to the extent reasonably necessary to install, replace, repair, and maintain cable television systems, master television antenna systems, security and similar systems, roads, walkways, bicycle pathways, trails, lakes, ponds, wetlands, drainage systems, street lights, signage, and all utilities, including, but not limited to, water, sewer, meter boxes, telephone, gas, and electricity. ~~The Declarant and/or the~~

Association may assign these rights to any local utility supplier, cable company, security company or other company providing a service or utility to ~~Sun City Grand~~SCG subject to the limitations herein.

This easement shall not entitle the holders to construct or install any of the foregoing systems, facilities, or utilities over, under or through any existing Dwelling Unit on a Lot, and any damage to a Lot resulting from the exercise of this easement shall promptly be repaired by, and at the expense of, the Person exercising the easement.

~~Declarant~~The Association specifically grants to the local utility suppliers easements across the Properties for ingress, egress, installation, reading, replacing, repairing, and maintaining utility meters and boxes. However, the exercise of this easement shall not extend to permitting entry into the Dwelling Unit on any Lot, nor shall any utilities be installed or relocated on the Properties, except as approved by the Board ~~or Declarant.~~

The exercise of this easement by any party other than the Association shall be subject to prior notice to the Association, which shall be permitted to coordinate and supervise access to the Properties by the grantee of the easement. The exercise of the easement also shall not unreasonably interfere with the use of any Lot and, except in an emergency, entry onto any Lot shall be made only after reasonable notice to the Owner or occupant.

12.3-2 Easements for Golf Courses.

(a) ~~(a)~~—Every Lot, the Common Area, and the common property of any Neighborhood Association are burdened with an easement permitting golf balls unintentionally to come upon such Common Area, Lots, or common property of any Neighborhood Association and for golfers at reasonable times and in a reasonable manner to come upon the Common Area or common property of any Neighborhood Association, but not Lots, to retrieve errant golf balls. The existence of this easement shall not relieve golfers of liability for damage caused by errant golf balls. Under no circumstances shall any of the following Persons be held liable for any damage or injury resulting from errant golf balls or the exercise of this easement: ~~the Declarant~~; the Association or its Members (in their capacity as such); ~~the management company of the Association~~CAM; any Builder or contractor (in their capacities as such); any officer, director or partner of any of the foregoing, or any officer or director of any partner.

(b) ~~(b)~~—The Properties immediately adjacent to any golf course located on the Common Areas are hereby burdened with a non-exclusive easement for overspray of water, materials used in connection with fertilization, and effluent from any irrigation system serving such golf course. Under no circumstances shall the Association be held liable for any damage or injury resulting from such overspray or the exercise of this easement.

12.4-3 Easements for Cross-Drainage. Every Lot and the Common Area shall be burdened with easements for natural drainage of storm water runoff from other portions of the Properties; provided, no Person shall alter the natural drainage on any Lot to increase materially the drainage of storm water onto adjacent portions of the Properties without the consent of the Owner(s) of the affected property, ~~the Board, and the Declarant as long as it owns~~

~~any property described in Exhibit "A" to the Declaration and the Board.~~

12.5.4 Right of Entry. The Association shall have the right, but not the obligation, and a perpetual easement is hereby granted to the Association, to enter all portions of the Properties, including each Lot and Dwelling Unit, for emergency, security, and safety reasons. Such right may be exercised by the authorized agents of the Association, its Board, ~~officers, or committees,~~ or CAM, and by all police officers, fire fighters, ambulance personnel, and similar emergency personnel in the performance of their duties. Except in emergencies, entry into a Dwelling Unit shall be only during reasonable hours and after notice to and permission from the Owner thereof. This easement includes the right to enter any Lot or Dwelling Unit to cure any condition which increases the risk of fire or other hazard if an Owner fails or refuses to cure the condition within a reasonable time after request by the ~~Board~~Association, but does not authorize entry into any Dwelling Unit without permission of the Owner, except by emergency personnel acting in their official capacities.

12.6.5 Easements for Maintenance and Enforcement. Authorized agents of the Association shall have the right, and a perpetual easement is hereby granted to the Association, to enter all portions of the Properties, including each Lot or Dwelling Unit to (a) perform its maintenance responsibilities under Article V, and (b) make inspections to ensure compliance with this Declaration, any Supplemental Declaration, ~~By-Laws~~the Bylaws, the RDGs, and ~~rules~~the Rules and Regulations. Except in emergencies, entry into a Dwelling Unit shall be only during reasonable hours and after notice to and permission from the Owner. This easement shall be exercised with a minimum of interference to the quiet enjoyment ~~toof~~ Owners' property, and any damage shall be repaired by the Association at its expense.

The Association also may enter a Lot to abate or remove, using such measures as may be reasonably necessary, any structure, thing or condition which violates the Declaration, any Supplemental Declaration, the ~~By-Laws~~Bylaws, the ~~Design Guidelines~~RDGs, or the ~~rules~~Rules and Regulations. All costs incurred, including ~~reasonable~~ attorneys' fees, shall be assessed against the violator as a ~~Benefitted~~Benefited Assessment.

12.7.6 Rights to Surface Water, Groundwater, Stormwater Runoff, Effluent, and Water Stored Underground. ~~Declarant~~The Association hereby reserves for itself and its designees all rights to surface water which are appurtenant to the Properties, all of which surface water rights are to ~~be consolidated by Declarant~~ for use on golf courses to be constructed within the Properties and for storage in underground storage facilities to be located within the Properties. ~~Declarant further~~The Association reserves for itself ~~and its designees~~ all rights to groundwater, stormwater runoff, effluent, and water stored in all underground storage facilities located or produced within the Properties. Each Owner agrees, by acceptance of a deed to a Lot, that ~~Declarant~~the Association shall retain all such rights. Such rights shall include an easement over the Properties for access, and for installation and maintenance of facilities and equipment to capture and transport such water, runoff, and effluent ~~This Section 12.8 may not be amended without the consent of the Declarant and the. The~~ reservations made and rights created pursuant to this ~~Section 13.8~~section shall survive the termination of this Declaration. ~~Neither the Declarant nor any~~No Owner shall be deemed by this reservation, or the consolidation of water rights to be made pursuant to this reservation, to abandon any right to water which is appurtenant to or which may be exercised in

connection with the Properties.

12.8.7 Easements for Lake and Pond Maintenance and Flood Water. ~~Declarant~~ The Association reserves for itself, ~~the Association,~~ and ~~their~~ its designees, the nonexclusive right and easement, but not the obligation, to enter upon the lakes, ponds, streams, and wetlands located within the Area of Common Responsibility to (a) construct, maintain, and repair pumps in order to provide water for the irrigation of any of the Area of Common Responsibility; (b) construct, maintain, and repair any bulkhead, wall, dam, or other structure retaining water; and (c) remove trash and other debris therefrom and fulfill their maintenance responsibilities as provided in this Declaration. ~~Declarant, the~~ The Association, and ~~their~~ designees shall have an access easement over and across any of the Properties abutting or containing any portion of any of the lakes, ponds, streams, or wetlands to the extent reasonably necessary to exercise their rights under this section.

There is further reserved herein for the benefit of ~~Declarant,~~ the Association, and ~~their~~ its designees, a perpetual, nonexclusive right and easement of access and encroachment over the Common Area and Lots (but not the Dwelling Units thereon) adjacent to or within one hundred feet of lake beds, ponds, streams and wetlands within the Properties, in order to (a) temporarily flood and back water upon and maintain water over such portions of the Properties; (b) fill, drain, dredge, deepen, clean, fertilize, dye, and generally maintain the lakes, ponds, streams, and wetlands within the Area of Common Responsibility subject to the approval of all appropriate regulatory bodies; (c) maintain and landscape the slopes and banks pertaining to such lakes, ponds, streams, and wetlands; and (d) enter upon and across such portions of the Properties for the purpose of exercising their rights under this ~~Section~~ section. All Persons entitled to exercise these easements shall use reasonable care in, and repair any damage resulting from the intentional exercise of the rights granted under such easements. Nothing herein shall be construed to make ~~Declarant~~ the Association or any other Person liable for damage resulting from flooding due to heavy rainfall or other natural occurrences.

ARTICLE XIII MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders, insurers and guarantors of first Mortgages on Lots in the Properties. The provisions of this Article apply to both this Declaration and to the ~~By Laws~~ Bylaws, notwithstanding any other provisions contained therein.

13.1. Notices of Action. An institutional holder, insurer, or guarantor of a first Mortgage who provides written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the street address of the Lot to which its Mortgage relates), thereby becoming an "Eligible Holder," will be entitled to timely written notice of:

(a) ~~(a)~~ — Any condemnation loss or any casualty loss which affects a material portion of the Properties or which affects any Lot on which there is a first Mortgage held, insured, or guaranteed by such Eligible Holder;

(b) ~~(b)~~—Any delinquency in the payment of assessments or charges owed by a Lot subject to the Mortgage of such Eligible Holder, where such delinquency has continued for a period of 60 days, or any other violation of the Declaration or ~~By-Laws~~Bylaws relating to such Lot or the Owner or Occupant which is not cured within 60 days. Notwithstanding this provision, any holder of a first Mortgage ~~upon written request to the is entitled to written notice upon request from the~~ Association, will be provided notice of any default in the performance by an Owner of a Lot of any obligation under the Declaration or ~~By-Laws~~Bylaws which is not cured within 60 days; or

(c) ~~(c)~~—Any lapse, cancellation, or material modification of any insurance policy maintained by the Association.

13.2- No Priority. No provision of this Declaration or the ~~By-Laws~~Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

13.3- Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Lot.

13.4- Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the ~~Board~~Association to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within 30 days of the date of the Association's request, provided such request is delivered to the Mortgagee by certified or registered mail, return receipt requested.

