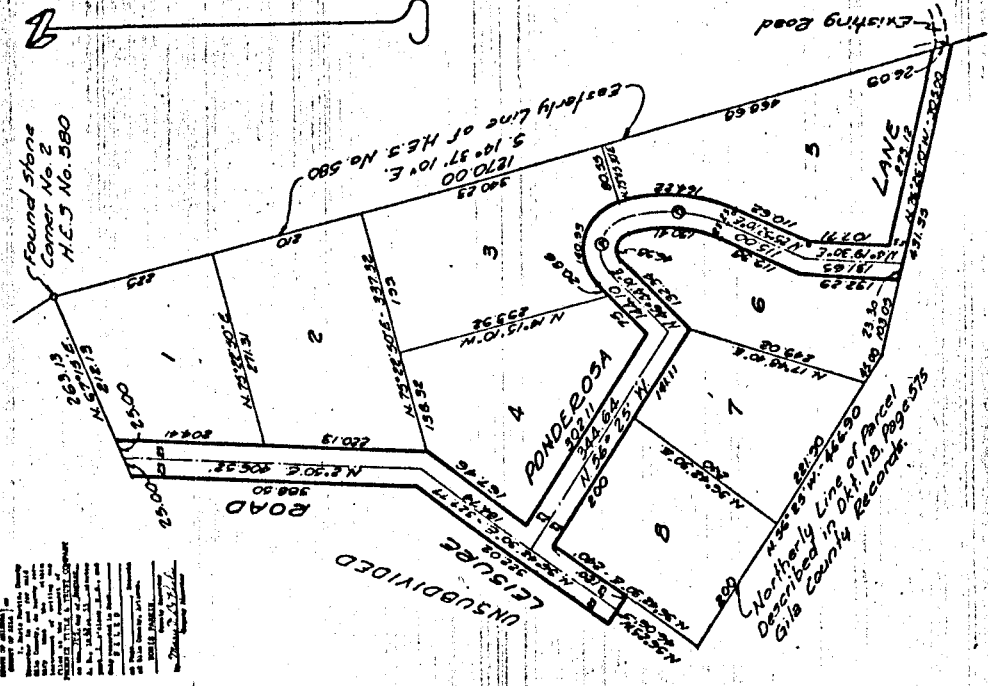


276

PONDEROSA SPRINGS
 A SUBDIVISION OF A PORTION OF
 HOMESTEAD ENTRY SURVEY NO 580

SECTIONS 26, 27, 28 & 34 (UNSURVEYED)
 T10 1/2 N., R14 E., G. & S. R.B. # M.
 HOLMQUIST ENGINEERS, INC.
 JOB NO. 10687 MAP NO. D-9709
 Scale 1 inch = 100 feet



CENTER LINE CURVE DATA

Curve	117° 01' 30"	45.00	75.10	93.95
A				
B	45° 06' 40"	200.43	77.16	47.31

DEDICATION

State of Arizona
 County of Gila
 I, John W. Morris, do hereby certify that the above described premises are the property of John W. Morris and Clara Morris, his wife, as owners, and have hereunto set their hand this 11th day of July, 1962.

John W. Morris, Owner
Clara Morris, Owner

ACKNOWLEDGEMENT

State of Arizona
 County of Gila
 I, John W. Morris, do hereby certify that the above described premises are the property of John W. Morris and Clara Morris, his wife, as owners, and have hereunto set their hand this 11th day of July, 1962.

John W. Morris, Owner
Clara Morris, Owner

APPROVAL

This map of Ponderosa Springs was approved for recording this 11th day of July, 1962.

By James H. Coyle, Chairman
 Board of Supervisors
 Gila County, Arizona
 Attest James H. Coyle, Clerk

CERTIFICATE

This is to certify that the survey and subdivision of premises described and platted hereon was made under my direction during the month of June, 1962.



STATE OF ARIZONA, County of Gila, ss:
I do hereby certify that the within instrument was filed and recorded at request of PHOENIX TITLE & TRUST COMPANY
Date August 3rd, 1962 Time 1:55 P. M. Docket 140 Official Records Page 73
Records of Gila County, Arizona.

WITNESS my hand and official seal the day and year first above written.

DORIS PARKIN, County Recorder

257846

By Mary V. De Paoli Deputy

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That JOHN W. MORRIS and CLARA MORRIS, his wife, being the owners of the premises in Gila County, Arizona, described as follows:

All of PONDEROSA SPRINGS, a subdivision of part of a portion of Homestead Entry Survey No. 580, situated in Tonto National Forest in Sections 26, 27, 34 and 35, unsurveyed, T. 10 1/2 N., R. 14 E., of the Gila and Salt River Base and Meridian, Gila County, Arizona; according to the official plat on file in the Office of the County Recorder of Gila County, Arizona, in Map File No. 276.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following covenants, conditions, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be considered as restrictive covenants running to the Title of said premises and of each and every part and parcel thereof, to-wit:

All of said lots and parcels in said subdivision shall be used for residential purposes only; AND no business or occupation for gain shall be maintained upon any part of said premises.

