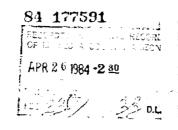
Recording Request by and when recorded mail to:





FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions is made and entered into this '7 day of January, 1984, by and between Legend Homes, Inc., an Arizona corporation, as Trustor (the "Declarant"), and The Lot Owners, whose names are appended hereto (the "Lot Owners").

RECITALS:

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WHEREAS, the original Declaration of Covenants, Conditions and Restrictions was recorded on September 12, 1979, in the office of the Maricopa County Recorder in Docket No. 13893, Pages 218-243, designated Document No. 337190 (the "Declaration");

WEEREAS, the Declaration was amended by Amendment recorded on May 20, 1980, in the office of the Maricopa County Recorder in Docket No. 14429, Pages 814 and 815, designated Document No. 165871 (the "First Amendment");

WHEREAS, the Declaration and First Amendment were amended by Amendment recorded on December 2, 1980, in the office of the Maricopa County Recorder in Docket No. 14865, Pages 1362-1373, designated Document No. 395860 (the "Third Amendment");

WHEREAS, the Declaration and Amendments pertain and relate to a subdivision in Maricopa County, Arizona, recorded as HALLCHAFT VILLAS WEST NINE in Book 163 of Maps, Page 48, in the office of the Maricopa County Recorder;

WHEREAS, Exhibit "A" attached to this Fourth Amendment sets forth the legal description of the real property affected by this Amendment (the "Real Property");

WHEREAS, pursuant to Article XIV, Section 3 of the Declaration, the Declaration may be amended by an instrument signed by not less than ninety (90%) percent of the Lot Owners (including the Declarant); and

WHEREAS, the Declarant and Lot Owners have determined that it would be in their best interest and in the best interest of future Lot Owners to amend the Declaration and Amendments thereto as follows:

AGREEMENTS:

It is agreed that the Declaration and Amendments thereto shall be amended as set forth below, and as amended, shall remain in full force and effect.

MARTICLE I DEFINITIONS

Section 1. 'Association' shall mean and refer to LEGEND VILLAS WEST TOWNHOUSE ASSOCIATION, an Arizona non-profit corporation, its successors and assigns.

Section 6. 'Declarant' shall mean and refer to LEGEND HOMES, INC., an Arizona corporation, its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot the Declarant for the purposes of development.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 2. The Association shall have two classes of voting membership as follows:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B member(s) shall be the declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership, without further act or deed, upon the happening of any of the following events:

a. When the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership; or

b. On December 31, 1985.

ARTICLE IX USE RESTRICTIONS

Section 4. No advertising signs (except one of not more than two feet by three feet 'for rent' or 'for sale' sign per parcel), billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on the premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner of any townhouse or any resident thereof. Further, no business activities of any kind whatsoever shall be conducted in any building or on any portion of the premises; provided further, however, the foregoing covenants shall not apply to the business activities, signs and billboards, or the construction and maintenance of buildings, if any, of the builder, Declarant, their agents and assigns during the construction and sale period, and of the Association, its successors and assigns, in the furtherance of its powers and purposes as herein set forth."

IN WITNESS WHEREOF, the undersigned, being the Declarant and Trustee herein, have hereunto set their hand this _______ day of January, 1984.

"DECLARANT"

LEGEND HOMES, INC., an Arizona

corporation

By: <u>AllAll</u> Adella Michael Master, President

STATE OF ARIZONA) ss. County of Maricopa)

On this 3/ day of AMMAIC, 1984, before me personally came Michael Master, to me known and known to me to the individual who executed the foregoing instrument, and acknowledged that he executed same.

Notary Public

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County of Maricopa)

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FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

 ${\tt EPIC}$ ASSOCIATES 80-VIII, a Virginia limited partnership and owner of the five units listed below

By: Equity Programs Investment Corporation its general partner

Charles W. Tiedemann

Charles W. Tiedemann Assistant Vice President 4/25/84 Date

Units:

#1397 1-4111 N. 69th Lane Phoenix, Arizona 85033

#1396 2-4111 N. 69th Lane Phoenix, Arizona 85033

#1395 3-4111 N. 69th Lane Phoenix, Arizona 85033

#1394 4-4111 N. 69th Lane Phoenix, Arizona 85033

\$1394 5-4111 N. 69th Lane Phoenix, Arizona 85033

STATE OF VIRGINIA, COUNTY OF FAIRPAX

I, the undersigned, a notary public in and for the jurisdiction aforesaid, do hereby certify that Charles W. Tiedemann, personally known to me to be the Assistant Vice President of FQUITY PROGRAMS INVESTMENT CORPORATION, general partner of EPIC Associates VIII, a Virginia limited partnership, acknowledged the consent to the within instrument to be the act and deed of Equity Programs Investment Corporation for the purposes therein recited.

Given under my hand this 35th day of 1984.

My Commission Expires:

4-15-87

Notary Public

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