ARTICLE XIV **DECLARANTS RIGHTS**

~~14.1.—General. In the event of a conflict between any special right given to Declarant under this Declaration and any other provision of this Declaration, the provision granting such right to the Declarant shall control. Any or all of the special rights and obligations of the Declarant set forth in this Declaration or the By-Laws may be transferred to other Persons, provided that the transfer shall not reduce an obligation nor enlarge a right beyond that contained in this Declaration or the By-Laws. In addition, any or all of the special rights of the Declarant set forth in this Declaration or the By-Laws, including but not limited to the right to withhold consent to any action of the Association or the Members, may be voluntarily relinquished at any time. No such transfer or voluntary relinquishment shall be effective unless it is in a written instrument signed by the Declarant and duly recorded in the Office of the County Recorder.~~

~~14.2.—Master Planned Community. Any Person that acquires any interest in the Properties acknowledges awareness that Sun City Grand is a master planned and age-restricted community, the development of which is likely to extend over many years and recognizes that protesting or otherwise objecting to (a) lawful zoning or changes in zoning or to uses of, or changes in density of the Properties that are consistent with the Declaration (other than within said Owner's or other~~

Person's Neighborhood), or (b) changes in any conceptual or master plan for the Properties, including, but not limited to, the Master Plans (other than within said Owner's or other Person's Neighborhood) is not in the collective best interest of the Owners.

~~14.3. Construction of Improvements. The Declarant and its employees, agents, and designees shall have a right and easement over and upon all of the Common Area for the purpose of making, constructing, installing, modifying, expanding, replacing, and removing such improvements to the Common Area as it deems appropriate in its sole discretion as long as the Declarant owns any property described in Exhibit "A."~~

~~14.4. Models and Sales Offices. So long as construction and sales of Lots by the Declarant and Builders authorized by Declarant shall continue, the Declarant may maintain and carry on upon the Common Area and any property owned by the Declarant or a Builder, as applicable, such facilities and activities as, in the sole opinion of the Declarant, may be reasonably required, convenient, or incidental to the construction or sale of Lots, including, but not limited to, business offices, signs, flags, model units, marketing trails, sales offices, parking, and storage of building materials and equipment. So long as the Declarant is engaged in the marketing and sales of Lots, it shall have the right to reserve parking spaces on the Common Area for the benefit and use of prospective purchasers, Declarant's employees, and others engaged in sales, leasing, maintenance, or management activities. The Declarant and authorized Builders shall have easements for access to and use of such facilities and for performing such activities. The Declarant's or Builder's unilateral right to use the Common Area for purposes stated in this paragraph shall not be exclusive and shall not unreasonably interfere with use of such Common Area by Owners unless leased pursuant to a lease agreement with the Association providing for payment of reasonable rent~~

~~14.5. Equal Treatment. So long as the Declarant owns any property described in Exhibit "A." neither the Association nor any Neighborhood Association shall, without the prior written consent of the Declarant, adopt any policy, rule, or procedure that:~~

~~(a) — limits the access of the Declarant, its affiliates or their personnel, and/or guests, including visitors, to the Common Area or to any property owned by any of them;~~

~~(b) — limits or prevents the Declarant, its affiliates or their personnel from advertising, marketing, or using the Association or the Common Area or any property owned by any of them in promotional materials;~~

~~(c) — limits or prevents purchasers of new residential housing constructed by the Declarant, any Builder, their successors, assigns, and/or affiliates in Sun City Grand from becoming members of the Association or enjoying full use of the Common Area, subject to the membership provisions of this Declaration and the By Laws;~~

~~(d) — discriminates against or singles out any group of Members or prospective Members or the Declarant [this provision shall expressly prohibit the establishment of a fee structure (i.e., assessments, Special Assessments and other mandatory fees or charges other than Benefitted Assessments, chartered club dues, and use fees) that discriminates against or singles~~

out any group of Members or the Declarant, but shall not prohibit the establishment of Benefitted Assessments];

~~(e) — impacts the ability of the Declarant or its affiliates to carry out to completion its development plans and related construction activities for Sun City Grand, as such plans are expressed in the Master Plans, as such may be amended and updated from time to time. Policies, rules, or procedures affecting existing easements established by the Declarant and limiting the establishment by the Declarant of easements necessary to complete Sun City Grand shall be expressly included in this provision. Easements that may be established by the Declarant shall include, but shall not be limited to, easements for development, construction, and landscaping activities and utilities; or~~

~~(f) — impacts the ability of the Declarant or its affiliates to develop and conduct customer service programs and activities in a customary and reasonable manner.~~

~~Neither the Association nor any Neighborhood Association shall exercise its authority over the Common Area to interfere with the rights of the Declarant set forth in this Declaration or to impede access to any portion of the Properties over the streets and other Common Area within the Properties.~~

~~14.6. — Public Streets. All streets within the Properties shall be public unless made private as provided herein. The Board, with the consent of the Declarant for so long as the Declarant owns any of the property described in Exhibit "A." may take action to convert any street within the Properties to a private street. In such event, the private street shall be (a) a part of the Common Area to be maintained by the Association and paid for by all Owners as a Common Expense; or (b) Exclusive Common Area of a Neighborhood or Neighborhoods to be maintained by the Association or a Neighborhood Association and paid for by the Owners of Lots within the subject Neighborhood[^] as a Neighborhood Expense. The option to convert to private streets may be exercised throughout the Properties or on a Neighborhood by Neighborhood basis, in the discretion of the Board. Notwithstanding the above, the conversion of any street to a private street shall require the approval of a majority of affected Owners if such conversion would result in an increase in the Base or Neighborhood Assessment owed by such Owners in excess of 15% of such assessment charged in the previous fiscal year.~~

~~The Association shall not erect any gate across any street which limits access to the Properties without the prior written consent of the Declarant, as long as it owns any property described in Exhibit "A." Such consent shall be given only in accordance with any Development Agreements.~~

~~14.7. — Right to Use Common Area for Special Events. As long as the Declarant owns any property described in Exhibit "A." the Declarant shall have the right to use all or any portion of the Common Area, including any golf courses or other recreational facilities, to sponsor special events for charitable, philanthropic, political, or marketing purposes as determined by the Declarant in its sole discretion. Any such event shall be subject to the following conditions:~~

~~(a) — the availability of the facilities at the time a request is submitted to the~~

Association;

~~(b) — the Declarant shall pay all costs and expenses incurred and shall indemnify the Association against any loss or damage resulting from the special event; and~~

~~(c) — the Declarant shall return the facilities and personal property owned by the Association and used in conjunction with the special event to the Association in the same condition as existed prior to the special event~~

~~The Declarant shall have the right to assign the rights contained in this Section 14.7 to charitable organizations or foundations selected by the Declarant. The Declarant's right to use the Common Area for special events shall be enforceable by injunction, by any other remedy in law or equity, and by the terms of this Declaration.~~

~~In addition, as long as Declarant owns any property described in Exhibit "A" the Declarant shall have the right to exclusive use, without charge, of any portion of any clubhouse or other recreational facilities within the Common Area on a short term basis for employee meetings, administrative purposes, special events, or any other purpose, subject to the following:~~

~~(d) — the availability of the facilities at the time a request is submitted by Declarant to the Association;~~

~~(e) — the Declarant shall indemnify the Association against any loss or damage resulting from Declarant's use thereof; and~~

~~(f) — the Declarant shall return the facilities to the Association in* the same condition as existed prior to Declarant's use thereof.~~

~~The foregoing right of Declarant shall be enforceable by injunction, by any other remedy in law or equity, and/or by any other means provided in this Declaration.~~

~~14.8. — Use of Common Area by Declarant's Employees. Until termination of the Class "B" Control Period, the Declarant reserves the right to allow its employees to use any of the recreational facilities or other Common Area in the normal course of such facilities' operations.~~

~~14.9. — Other Covenants. As long as Declarant owns any of the property described in Exhibit "A." no Person shall record any declaration of covenants, conditions, and restrictions, or declaration of condominium or similar instrument affecting any portion of the Properties without Declarant's review and written consent. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by recorded consent signed by the Declarant. The Declarant reserves the right to enter into Covenants to Share Costs on behalf of the Association and to impose deed restrictions and covenants on property within 25 miles of Sun City Grand with the consent of the owner of such property. The Declarant, in its discretion, may require the Association to enforce any such deed restrictions or covenants in a manner consistent with the By Laws and in accordance with the terms provided in such restrictions and covenants.~~

~~14.10. Amendment. This Article shall not be amended without the prior written consent of the Declarant so long as the Declarant owns any property described in Exhibit "A." The rights contained in this Article shall terminate upon the earlier of (a) 30 years after the conveyance of the first Lot to a Home Owner after the issuance of the first Public Report, or (b) upon recording by Declarant of a written statement that all sales activity has ceased. Thereafter, the Declarant and Builders may continue to use the Common Areas for purposes stated in this Article only pursuant to a rental or lease agreement between the Declarant and/or such Builder and the Association which provides for rental payments based on the fair market rental value of any such portion of the Common Areas.~~

~~ARTICLE XV~~
GOLF COURSES AND PRIVATE AMENITIES

~~1514.1.~~ Right to Use. Access to and use of any Private Amenity or any golf course within the Properties which is not a Private Amenity, is strictly subject to the rules and procedures of such Private Amenity or golf course. Subject to such rules and procedures, any Person allocated an Activity Card shall be permitted to enter and use any golf course which is part of the Common Area.

The Private Amenities are not subject to the Governing Documents. No Person automatically gains any right to enter or use any Private Amenity, including any golf course which is a Private Amenity, by virtue of membership in the Association, ownership of a Lot, or occupancy of a Dwelling Unit. Rights to use the Private Amenities will be granted only to such Persons, and on such terms and conditions, as may be determined by their respective owners. Except as otherwise agreed by any owner of a Private Amenity, such owners shall have the right, from time to time in their sole and absolute discretion and without notice, to amend or waive the terms and conditions for use of their respective Private Amenities and to terminate use rights altogether.

Except as provided herein, no representations or warranties, either written or oral, have been or are made by the ~~Declarant~~Association or any other Person with regard to the nature or size of improvements to, or the continuing ownership or operation of, any Private Amenity. No purported representation or warranty, written or oral, in conflict with this ~~Section~~section shall be effective without an amendment to this Declaration executed or joined into by the ~~Declarant (so long as the Declarant owns any property described in Exhibit "A")~~Association and the owner(s) of any Private Amenity which is the subject thereof~~.~~.

