



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
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WHEN RECORDED, RETURN TO:

99-0339639 04/09/99 10:23

PAULA 12 OF 25

Queen Creek Ranchettes II
Homeowners Association
c/o Gerald M. Klein, President
19455 Silver Creek Lane
Queen Creek, Arizona 85242

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
QUEEN CREEK RANCHETTES II HOMEOWNERS ASSOCIATION**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Queen Creek Ranchettes II (this "First Amendment") is made as of this 5th day of ~~March~~ *April* 1999, by Queen Creek Ranchettes II Homeowners Association, an Arizona nonprofit corporation (the "Association").

A. A Declaration of Covenants, Conditions and Restrictions for Queen Creek Ranchettes II (the "Declaration") was recorded at Recording No. 95-0396012, records of Maricopa County, Arizona, to establish a general plan for the development, sale, lease and use of the Project located in Queen Creek, Arizona, known as Queen Creek Ranchettes II.

B. Capitalized terms used in this First Amendment without definition shall have the meanings given to such terms in the Declaration.

C. Subsection 9.3.1 of the Declaration provides that the Declaration may be amended by the written approval or the affirmative vote, or any combination thereof, of Owners representing not less than seventy-five percent (75%) of the Lots in the Association. Subsection 9.3.5 provides that any amendment approved pursuant to Subsection 9.3.1 of the Declaration shall be signed by the President or Vice President of the Association and recorded with the County Recorder of Maricopa County, Arizona.

D. The amendments to the Declaration set forth in this First Amendment have been approved by the written approval or the affirmative vote, or a combination thereof, of Owners representing not less than seventy-five percent (75%) of the Lots in the Association.

AMENDMENT

Omitting, if any, restrictions based on race, color, religion, sex, handicap, familial status or national origin.

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NOW, THEREFORE, the Declaration is amended as follows:


1. The first sentence of Subsection 3.27 is amended to read as follows:

The Rear and Side Yards of each Lot shall be enclosed with either (i) a six foot (6') masonry block wall or (ii) a six foot (6') masonry block wall with wrought iron, or (iii) a five foot (5') fence of galvanized steel or ranch-style vinyl material having no less than three (3) rails, with post set in concrete and having posts and rails with a minimum outside diameter of one and seven-eighths inches (1 $\frac{7}{8}$ ").

2. Except as expressly amended by this First Amendment, the Declaration shall remain in full force and effect. In the event of any conflict or inconsistency between this First Amendment and the Declaration, this First Amendment shall control.

3. The Association certifies that the amendment to the Declaration set forth in this First Amendment has been approved as required by Subsection 9.3. of the Declaration.

QUEEN CREEK RANCHETTES II
HOMEOWNERS ASSOCIATION, an
Arizona nonprofit corporation

By: 
Gerald M. Klein
Its: President

STATE OF ARIZONA §
 §
County of Maricopa §

On this, the 5th day of ^{April} ~~March~~, 1999, before me, the undersigned Notary Public, personally appeared Gerald M. Klein, who acknowledged himself to be President of QUEEN CREEK RANCHETTES II HOMEOWNERS ASSOCIATION, an Arizona nonprofit corporation, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

David E. Bennick
Notary Public

My Commission Expires:
2/2/2000

