

CAVECREEKVIL2ndAmend-2-1-1--
morenoa

WHEN RECORDED RETURN TO:

Carpenter, Hazlewood, Delgado & Bolen, PLC
1400 East Southern Avenue, Suite 400
Tempe, Arizona 85282

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM AND OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CAVE CREEK VILLAS, A CONDOMINIUM**

This Second Amendment to the Declaration of Condominium and of Covenants, Conditions and Restrictions for Cave Creek Villas, a Condominium (“the Second Amendment”) is made as of this 12th day of June, 2017, by Cave Creek Villas Homeowners Association, Inc., an Arizona nonprofit corporation (the “Association”).

RECITALS

A. The Declaration of Condominium and of Covenants, Conditions and Restrictions for Cave Creek Villas, a Condominium (the “Declaration”) was recorded on June 9, 2004 at Instrument No. 2004-0653384 in the official records of the Maricopa County Recorder.

B. The First Amendment to Declaration of Condominium and of Covenants, Conditions and Restrictions for Cave Creek Villas, a Condominium (the “First Amendment”) was recorded on June 16, 2004 at Instrument No. 2004-0683214 in the official records of the Maricopa County Recorder.

C. Article 12, Section 12.5(A) of the Declaration provides that the Declaration may be amended at any time by a vote or written consent of the Unit Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

D. This amendment was adopted and approved at a duly called election, the Unit Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated voting affirmatively for the adoption of the amendment.

AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:


The following language shall be added to Article 5, Section 5.0(A):

- (xi) *the roofs of all Duplex Unit Groups and Triplex Unit Groups;*
- (xii) *the exterior paint on all Duplex Unit Groups and Triplex Unit Groups.*

Except as expressly amended by this Second Amendment, the Declaration shall remain in full force and effect. In the event of any conflict or inconsistency between this Second Amendment and the Declaration, this Second Amendment shall prevail. Unless otherwise defined herein, each capitalized term used in this Second Amendment shall have the meaning given to such term in the Declaration.

IN WITNESS WHEREOF, Cave Creek Villas Homeowners Association, Inc., an Arizona nonprofit corporation, has executed this Second Amendment as of the day and year first above written.

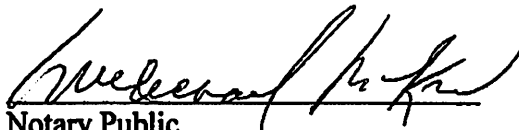
CAVE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC.,
an Arizona nonprofit corporation

By: 
VICE President CHARLES J. SPERRAZZA

State of Arizona)
) ss.
County of Maricopa)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 12 day of June, 2017, by C. SPERRAZZA, the VICE PRESIDENT of Cave Creek Villas Homeowners Association, Inc., an Arizona nonprofit corporation, for and on behalf of the corporation.

My Commission Expires: 9/24/2018


Notary Public