~~1514.2.~~ Assumption of Risk and Indemnification. Each Owner, by purchasing a Lot in the vicinity of any golf course, hereby expressly assumes the risk of noise, personal injury or property damage caused by maintenance and operation of any such golf course, including, without limitation: ~~(a) noise from maintenance equipment (it being specifically understood that such maintenance typically takes place around sunrise or sunset), (b) noise caused by golfers, (c) use of pesticides, herbicides and fertilizers, (d) use of effluent in the irrigation of the golf course,~~
~~(e)~~

(a) noise from maintenance equipment (it being specifically understood that

such maintenance typically takes place around sunrise or sunset);

(b) noise caused by golfers;

(c) use of pesticides, herbicides and fertilizers;

(d) use of effluent in the irrigation of the golf course;

~~(b)(e) reduction in privacy caused by constant golf traffic on the golf course or the removal or pruning of shrubbery or trees on the golf course, (f) errant golf balls and golf clubs, and (g) design of the golf course.~~

(f) errant golf balls and golf clubs, and

(g) design of the golf course.

Each such Owner agrees that ~~neither Declarant, the Association, nor any of Declarant's affiliates or agents~~ shall not be liable to Owner or any other Person claiming any loss or damage, including, without limitation, indirect, special, or consequential loss or damage arising from personal injury, destruction of property, trespass, loss of enjoyment, or any other alleged wrong or entitlement to remedy based upon, due to, arising from, or otherwise related to the proximity of Owner's Lot to a golf course, including, without limitation, any claim arising in whole or in part from the negligence of ~~Declarant, any of Declarant's affiliates or agents or the Association.~~ The Owner hereby agrees to indemnify and hold harmless ~~Declarant, Declarant's affiliates and agents, and the Association~~ against any and all claims ~~by Owner's visitors, tenants, and others upon such Owner's Lot.~~

1514.3: Golf Course View. ~~Neither the Declarant nor the The~~ Association ~~guarantees~~does not guarantee or ~~represents~~represent that any view over and across any golf course from adjacent Lots will be preserved without impairment. No provision of this Declaration shall be deemed to create an obligation of the Association ~~or the Declarant~~ to prune or thin trees or other landscaping except as provided in Article V. Each Owner acknowledges and agrees that trees and other landscaping may be added to any golf course from time to time. In addition, the location, configuration, size, and elevation of the tees, bunkers, fairways, and greens on any golf course may be changed from time to time, in the discretion of the owner or operator of the golf course. Any such additions or changes to such golf course may diminish or obstruct any view from the Lots and any express or implied easements for view purposes or for the passage of light and air are hereby expressly disclaimed. Any such addition or change to any golf course may not adversely affect drainage flow across the Properties.

~~15.4.—Cooperation. It is Declarant's intention that the Association and the owners of any Private Amenities shall cooperate to the maximum extent possible in the operation of the Properties and the Private Amenities. Each shall reasonably assist the other in upholding the Community Wide Standard. The Association shall have no power under this Declaration to promulgate Use Restrictions affecting activities on or use of the Private Amenities without the prior written consent of the owners of the Private Amenities affected thereby.~~

ARTICLE XVI DISPUTE RESOLUTION

~~16.1. Agreement to Avoid Litigation. The Declarant, the Association, its officers, directors, and committee members, all Persons subject to this Declaration, any Builder, and any Person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Properties, without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees that the claims, grievances, or disputes described in Sections 16.2 ("Claims") shall be resolved using the procedures set forth in Section 16.3 in lieu of filing suit in any court~~

~~16.2. Claims. Unless specifically exempted below, all claims, grievances, or disputes arising out of or relating to the interpretation, application, or enforcement of the Governing Documents, or the rights, obligations, and duties of any Bound Party under the Governing Documents or relating to the design or construction of improvements on the Properties shall be subject to the provisions of Section 16.3.~~

~~Notwithstanding the above, the following shall not be Claims and shall not be subject to the provisions of Section 16.3:~~

~~(a) — any suit by the Association against any Bound Party to enforce the provisions of Article DC;~~

~~(b) — any suit by the Association to enforce the provisions of Article X and Article XI, and/or to obtain a temporary restraining order (or other equitable relief), specific performance, and/or such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Association's ability to enforce the provisions of Article X and Article XI;~~

~~(c) — any claim, grievance, dispute or suit between Owners, or between Owner(s) and occupants), which does not relate to the interpretation, application, or enforcement of the Governing Documents and does not include Declarant or the Association as a party. While disputes between Owners do not constitute Claims under this Article XVI, Owners are strongly encouraged (but not required) to employ alternative dispute resolution procedures (including but not limited to, those set forth in Section 16.3 below) in resolving such disputes; however, neither the Declarant nor the Association shall have any obligation to mediate or provide conciliation or any other services to resolve such disputes;~~

~~(d) — any suit in which any indispensable party is not a Bound Party;~~

~~(e) — any suit which otherwise would be barred by any applicable statute of limitations; and~~

~~(f) — any claim, grievance, dispute, action, or cause of action asserted by an Owner or occupant to challenge the actions of the Declarant, the Association, the Board, the ARC, any subcommittee of the ARC, any covenants committee, or any other committee with respect to any review, processing, approval or disapproval in connection with, or any exercise of review or~~

~~veto power pursuant to, or the application or enforcement of, any of the provisions of Article X or Article XI.~~

~~16.3. Mandatory Procedures.~~

~~(a) — Notice. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent") (collectively, the "Parties") shall notify each Respondent in writing (the "Notice"), stating plainly and concisely:~~

~~(i) — The nature of the Claim, including the Persons involved and Respondent's role in the Claim;~~

~~(ii) — The legal basis of the Claim (i.e., the specific authority out of which the Claim arises); and~~

~~(iii) — Claimant's proposed remedy (the "Settlement Demand").~~

~~Within 10 days following receipt of a Notice, the Respondent may reply in writing to the Claimant stating its response to the Claim and, if appropriate, its written offer of settlement (the "Settlement Offer"). If the Parties, at their option, choose to negotiate with respect to the Claim and if either Party modifies its Settlement Demand or Settlement Offer in writing during the course of such negotiations, the last Settlement Demand and/or Settlement Offer shall be deemed the best and final response of such Party.~~

~~(b) — Final and Binding Arbitration.~~

~~(i) — If the Parties do not agree in writing to a settlement of the Claim within 15 days after the Notice, either party may submit the Claim to arbitration in accordance with the Rules of Arbitration contained in Exhibit "D" or such rules as may be required by the agency providing the arbitrator. If not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, the Claim shall be deemed abandoned, and Respondent shall be released and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to Persons other than Claimant.~~

~~(ii) — This subsection (b) is an agreement to arbitrate and is specifically enforceable under the applicable arbitration laws of the State of Arizona. The arbitration award (the "Award") shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under the laws of the State of Arizona.~~

~~16.4. Allocation of Costs of Resolving Claims. Any Award which is equal to or more favorable to Claimant than Claimant's Settlement Demand shall add Claimant's attorney's fees and costs (including expert witness fees) incurred in the arbitration to the Award, such costs to be borne equally by all Respondents against whom the Award is imposed. Any Award which is equal to or less favorable to Claimant than any Respondent's Settlement Offer shall award to such Respondent its attorney's fees and costs (including expert witness fees) incurred in the arbitration.~~

~~16.5. Enforcement of Resolution. After resolution of any Claim, if any Party fails to abide by the terms of any agreement or Award, then any other Party may file suit or initiate administrative proceedings to enforce such agreement or Award without the need to again comply with the procedures set forth in Section 16.3. In such event, the Party taking action to enforce the agreement or Award shall be entitled to recover from the non-complying Party (or if more than one non-complying Party, from all such Parties in equal amounts) all costs incurred in enforcing such agreement or Award, including, without limitation, attorneys, fees and court costs.~~

ARTICLE XVII

ARTICLE XV **GENERAL PROVISIONS**

~~1715.1. Term of Declaration. This Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or any Owner, their respective legal representatives, heirs, successors, and assigns, for a term of 20 years from the date this Declaration is recorded. After such time, this Declaration shall be automatically extended for successive periods of ten years in perpetuity, unless an instrument in writing, signed by a majority two-thirds of the then Owners, has been recorded within the year preceding each extension, agreeing to amend, in whole or in part, or terminate this Declaration, in which case this Declaration shall be amended or terminated as specified therein.~~

~~1715.2. Amendment.~~

~~(a) — By Declarant Until termination of the Class "B" Control Period, Declarant may unilaterally amend this Declaration for any purpose. Thereafter, the Declarant may unilaterally amend this Declaration if such amendment is (i) necessary to bring any provision into compliance with any applicable governmental statutes, rule, regulation, or judicial determination; (ii) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots; (iii) required by an institutional or governmental lender or purchaser of Mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase Mortgage loans on the Lots; (iv) necessary to enable any governmental agency or reputable private insurance company to guarantee or insure Mortgage loans on the Lots; or (v) otherwise necessary to satisfy the requirements of any governmental agency for approval of this Declaration. However, any such amendment shall not adversely affect the title to any Lot unless the affected Owner shall consent thereto in writing. In addition, as long as Declarant owns any portion of the Properties, it may unilaterally amend this Declaration for any other purpose, provided the amendment does not materially adversely affect the rights of any Owner.~~

~~(b) — By Owners. Except as provided in Section 17.2(a), this This Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of 67% of the Class "A" votes, and the consent of the Declarant, as long as Declarant owns any of the property described in Exhibit "A.", of two-thirds of the Members.~~

~~Notwithstanding the above, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.~~

~~(e) — Validity and Effective Date of Amendments.~~ Amendments to this Declaration shall become effective upon recordation in the Office of the County Recorder unless a later effective date is specified therein. Any procedural challenge to an amendment must be made within six months of its recordation or such amendment shall be presumed to have been validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

If an Owner consents to any amendment to this Declaration or the ~~By Laws~~Bylaws, it will be conclusively presumed that such Owner has the authority so to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment.