No lot or parcel shall be resubdivided into any lot or parcels that contain less than 21,780 square feet area and shall be conveyed by recorded document subject to the approval or disapproval of any Local, County or State Planning or Zoning Committee and/or the Agent or Committee having jurisdiction of said subdivision; EXCEPT for public utilities, in which event

PURSUANT TO SEC. 804 (c), TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968, 42 USC 3601, ET SEQ, RESTRICTIONS HEREIN, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN ARE DELETED OR OMITTED.

the remaining portion of said lot shall, for the purposes of this provision, be treated as a whole lot; PROVIDED that this restriction shall not prevent the conveyance of a part of a lot to an adjacent owner of a whole lot, after which time said whole lot and the adjacent part of a lot in such common ownership shall, for the purposes of these restrictions, be considered as one residential lot.

All structures or buildings to be erected or proposed to be moved or placed upon any lot shall be subject to the approval or disapproval of the Agent or Committee having jurisdiction of said subdivision.

Trailers maybe placed on any lot and maybe used for dwellings subject to the approval or disapproval by the Agent or Committee having jurisdiction of said subdivision.

Lot owners may use their lots for camping; PROVIDED they maintain the premises in such a manner so as not to render the same unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof.

Toilets or sanitary facilities shall be erected or provided on each lot prior to any residential structure, building, trailer or camping facilities being placed or erected upon any lot and after placement upon premises shall be maintained in such manner so as not to be unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof; placement of sanitary facilities and the maintenance thereof shall be subject to the approval or disapproval of any Local, County or State Health Department and/or the Agent or Committee having jurisdiction of said subdivision.

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No part of said subdivision shall be used for any obnoxious or offensive purposes, nor for a hotel, boarding house, sanitarium, hospital, nor for the care, lodging or entertainment of a business enterprise for and of persons suffering from disease, or for any purpose which would depreciate the value of the property or adjacent property, or which might constitute a nuisance or hinderance to the use of any part of said subdivision for residential purposes.

No livestock or poultry, with the exception of horses, cows and chickens, shall be kept or maintained on any of the above described lots. Livestock shall be limited to 2 (two) animals per acre and poultry to a reasonable number to be used for domestic purposes only. Livestock shall be kept in corrals and poultry shall be kept in poultry houses with runs, and either or both shall be situated, placed or erected and maintained in such a manner so as not to be unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof.

The development, pumping and use of water produced upon any lot or portion thereof shall be restricted to the private and domestic use of the owner or occupant of said lot or portion thereof; PROVIDED, however, that John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns shall have the right to transport water to any portion of H.E.S. NO. 580 for domestic use thereon.

There is reserved unto John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns, whenever practical or practicable, the right to install and maintain poles and lines for telephone and electric

power service and easements for the installation and maintenance of pipe lines for carrying domestic water over and across such part of any lot or parcel in said subdivision as said John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns, shall deem proper; with the understanding that the placement of such poles, lines and easements shall, wherever practical and practicable, be so placed as to be of the least possible hinderance to the use of said lots in said subdivision by occupants thereof.

The "Agent" hereinabove referred to shall be John W. Morris or such person as he may appoint by instrument in writing and recorded in the Office of the County Recorder of Gila County, Arizona; PROVIDED, however, that the powers of said Agent shall vest in any Committee duly selected by a majority of individual lot owners after the number of lot owners in said subdivision exceeds one-half ($\frac{1}{2}$) of the lots in said subdivision.

Deeds of conveyance for said property or any portion thereof may contain the above covenants, conditions, stipulations and restrictions by referring to this document, but whether or not such reference is made in such deeds, each and all of these covenants, conditions, stipulations and restrictions shall be binding on the respective Grantees.

The foregoing covenants, conditions, stipulations and restrictions run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1992, at which time said covenants, conditions, stipulations and restrictions shall be automatically extended for successive periods of Ten (10) years each; UNLESS by a vote of a majority

of the then owners of lots or parcels in said subdivision it is agreed to change the same covenants, conditions, stipulations and restrictions in whole or part.

If there shall be a violation or threatened or attempted violation of any of said covenants, conditions, stipulations and restrictions, it shall be lawful for any person or persons owning any real property situated in said subdivision to proceedings at law or in equity against all persons violating or threatening or attempting to violate any such covenants, conditions, stipulations and restrictions and either to prevent him or them from so doing or recover damages or other dues from such violation.

Invalidation of any one of the covenants, conditions, stipulations and restrictions shall in no wise effect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of July, 1962.

John W. Morris
John W. Morris
Clara Morris
Clara Morris

STATE OF ARIZONA)
COUNTY OF GILA) ss.

On this the 26th day of July, 1962, before me the undersigned officer, personally appeared JOHN W. MORRIS and CLARA MORRIS, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I have hereunto set my hand and official seal.

Margaret E. Phillips
Notary Public