~~Notwithstanding any provision of this Declaration to the contrary, no amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege as long as the Declarant owns any property described in Exhibit "A."~~

~~17.3.~~ 15.3: Severability. Invalidation of any provision of this Declaration, in whole or in part, or any application of a provision of this Declaration by judgment or court order shall in no way affect other provisions or applications.

~~17.4. — Perpetuities. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty one years after the death of the last survivor of the now living descendants of Elizabeth H, Queen of England~~

~~17.5. — Cumulative Effect; Conflict~~ 15.4 Cumulative Effect; Conflict. The covenants, restrictions, and provisions of this Declaration shall be cumulative with those of any Neighborhood and the Association may, but shall not be required to, enforce the covenants, conditions, and provisions of any Neighborhood; provided, however, in the event of conflict between or among such covenants and restrictions, and provisions of any articles of incorporation, ~~by laws~~bylaws, rules and regulations, policies, or practices adopted or carried out pursuant thereto, those of any Neighborhood shall be subject and subordinate to those of the Association. The foregoing priorities shall apply, but not be limited to, the liens for assessments created in favor of the Association.

~~17.6.~~15.5 Use of the Words "Sun City Grand." No Person shall use the words "Sun City Grand" or any derivative, or any other term which ~~Declarant~~the Association may select as the name of this development, or any component thereof, in any printed or promotional material without the ~~Declarant's~~Association's prior written consent. However, Owners may use the words "Sun City Grand" in printed or promotional matter solely to specify

that particular property is located within the Properties and the Association shall be entitled to use the words "Sun City Grand" in its name.

~~17.7.~~ 15.6 Del Webb Marks. Any use by the Association of names, marks or symbols of Del Webb Corporation or any of its affiliates (collectively "~~Del Webb Marks~~") shall inure to the benefit of Del Webb Corporation and shall be subject to Del Webb Corporation's periodic review for quality control. The Association shall enter into license agreements with Del Webb Corporation, terminable with or without cause and in a form specified by Del Webb Corporation in its sole discretion, with respect to permissive use of certain Del Webb Marks. The Association shall not use any Del Webb Mark without Del Webb Corporation's prior written consent.

~~17.8.~~ 15.7 Compliance. Every Owner and occupant of any Lot shall comply with the Governing Documents. Failure to comply shall be grounds for an action to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity, by the Association, ~~the Declarant~~, or, in a proper case, by any aggrieved Lot Owner(s).

~~17.9.~~ 15.8 Notice of Sale or Transfer of Title. Any Owner desiring to sell or otherwise transfer title to his or her Lot shall give the Board Association at least seven days prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title, and such other information as the Board Association may reasonably require. The transferor shall continue to be jointly and ~~severally~~ responsible with the transferee for all obligations of the Owner of the Lot, including assessment obligations, until the date upon which such notice is received by the Board Association, notwithstanding the transfer of title.

~~17.10.~~ 15.9 Attorneys' Fees. ~~Except as otherwise provided in Article XVII, in~~ In the event of an action instituted to enforce any of the provisions contained in the Governing Documents, the party prevailing in such action shall be entitled to recover from the other party thereto as part of the judgment, ~~reasonable~~ attorneys' fees and costs, including administrative and lien fees, of such suit. In the event the Association is a prevailing party in such action, the amount of such attorneys' fees and costs shall be a ~~Benefitted~~ Benefited Assessment with respect to the Lot(s) involved in the action.

~~17.11. Notices. The requirements with respect to the giving of notices under this Declaration shall be governed by the By Laws.~~

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Declaration of Covenants, Conditions and Restrictions as of this 28th day of July, 2006, 20.

DEL WEBB HOME CONSTRUCTION CITY GRAND SUN

COMMUNITY ASSOCIATION, INC., an Arizona non-profit corporation

By: _____

By: _____

Name: _____

Title: _____

STATE OF ARIZONA)

)ss:

)SS

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 28th day of July, 2006, by _____, the _____ of DEL WEBB CONSTRUCTION, INC., an Arizona corporation.

Notary Public

~~My Commission Expires:~~

ACCEPTANCE

~~_____ The Sun City Grand Community Association, Inc. does hereby consent to the recordation of the foregoing Amended and Restated Declaration of Covenants, Conditions and Restrictions as of this 28th day of July, 2006.~~

~~SUN CITY GRAND COMMUNITY ASSOCIATION, INC., an Arizona non-profit corporation~~

~~By: _____~~

~~Name: _____~~

~~Title: _____~~

~~STATE OF ARIZONA _____)~~

~~_____)ss.~~

~~COUNTY OF MARICOPA _____)~~

~~_____ The foregoing instrument was acknowledged before me this 28th day of July, 2006 by _____ the _____ of SUN CITY GRAND COMMUNITY ASSOCIATION, INC., an Arizona non-profit corporation.~~

Notary Public

My Commission Expires:

My Commission Expires:

EXHIBIT “A”

LEGAL DESCRIPTION

[See Attached]

EXHIBIT A

A portion of land lying within Sections 19, 20, 29 and 30, Township 4 North, Range 1 West, and Sections 24 and 25, Township 4 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 19;

thence N 00°18'56" E along the west line of said Section a distance of 1642.00 feet to the southerly right of way line of State Route 303, also known as the Estrella Freeway and to the POINT OF BEGINNING;

thence N 25°36'39" E along said right of way 199.01 feet to the beginning of a non-tangent curve, concave southeasterly, to which point a radial line bears N 64°23'33" W;

thence northeasterly 287.64 feet along the arc of said curve, and along said right of Way, having a radius of 5429.58 feet, through a central angle of 03°02'07";

thence leaving said right of way S 89° 19'11" E 4082.08 feet to a point on the south-westerly right of way line of Grand Avenue, said point being on a non-tangent curve, concave southwesterly, to which point a radial line bears N 46° 17'15" E;

thence southeasterly 872.65 feet along the arc of said curve, and along said right of way line, having a radius of 10934.00 feet, through a central angle of 04°34'22" to the beginning of a reverse curve, concave northeasterly, having a radius of 11555.24 feet;

thence southeasterly 1271.59 feet along the arc of said curve, through a central angle of 06°18'18";

thence leaving said right of way line N 83°32'05" W 62.96 feet;

thence S 58°22'31" W 86.74 feet;

thence S 43°22'31" W 193.22 feet to the beginning of a curve, concave southeasterly, having a radius of 1280.00 feet;

thence southwesterly 617.87 feet along the arc of said curve, through a central angle of 27°39,26';

thence S 15°43'05" W 166.37 feet to the beginning of a curve, concave northwesterly having a radius of 660.00 feet,

thence southerly 204.05 feet along the arc of said curve, through a central angle of 17°42'51";
thence S 10°39'24" E 30.17 feet;

thence S 54°44,43" E 61.12 feet;

thence S 35°15'17" W 110.00 feet;

thence N 54°44'43" W 61.45 feet;

thence S 80°15'17" W 29.70 feet;

thence S 35°15'17" W 104.43 feet to the beginning of a curve, concave northwesterly, having a radius of 2065.00 feet;

thence southwesterly 628.28 feet along the arc of said curve, through a central angle of 17°25'57";

thence S 52°41'13" W 1675.98 feet to the beginning of a curve, concave southeasterly, having a radius of 4335.00 feet;

thence southwesterly 1694.96 feet along the arc of said curve, through a central angle of 22°24'08";

thence S 61°33'57" E 178.59 feet;

thence S 48°45'42" E 22.56 feet;

thence S 61°33'57" E 631.00 feet;

thence S 28°26'03" W 110.00 feet;

thence S 32°29'16" W 50.13 feet;

thence S 26°16'25" W 187.00 feet;

thence S 19°27'56" W 182.00 feet;

thence S 13°17'49" W 102.00 feet;

thence S 74°14'08" E 378.32 feet,

thence S 10°24'48" W 437.76 feet;

thence S 79°35'12" E 54.60 feet;

thence S 10°24'48" W 110.00 feet;

thence N 79°35'12" W 200.00 feet to the beginning of a curve, concave northerly, having a radius of 1555.00 feet;

thence westerly 105.99 feet along the arc of said curve, through a central angle of 03°54'19";

thence N75°40'3" W 1020.32 feet;

thence S 59°19'07" W 29.70 feet;

thence N 75°40'53" W 120.00 feet;

thence N 30°40'53" W 29.70 feet;

thence N 75°40'53" W 369.82 feet to the beginning of a curve, concave northerly, having a radius of 2155.00 feet;

thence westerly 131.69 feet along the arc of said curve, through a central angle of 03°30'05";

thence N 72°10'49" W 1317.82 feet to the beginning of a curve, concave southerly, having a radius of 2945.00 feet;

thence westerly 661.93 feet along the arc of said curve, through a central angle of 12°52'41";

thence S 49°12'09" W 29.31 feet;

thence N 86°32'13" W 110.00 feet;

thence N 42°16'34" W 29.31 feet to the beginning of a non-tangent curve, concave southerly, to which point a radial line bears N 01°59'04" E;

thence westerly 310.74 feet along the arc of said curve, having a radius of 2945.00 feet, through a central angle of 06°02'44";

thence S 85°56'21" W 572.00 feet to the beginning of a curve, concave northerly, having a radius of 3055.00 feet;

thence westerly 342.75 feet along the arc of said curve, through a central angle of 06°25'4r';

thence N 10° 16'24" E 1101.38 feet;

thence N 20° 14'43" E 536.24 feet;

thence N 19° 33'43" E 1630.46 feet;

thence N 25° 36'37" E 1650.00 feet;

thence N 31° 58'32" E 1358.38 feet;

thence N 25° 36'39" E 106.71 feet to me POINT OF BEGINNING.

ARTESIA PROPERTY

Lots 1 through 49, inclusive, as shown on that certain Final Plat recorded on February 8, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 584, Page 22, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through F, inclusive.

BLUE SKY PROPERTY
(a portion of which is FKA GARDEN VILLA UNIT ONE)

Lots 1 through 252, inclusive, of Sun City Grand-Blue Sky, as shown on that certain Final Plat recorded on January 23, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 459, Page 41, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through I, K through M, and ~~Q~~-O through W, inclusive, and,

Lots 253 through 282, inclusive of Sun City Grand® Blue Sky, as shown on that certain Final Plat recorded on January 23, 1998, in the Office of the County Recorder of Maricopa County, Arizona, in Book 459, Page 41.

CAPITAN PROPERTY

Lots 1 through 237, inclusive, as shown on that certain Final Plat recorded on March 24, 2004 in the Office of the County Recorder of Maricopa County, Arizona, in Book 676, Page 34, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through F, inclusive.

CARLSBAD PROPERTY

Lots 1 through 97, inclusive, of Sun City Grand - Carlsbad, as shown on that certain Final Plat recorded on April 22, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 590, Page 22, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through C, inclusive;

EXCEPT FOR:

A parcel of land lying within the Southwest Quarter of Section 26, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the west quarter corner of said Section 26, from which the northwest corner of Section 26 bears N 00°36'09" E, a distance of 2640.12 feet;

Thence S 81°20'04" E, a distance of 2623.86 feet, to the POINT OF BEGINNING;

Thence N 38°58'24" E, a distance of 61.58 feet to a point on the east line of said southwest quarter;

Thence S 00°28'07" W along said east line, a distance of 48.19 feet;

Thence N 89°31'53" W leaving said east line, a distance of 38.34 feet, to the POINT OF BEGINNING;

Said Description contains 0.0212 acres, more or less.

CATALINA PROPERTY

Lots 1 through 106, inclusive, as shown on that certain Final Plat recorded on April 17, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 631, Page 24, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive, and the Certificate of Correction to the Final Plat recorded on September 8, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Instrument Number 2003-1257000.

CHOLLA RIDGE PROPERTY

Lots 1 through 225, inclusive, as shown on that certain Final Plat recorded on March 16, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 527, Page 18, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through L, inclusive.

CIMARRON PROPERTY

Lots 1 through 54, inclusive, as shown on that certain Final Plat recorded on July 26, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 599, Page 50, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive, and the Certificate of Correction to the Final Plat recorded on June 4, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Instrument Number 2003-0714751.

CLEARVIEW I PROPERTY

Lots 1 through 41, inclusive, as shown on that certain Final Plat recorded on September 22, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 512, Page 32, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive.

CLEARVIEW II PROPERTY

Lots 1 through 67, inclusive, as shown on that certain Final Plat recorded on October 29, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 515, Page 42, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through J, inclusive.

CORONADO PROPERTY

Lots 1 through 201, inclusive, as shown on that certain Final Plat recorded on January 7, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 619, Page 8, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through J, inclusive.

DESERT BLOOM PROPERTY
(a portion of which is FKA COURTYARD UNIT TWO)

Lots 1 through 178, inclusive, of Sun City Grand-Desert Bloom, as shown on that certain Final Plat recorded on August 21, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 421, Page 39, and,

Lots 179 through 214, inclusive, of Sun City Grand-Desert Bloom, as shown on that certain Final Plat recorded on August 21, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 421, Page 39, and the real property and improvements shown on the aforesaid Final Plat as Tracts A, B, and D through H, P, Q, inclusive.

DESERT BREEZE PROPERTY

Lots 1 through 43, 52 through 68, 73 through 135, 168 through 169, and 192 through 307, inclusive, of Sun City Grand-Desert Breeze, as shown on that certain Final Plat recorded on January 24, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 432, Page 23, and Lots 308 through 389, inclusive, of Resubdivision of Desert Breeze recorded on March 27, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 437, Page 39, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through B, inclusive.

DESERT CANYON PROPERTY

Lots 1 through 152, inclusive, of Sun City Grand-Desert Canyon, as shown on that certain Final Plat recorded on August 11, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 447, Page 28, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive.

DESERT HORIZON PROPERTY

Lots 44 through 76 and 88 through 181, inclusive, of Sun City Grand-Desert Horizon, as shown on that certain Final Plat recorded on January 24, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 432, Page 25, and the real property and improvements shown as Tract A (as modified by the plat later recorded in the Office of the County Recorder of Maricopa County, Arizona in Book 456, Page 37), and Tracts B and D on the plat recorded in the Office of the County Recorder of Maricopa County, Arizona in Book 432, Page 25 and Lots 182 through 273, inclusive, of Resubdivision of Desert Horizon recorded on May 29, 1997 in the Office of the County

Recorder of Maricopa County, Arizona, in Book 442, Page 37, and the real property and improvements shown on the plat recorded in Book 442, Page 37 as Tracts A through E, inclusive, and Lot 274, of Resubdivision of Desert Horizon No. 2 recorded on December 10, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 456, Page 37.

DESERT MESA PROPERTY

Lots 1 through 109, inclusive, of Sun City Grand-Desert Mesa, as shown on that certain Final Plat recorded on October 28, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 452, Page 46, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive, and G.

DESERT OASIS PROPERTY
(a portion of which is FKA COURTYARD UNIT ONE)

Lots 1 through 196, inclusive, and Lots 238 through 322, inclusive, of Sun City Grand-Desert Oasis, as shown on that certain Final Plat recorded on July 17, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 420, Page 4, and,

Lots 197 through 237, inclusive, of Sun City Grand-Desert Oasis, as shown on that certain Final Plat recorded on July 17, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 420, Page 4, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through C, inclusive, and Tracts J through K, inclusive.

DESERT PALMS PROPERTY **a portion of which is**
(a portion of which is FKA COURTYARD UNIT THREE)

Lots 1 through 113, inclusive, of Sun City Grand-Desert Palms, as shown on that certain Final Plat recorded on September 6, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 422, Page 35, and,

Lots 114 through 140, inclusive, of Sun City Grand-Desert Palms, as shown on that certain Final Plat recorded on September 6, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 422, Page 35, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

DESERT SAGE PROPERTY

Lots 1 through 56, 64 through 89, 93 through 157, and 196 through 462, inclusive, of Sun City Grand-Desert Sage, as shown on that certain Final Plat recorded on October 23, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 426, Page 21, and Lots 158 through 184, inclusive, of Sun City Grand-Resubdivision of Desert Sage, as shown on that certain Final Plat recorded on March 27, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 437, Page 38.

DESERT SAGE II PROPERTY

Lots 1 through 313, inclusive, of Sun City Grand-Desert Sage ~~II~~, as shown on that certain Final Plat recorded on October 14, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 482, Page 28, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through B, inclusive. [Lot 160 is designated as utility easement and Lots 236 through 241 were eliminated.](#)

DESERT TRAILS I PROPERTY

Lots 1 through 193, inclusive, as shown on that certain Final Plat recorded on November 2, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 515, Page 45, as amended by that Certificate of Correction recorded on November 12, 1999, in the Official Records of the County Recorder of Maricopa County, Arizona, at Instrument Number 99-1035855, and the real property and improvements shown on the aforesaid Final Plat and Certificate of Correction as Tracts A through H.

DESERT TRAILS II PROPERTY (a portion of which is FKA COTTAGE UNIT ONE)

Lots 1 through 208, inclusive, as shown on that certain Final Plat recorded on August 14, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 540, Page 12, and the real property and improvements shown on the aforesaid Final Plat as Tracts A, B, G, H, I, and J, inclusive, and,

Lots 209 through 257, inclusive, of Sun City Grand~~II~~ - Desert Trails II, as shown on that certain Final Plat recorded on August 14, 2000, in the Office of the County Recorder of Maricopa County, Arizona, in Book 540, Page 12.

DESERT VISTA I and II PROPERTY (a portion of which is FKA GARDEN VILLA UNIT TWO)

Lots 1 through 199, and 249 through 303, inclusive and Common Area Tracts A, B, C, D, E, G, H, I, J, K, and L, inclusive, of Sun City Grand~~II~~-Desert Vista I and II, as shown on that certain Final Plat recorded on March 5, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 462, Page 49, and,

Lots 200 through 248, inclusive, of Sun City Grand~~II~~-Desert Vista I and ~~II~~, as shown on that certain Final Plat recorded on March 5, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 462, Page 49.

[Resubdivision of Lots 62 through 71 for Desert Vista I and II recorded on July 12, 2001, in the Office of the County Recorder of Maricopa County, Arizona in Book 567, Page 25, and Instrument Number 2001-0624264. Lots 69-71 were eliminated, and Lot 45 designated as Tract F.](#)

DURANGO PROPERTY

Lots 1 through 200, inclusive, as shown on that certain Final Plat recorded on July 29, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 645, Page 34, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

(THE) ENCLAVE PROPERTY

Lots 1 through 101, inclusive, as shown on that certain Final Plat recorded on July 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 644, Page 43, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through H, inclusive and Tracts J through L, inclusive.

ESCALANTE PROPERTY

Lots 1 through 156, inclusive, as shown on that certain Final Plat recorded on May 14, 2004 in the Office of the County Recorder of Maricopa County, Arizona, in Book 685, Page 33, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive, and Certificate of Correction to Final Plat recorded June 23, 2004 in Instrument Number 2004-0715001, Office of the County Recorder of Maricopa County, Arizona.

ESPERANZA PROPERTY

Lots 1 through 107, inclusive, as shown on that certain Final Plat recorded on August 23, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 602, Page 33, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

ESTANOAESTANCIA PROPERTY

Lots 1 through 166, inclusive, as shown ~~on~~ that certain Final Plat recorded on February 2, 2004 in the Office of the County Recorder of Maricopa County, Arizona, in Book 669, Page 22, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

THE FALLS
FKA VACATION GETAWAYS II PROPERTY
(a portion of which is FKA GARDEN VILLA UNIT FIVE)

Lots 1 through 11, inclusive; Lots 60 through 67, inclusive; and Lots 88 through 108, inclusive, as shown on that certain Final Plat recorded on May 15, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 470, Page 6, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive, and,

Lots 12 through 59, inclusive and Lots 68 through 87, inclusive, as shown on that certain

Final Plat recorded on May 15, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 470, Page 6.

GRANITE FALLS I PROPERTY ~~(a portion of which is~~
~~(a portion of which is~~ **FKA GARDEN VILLA UNIT FOUR**)

Lots 1 through 117, inclusive, of Sun City Grand®-Granite Falls I, as shown on that certain Final Plat recorded on October 27, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 483, Page 28, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through J, inclusive, and,

Lots 118 through 161, inclusive, of Sun City Grand®-Granite Falls I, as shown on that certain Final Plat recorded on October 27, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 483, Page 28.

GRANITE FALLS II PROPERTY

Lots 1 through 157, inclusive, of Sun City Grand-Granite Falls II, as shown on that certain Final Plat recorded on February 22, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 494, Page 18, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

HACIENDA PROPERTY

Lots 1 through 99, inclusive, as shown on that certain Final Plat recorded on August 10, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 569, Page 44, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

HAVASU PROPERTY

Lots 1 through 117, inclusive, as shown on that certain Final Plat recorded on February 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 624, Page 13, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through C, inclusive.

IRONWOOD PROPERTY

Lots 1 through 131, inclusive, as shown on that certain Final Plat recorded on April 9, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 559, Page 35, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

JASPER POINT PROPERTY

Lots 1 through 115, inclusive, of Sun City Grand-Jasper Point, as shown on that certain Final Plat recorded on September 21, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 480, Page 23, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through M, inclusive.

MANORSLAGO VISTA PROPERTY

~~Lots 1 through 77, inclusive, as shown on that certain Final Plat recorded on February 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 624, Page 14, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through K, inclusive.~~

FKA MODEL AREA

MISSION PROPERTY

~~Lots 1 through 147, inclusive, as shown on that certain Final Plat recorded on April 3, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 589, Page 4, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive, and the Certificate of Correction to the Final Plat recorded on October 31, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Instrument Number 2002-1146561.~~

MODEL AREA PROPERTY (a portion of which is FKA MODEL AREA II PROPERTY)

LAGO VISTA I

Lots 45 through 61, inclusive, of Sun City Grand-Model Area, as shown on that certain Final Plat recorded on April 16, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 414, Page 9, and,

LAGO VISTA II

Lots 12 through 26, inclusive, of Sun City Grand®-Model Area, as shown on that certain Final Plat recorded on April 16, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book 414, Page 9, and the real property and improvements shown on the aforesaid Final Plat as Tracts A, B, D and E, and,

Lots 7 through 9, inclusive, of Sun City Grand®-Resubdivision of Model Area, as shown on that certain Final Plat recorded on August 1, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 447, Page 2, as amended by Certificate of Correction recorded on May 14, 1998, in the Official Records of the County Recorder of Maricopa County, Arizona, at Instrument No. 98-0401678, and,

Lots 1, 2, 3, 5 and 6 of Sun City Grand®-Resubdivision of Model Area No. 2, as shown on that certain Final Plat recorded on December 10, 1997 in the Office of the County Recorder of Maricopa County, Arizona, in Book 456, Page 36 and together with the real property and improvements shown on the aforesaid plat as Tract A, and,

Lots 10 and 11 of Amended Final Plat of Sun City Grand® -Resubdivision Model Area, shown on that certain Final Plat recorded on June 23, 2000, in the Office of the County Recorder

of Maricopa County, Arizona in Book 536, Page 26.

LAGO VISTA III

Lots 1 through 39, inclusive, of Sun City Grand®-Resubdivision of Model Area, as shown on that certain Final Plat recorded on November 16, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 548, Page 25 and the real property and improvements shown as Tracts A through D, inclusive, of the aforesaid plat.

(THE) MANORS PROPERTY

Lots 1 through 77, inclusive, as shown on that certain Final Plat recorded on February 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 624, Page 14, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through K, inclusive.

MISSION PROPERTY

Lots 1 through 147, inclusive, as shown on that certain Final Plat recorded on April 3, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 589, Page 4, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive, and the Certificate of Correction to the Final Plat recorded on October 31, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Instrument Number 2002-1146561.

MOUNTAIN VIEW I PROPERTY

Lots 1 through 242, inclusive, of Sun City Grand-Mountain View I, as shown on that certain Final Plat recorded on June 18, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 472, Page 45, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through I, inclusive.

Resubdivision of Lots 105 through 110 of Mountain View I recorded on July 12, 2001, in the Office of the County Recorder of Maricopa County, Arizona in Book 567, Page 29, and Instrument Number 2001-0624325. Eliminated Lots 109 and 110.

MOUNTAIN VIEW II PROPERTY (a portion of which is FKA GARDEN VILLA UNIT THREE)

Lots 1 through 110, 132 through 138, and 161 through 205, inclusive, of Sun City Grand~~®~~-Mountain View II, as shown on that certain Final Plat recorded on July 16, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 475, Page 12, and,

Lots 111 through 131, and 139 through 160, inclusive, of Sun City Grand~~®~~-Mountain View II, as shown on that certain Final Plat recorded on July 16, 1998 in the Office of the County

Recorder of Maricopa County, Arizona, in Book 475, Page 12.

OCOTILLO PROPERTY

Lots 1 through 142, inclusive, as shown on that certain Final Plat recorded on February 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 624, Page 15, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive.

PALM VIEW PROPERTY (a portion of which is FKA COTTAGE UNIT TWO)

Lots 1 through 57, inclusive, of Sun City Grand® - Palm View, as shown on that certain Final Plat recorded on August 10, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 569, Page 42, and,

Lots 58 through 100, inclusive, of Sun City Grand® - Palm View, as shown on that certain Final Plat recorded on August 10, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 569, Page 42, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive.

PARK PLACE PROPERTY

Lots 1 through 166, inclusive, as shown on that certain Final Plat recorded on August 15, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 570, Page 18, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through F, inclusive.

PATAGONIA PROPERTY

Lots 1 through 119, inclusive, as shown on that certain Final Plat recorded on March 18, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 587, Page 27, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

(THE) PEAK PROPERTY

Lots 1 through 90, inclusive, as shown on that certain Final Plat recorded on October 29, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 515, Page 41, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through D, inclusive.

PIMA PROPERTY

Lots 1 through 96, inclusive, as shown on that certain Final Plat recorded on April 22, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 590, Page 21, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

(THE) PINNACLE PROPERTY

Lots 1 through 72, inclusive, of Sun City Grand-The Pinnacle, as shown on that certain Final Plat recorded on February 13, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 461, Page 16, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through L, inclusive.

(THE) POINT PROPERTY

Lots 1 through 76, inclusive, as shown on that certain Final Plat recorded on March 27, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 528, Page 08, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through K, inclusive.

QUAIL RUN PROPERTY

Lots 1 through 249, inclusive, as shown on that certain Final Plat recorded on August 31, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 510, Page 42, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through I, inclusive.

REGENT PROPERTY

Lots 1 through 63, inclusive, as shown on that certain Final Plat recorded on April 17, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 631, Page 23, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through H, and J, inclusive, and the Certificate of Correction to the Final Plat recorded on June 2, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Instrument Number 2003-0699199.

(THE) RESERVE PROPERTY

Lots 1 through 59, inclusive, as shown on that certain Final Plat recorded on December 11, 2001 in the Office of the County Recorder of Maricopa County, Arizona, in Book 579, Page 47, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through I, inclusive.

RINCON PROPERTY

Lots 1 through 216, inclusive, as shown on that certain Final Plat recorded on September 6, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 651, Page 12, and the real

property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

SAGUARO PROPERTY

Lots 1 through 84, inclusive, as shown on that certain Final Plat recorded on February 24, 2003 in the Office of the County Recorder of Maricopa County, Arizona, in Book 624, Page 12, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

SANTA FE PROPERTY

Lots 1 through 140, inclusive, as shown on that certain Final Plat recorded on April 3, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 589, Page 3, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through E, inclusive.

SIERRA PROPERTY

Lots 1 through 86, inclusive, as shown on that certain Final Plat recorded on May 22, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 593, Page 16, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through F, inclusive.

SKYVIEW PROPERTY

Lots 1 through 175, inclusive, as shown on that certain Final Plat recorded on November 16, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 548, Page 26, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive.

STARRY NIGHT PROPERTY

Lots 1 through 102, inclusive, as shown on that certain Final Plat recorded on January 26, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 522, Page 46, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through H, inclusive.

**SUMMERWIND PROPERTY (a portion of which
is FKA GARDEN VILLA UNIT SIX)**

Lots 1 through 105, inclusive; Lot 124; Lot 125; and Lots 138 through 167, inclusive, of Sun City Grand®-Summerwind, as shown on that certain Final Plat recorded on December 17, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 519, Page 41, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive, and,

Lots 106 through 123, inclusive, and Lots 126 through 137, inclusive, of Sun City Grand~~®~~
~~®~~ Summerwind, as shown on that certain Final Plat recorded on December 17, 1999 in the
Office of the County Recorder of Maricopa County, Arizona, in Book 519, Page 41.

(THE) SUMMIT PROPERTY

Lots 1 through 97, inclusive, of Sun City Grand-The Summit, as shown on that certain Final Plat recorded on November 3, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 484, Page 16, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through K, inclusive.

SUNRISE VISTA PROPERTY

Lots 1 through 137, inclusive, as shown on that certain Final Plat recorded on September 29, 2000 in the Office of the County Recorder of Maricopa County, Arizona, in Book 543, Page 28, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through H, inclusive.

TAOS PROPERTY

Lots 1 through 94, inclusive, as shown on that certain Final Plat recorded on April 3, 2002 in the Office of the County Recorder of Maricopa County, Arizona, in Book 589, Page 2, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through F, inclusive.

TRANQUIL CANYON
FKA VACATION GETAWAYS PROPERTY
(AKA COURTYARD UNIT FOUR)

Lots 1 through 123, inclusive, of Sun City ~~Grande-Grand~~[®]-Vacation Getaways, as shown on that certain Final Plat recorded on April 16, 1996 in the Office of the County Recorder of Maricopa County, Arizona, in Book ~~414,4~~ Page 10, and the real property and improvements shown on the aforesaid Final Plat as Tracts Y ~~through~~ CC, inclusive.

VACATION GETAWAYS II PROPERTY ~~fa portion of which is~~
FKA GARDEN VILLA UNIT FIVE

~~Lots 1 through 11, inclusive; Lots 60 through 67, inclusive; and Lots 88 through 108, inclusive, as shown on that certain Final Plat recorded on May 15, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 470, Page 6, and the real property and improvements shown on the aforesaid Final Plat as Tracts A through G, inclusive, and, Lots 12 through 59, inclusive and Lots 68 through 87, inclusive, as shown on that certain Final Plat recorded on May 15, 1998 in the Office of the County Recorder of Maricopa County, Arizona, in Book 470, Page 6.~~

WILLOW GROVE PROPERTY

Lots 1 through 195, inclusive, of Sun City Grand-Willow Grove, as shown on that certain Final Plat recorded on April 8, 1999 in the Office of the County Recorder of Maricopa County, Arizona, in Book 498, Page 28, and Certificate of Correction recorded on May 27, 1999 in the Office ~~of~~ the County Recorder of Maricopa County, Arizona in Instrument No. 99-

| [05078360507886](#), and the real property and improvements shown on the aforesaid Final Plat as Tracts A through L, inclusive.

EXHIBIT "B"
[INTENTIONALLY DELETED]

EXHIBIT "C"

Use Restrictions

(1) General. The Properties shall be used only for residential, recreational, and related purposes (which may include, without limitation, offices for any property manager retained by the Association or business offices for the Declarant or the Association consistent with this Declaration and any Supplemental Declaration), subject to applicable laws. Any Supplemental Declaration or additional covenants imposed on the property within any Neighborhood may impose stricter standards than those contained in this Declaration and the Association shall have standing and the power to enforce such standards.

(2) Prohibited Activities. The following activities are prohibited within the Properties unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board:

(a) Posting of signs of any kind, including posters, circulars, campaign signs, political signs, and billboards, except those required by law and except as permitted by the Design Guidelines or the Declaration, on any Lot, Common Area, or right-of-way;

(b) Subdivision of a Lot into two or more Lots after a subdivision plat including such Lot has been approved and filed with the appropriate governmental authority, or changing the boundary lines of any Lot, except that the Declarant and Builders, with Declarant's consent, shall be permitted to subdivide or change the boundary lines of Lots which they own;

(c) Active use of lakes, ponds, streams, or other bodies of water within the Properties, including any golf course, except that the Association and its agents shall have the exclusive right and easement to retrieve golf balls from bodies of water within the Common Areas. The Association shall not be responsible for any loss, damage, or injury to any Person or property arising out of the authorized or unauthorized use of lakes, ponds, streams, or other bodies of water within or adjacent to the Properties;

(d) Operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Dwelling Unit rotates among participants in the program on a fixed or floating time schedule over a period of years, except that Declarant and its assigns may operate such a program with respect to Dwelling Units which it owns;

(e) Occupancy of a Dwelling Unit by more than two persons per bedroom in the Dwelling Unit;

(f) Capturing, trapping or killing wildlife within the Properties, except (i) in circumstances posing an imminent threat to the safety of persons or pets using the Properties; (ii) when authorized and supervised by the Board in accordance with a game management program; or (iii) as otherwise specifically allowed by the Board. The Association shall have the right to remove water fowl from any golf course. The use of "live" rabbit traps is allowed under conditions specified in the Residential Design Guidelines;

(g) Activities which materially disturb or destroy the vegetation, wildlife, or air quality within the Properties or which result in unreasonable levels of sound or light pollution;

(h) Disposal of any oil, gas, or lubricants, and the storage or disposal of other hazardous materials (as may be determined in the Board's reasonable discretion and as defined by applicable law) anywhere within the Properties;

(i) Discharge of firearms or explosives within the Properties. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size;

(j) Parking of any vehicle (including, but not limited to, any car, truck, motorcycle, boat, or trailer) containing or displaying a "for sale" sign, or other indication of being "for sale," in any driveway or other portion of any Lot, or on any street or any portion of the Common Area; and

(k) Any business, trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or occupant residing in a Dwelling Unit may conduct business activities within the Dwelling Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Dwelling Unit; (ii) the business activity conforms to all zoning requirements for the Lot; (iii) the business activity does not involve regular visitation of the Lot or Dwelling Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the Properties; and (iv) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The leasing of a Dwelling Unit shall not be considered a business or trade within the meaning of this subsection. "Leasing," for purposes of this Declaration, is defined as regular, exclusive occupancy of a Dwelling Unit by any person other than the Owner, for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument. Dwelling Units may be leased only in their entirety. No fraction or portion may be leased. No structure on a Lot other than the primary residential Dwelling Unit shall be leased or otherwise occupied for residential purposes; provided, each Lot may contain an Ancillary Unit which is attached to or detached from the primary Dwelling Unit and is used for ancillary residential purposes (and is not available for independent sale or leasing). There shall be no subleasing of Dwelling Units or assignment of leases unless prior written approval is obtained from the Board. All leases shall be in writing.

No transient tenants may be accommodated in a Dwelling Unit, and all leases shall be for an initial term of no less than 30 days, except: (i) with the prior written consent of the Board. Notice of any lease, together with such additional information as may be required by the Board shall be given to the Board, including, but not limited to, proof that at least one of the lessee occupants is an Age-Qualified Occupant (55 years or older) and there are no children under the age of 19 occupying the Dwelling Unit by the Lot Owner within ten (10) days of execution of the lease. The Owner must make available to the lessee copies of the Governing Documents. The

Board may adopt reasonable rules regulating leasing and subleasing by Owners other than the Declarant.

The above paragraphs (a), (g), and (k) shall not apply to any activity conducted by the Declarant, or a Builder approved by the Declarant, with respect to the development and sale of Lots within the Properties, Declarant's use or operation of timeshare, or similar programs, or Declarant's use of any Lots which it owns within the Properties, including the construction and maintenance of model homes.

(3) Prohibited Conditions. The following shall be prohibited within the Properties:

(l) Except as may otherwise be provided in the Design Guidelines, exterior antennas, aerials, satellite dishes, or other apparatus for the transmission or reception of television, radio, satellite, telephone, or other electric currents, power, or signals of any kind unless completely contained within the Lot so as not to be visible from other Lots, Common Area, or Private Amenities by any Person, six feet in height, standing at foundation level on any Lot, Common Area or Private Amenity (hereafter, "Visible From Neighboring Property") or otherwise approved pursuant to Article X; provided, the Declarant and the Association shall have the right, but not the obligation, to erect or install and maintain such apparatus, even if Visible From Neighboring Property, for the benefit of all or a portion of the Properties;

(m) Walls, dog runs, animal pens, or fences of any kind on any Lot except as approved in accordance with Article X;

(n) Open garage doors. Garage doors shall remain closed at all times except when entering and exiting the garage, or as otherwise authorized by the Board;

(o) Stand-alone flagpoles in front yard (permitted only in rear yard within specifications of the Residential Design Guidelines), clotheslines, or other outside facilities for drying or airing clothes;

(p) Detached garages;

(q) Excessive exterior lighting on any Lot, including lighting which causes unreasonable glare, unless necessary for public safety purposes on, or lighting of, Private Amenities or Common Area. The Board, or its designee shall determine whether any exterior lighting is excessive;

(r) Tents, shacks, or temporary structures on any Lot except as approved in accordance with Article X or as may be authorized by the Declarant during initial construction within the Properties. Temporary structures used during the construction or repair of a Dwelling Unit or other improvements shall be removed immediately after the completion of construction or repair;

(s) Temporary or permanent storage buildings or sheds, whether prefabricated,

metal or of any other construction whatsoever, which are Visible From Neighboring Property. No furniture, fixtures, firewood, appliances, machinery, equipment, or other goods or chattels which are not in active use shall be stored in any building or any Lot or Common Area in such a manner as to be Visible from Neighboring Property; provided, however, this restriction shall not apply to the property of the Association, the Declarant, or any Builder (to the extent approved by the Declarant). Notwithstanding the foregoing, an Owner may be permitted to construct or place a gazebo, pergola, or similar structure within the rear yard of a Lot if in conformance with the Design Guidelines and all applicable zoning ordinances and otherwise approved pursuant to Article X;

(t) Outdoor playground equipment (except within any Common Area); and

(u) Designs in landscaping softscape or hardscape that appear unnatural or cause a distraction or are otherwise limited or prohibited by the Design Guidelines; (e.g., words, initials, or images). All landscaping shall be maintained in accordance with the Community-Wide Standard.

(4) Rules Regarding Pets. Raising, breeding, or keeping of animals, insects, or poultry of any kind is prohibited in the Properties except in accordance with the following:

(v) Occupants of Dwelling Units may keep a total of three cats and/or dogs and a reasonable number of other usual and common household pets on a Lot;

(w) Pets shall be confined to the Lot or kept on a leash at all times;

(x) Owners of pets shall be responsible for the immediate removal and disposal of all solid animal waste of such owners' pets;

(y) No pet shall be allowed to make objectionable noises or an unreasonable amount of noise (as determined in the reasonable discretion of the Board);

(z) Pets which are permitted to roam free, make objectionable or excessive noise, leave waste in the Properties, endanger the health or safety of occupants of other Dwelling Units, or constitute a nuisance or inconvenience to occupants of other Dwelling Units shall be removed upon request of the Board. If the pet owner fails to honor the request, the Board may remove the pet; and

(aa) A maximum of three (3) hummingbird feeders in the landscaped area. No other type of bird feeders are permitted, i.e., quail blocks, seed feeders, etc. No birdhouses are permitted.

This ~~Section~~section (4) shall not apply to prohibit the Declarant or the Association from permitting, tolerating, or encouraging use of the Properties, including bodies of water within the Properties, by animals, birds, or other wildlife.

(5) Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot so as to render any such property or any portion thereof

or activity thereon, unsanitary, unsightly, offensive, or detrimental to any other portion of the Properties. Woodpiles or other material shall be stored in a manner so as not to be Visible From Neighboring Property and so as not to be attractive to native rodents, snakes, and other animals and to minimize the potential danger from fires. No other nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other portion of the Properties. Without limiting the generality of any of the foregoing provisions, the Board shall be permitted to establish and enforce reasonable restrictions and guidelines with respect to noise levels originating from a Lot and with respect to the placement and use of noisemaking apparatus on any Lot. No activities shall be conducted upon or adjacent to any Lot or within improvements constructed thereon which are or might be unsafe or hazardous to any Person or property. No open fires shall be lighted or permitted on the Properties, except in a contained outdoor fireplace or barbecue unit while attended and in use for cooking purposes or within a safe and well-designed interior fireplace. No odors shall be permitted to arise or emit from any Lot, which are offensive or detrimental to any neighboring property, as determined in the discretion of the Board.

Normal construction activities and parking in connection with the building of improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction consistent with the Community-Wide Standard. During construction periods, trash and debris shall not be permitted to accumulate and shall be removed or placed in appropriate trash containers on a daily basis. Supplies of brick, block, lumber and other building materials shall be piled only in such areas as may be approved in accordance with Article X. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved in accordance with Article X, which may also require screening of the storage areas. The Declarant, for so long as it owns any property described in Exhibit "A," and, thereafter, the Board, in its sole discretion, shall have the right to determine the existence of any such nuisance.

(6) Trash Containers and Collection. No garbage or trash shall be placed or kept on any Lot or Common Area except in covered containers of a type, size and style which are approved in accordance with Article X and the Design Guidelines. In no event shall such containers be Visible From Neighboring Property except to be available for collection and then only for the shortest time reasonably necessary for such collection. All rubbish, trash, or garbage shall be removed from the Lots and Common Area and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot. All trash containers shall be in-ground containers as provided by Del Webb. All replacement containers are the responsibility of the homeowner. No other trash containers will be allowed. Trash outside the approved in-ground containers may not be placed outside the house before 6:00 p.m. the day before the scheduled pick-up.

(7) Trucks, Trailers, Recreational Vehicles, Campers and Boats. No motor vehicle classed by manufacturer rating as exceeding one ton, recreational vehicle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer, or other similar equipment or vehicle may be parked, maintained, constructed, reconstructed or repaired on any Lot, Common Area, or on any street within the Properties; provided, however, that the provisions of this subsection shall not apply to cleaning, loading or unloading and short-term parking which shall be permitted for a cumulative period not to exceed 72 hours in any calendar month. The

provisions of this subsection shall not apply to: (a) pickup trucks of one ton or less capacity with camper, shells not exceeding seven feet in height measured from ground level and mini-motor homes and/or passenger vans not exceeding seven feet in height and eighteen feet in length, which are used on a regular and recurring basis for basic transportation, are parked in a garage or enclosed shelter permitted by this Declaration, constructed as an integral part of the Lot, and maintained in the same manner as all other parts of the Dwelling Unit constructed thereon; and (b) trucks, trailers and campers parked in areas designated for parking in non-residential land use classifications in connection with permitted commercial activities conducted in such non-residential land use classifications. None of the vehicles described above, or any other vehicle, may be used as a living area or otherwise occupied while located on the Properties.

(8) Motor Vehicles. No automobile, motorcycle, motorbike, or other motor vehicle shall be constructed, reconstructed, or repaired upon any Lot, Common Area or street within the Properties, and no inoperable vehicle may be stored or parked on any Lot so as to be Visible From Neighboring Property; provided, however, that the provisions of this subsection shall not apply to emergency vehicle repairs. The provisions of this subsection shall not apply to motor vehicles and equipment owned or operated by the Declarant, Builders (to the extent approved by Declarant) or the Association and parked in designated maintenance areas.

(9) Parking. It is the intent of the Declarant to restrict on-street parking as much as possible. Vehicles of all occupants of Dwelling Units and of their guests are to be kept in garages, carports, and residential driveways, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles on a Lot; provided, however, this subsection shall not be construed to permit the parking in the above described areas of any vehicle whose parking within the Properties is otherwise prohibited or the parking of any inoperable vehicle.

(10) Diseases and Insects. Owners shall not permit any thing or condition to exist upon any Lot that is likely to induce, breed, or harbor infectious plant diseases or noxious insects.

(11) Overhead Encroachments. No tree, shrub, or planting of any kind on any Lot shall be allowed to overhang or otherwise encroach upon any sidewalk, street, pedestrian pathway, golf cart path, or other area from ground level to a height of eight feet without prior approval in accordance with Article X.

(12) Swimming Pools. In addition to any requirements set forth by the Declarant or the Board or in the Design Guidelines, no swimming pool, spa, pond, or other man-made body of water may be constructed, installed, or maintained on any Lot in violation of any applicable local government pool ordinances, including, but not limited to, the Maricopa County Swimming Pool and Protective Enclosure criteria. This shall include compliance with any requirements as to the construction and maintenance of walls or fences.

EXHIBIT "D"
Intentionally Deleted
Rules of Arbitration

1. ~~Claimant shall submit a Claim to arbitration under these Rules by giving written notice to all other Parties stating plainly and concisely the nature of the Claim, the remedy sought and Claimant's submission of the Claim to arbitration ("Arbitration Notice").~~

2. ~~The Parties shall select arbitrators ("Party Appointed Arbitrators") as follows: all the Claimants shall agree upon one Party Appointed Arbitrator, and all the Respondents shall agree upon one Party Appointed Arbitrator, The Party Appointed Arbitrators shall, by agreement, select one neutral arbitrator ("Neutral") so that the total arbitration panel ("Panel") has three arbitrators,~~

3. ~~If the Panel is not selected under Rule 2 within 45 days from the date of the Arbitration Notice, any party may notify the nearest chapter of The Community Associations Institute, for any dispute arising under the Governing Documents, or the American Arbitration Association, or such other independent body providing arbitration services, for any dispute relating to the design or construction of improvements on the Properties, which shall appoint one Neutral ("Appointed Neutral"), notifying the Appointed Neutral and all Parties in writing of such appointment The Appointed Neutral shall thereafter be the sole arbitrator and any Party Appointed Arbitrators or their designees shall have no further duties involving the arbitration proceedings.~~

4. ~~No person may serve as a Neutral in any arbitration in which that person has any financial or personal interest in the result of the arbitration. Any person designated as a Neutral or Appointed Neutral shall immediately disclose in writing to all Parties any circumstance likely to affect impartiality, including any bias or financial or personal interest in the outcome of the arbitration ("Bias Disclosure"). If any Party objects to the service of any Neutral or Appointed Neutral after receipt of that Neutral's Bias Disclosure, such Neutral or Appointed Neutral shall be replaced in the same manner in which that Neutral or Appointed Neutral was selected.~~

5. ~~The Appointed Neutral or Neutral, as the case may be ("Arbitrator") shall fix the date, time and place for the hearing. The place of the hearing shall be within the Properties unless otherwise agreed by the Parties. In fixing the date of the hearing, or in continuing a hearing, the Arbitrator shall take into consideration the amount of time reasonably required to determine Claimant's damages accurately.~~

6. ~~Any Party may be represented by an attorney or other authorized representative throughout the arbitration proceedings. In the event the Respondent fails to participate in the arbitration proceeding, the Arbitrator may not enter an Award by default, but shall hear Claimant's case and decide accordingly.~~

7. ~~All persons who, in the judgment of the Arbitrator, have a direct interest in the arbitration are entitled to attend hearings. The Arbitrator shall determine any relevant legal issues, including whether all indispensable parties are Bound Parties or whether the claim is barred by the statute of limitations.~~

~~8. — There shall be no stenographic record of the proceedings.~~

~~9. — The hearing shall be conducted in whatever manner will, in the Arbitrator's judgment, most fairly and expeditiously permit the full presentation of the evidence and arguments of the Parties. The Arbitrator may issue such orders as it deems necessary to safeguard rights of the Parties in the dispute without prejudice to the rights of the Parties or the final determination of the dispute.~~

~~10. — If the Arbitrator decides that it has insufficient expertise to determine a relevant issue raised during arbitration, the Arbitrator may retain the services of an independent expert who will assist the Arbitrator in making the necessary determination. The scope of such professional's assistance shall be determined by the Arbitrator in the Arbitrator's discretion. Such independent professional must not have any bias or financial or personal interest in the outcome of the arbitration, and shall immediately notify the Parties of any such bias or interest by delivering a Bias Disclosure to the Parties. If any Party objects to the service of any professional after receipt of a Bias Disclosure, such professional shall be replaced by another independent licensed professional selected by the Arbitrator.~~

~~11. — No formal discovery shall be conducted in the absence of express written agreement among all the Parties. The only evidence to be presented at the hearing shall be that which is disclosed to all Parties at least 30 days prior to the hearing; provided, however, no Party shall deliberately withhold or refuse to disclose any evidence which is relevant and material to the Claim, and is not otherwise privileged. The Parties may offer such evidence as is relevant and material to the Claim, and shall produce such additional evidence as the Arbitrator may deem necessary to an understanding and determination of the Claim. The Arbitrator shall be the sole judge of the relevance and materiality of any evidence offered, and conformity to the legal rules of evidence shall not be necessary. The Arbitrator shall be authorized, but not required, to administer oaths to witnesses.~~

~~12. — The Arbitrator shall declare the hearings closed when satisfied the record is complete.~~

~~13. — There will be no post hearing briefs.~~

~~14. — The Award shall be rendered immediately following the close of the hearing, if possible, and no later than 14 days from the close of the hearing, unless otherwise agreed by the Parties. The Award shall be in writing, shall be signed by the Arbitrator and acknowledged before a notary public. If the Arbitrator believes an opinion is necessary, it shall be in summary form.~~

~~15. — If there is more than one arbitrator, all decisions of the Panel and the Award shall be by majority vote.~~

~~16. — Each Party agrees to accept as legal delivery of the Award the deposit of a true copy in the mail addressed to that Party or its attorney at the address communicated to the Arbitrator at the hearing.~~

