

WHEN RECORDED, RETURN TO:
SunCor Development Company
Attn: C.A. Darby
1616 N. Litchfield Rd., Suite 270
Goodyear, AZ 85338



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2003-0321593 03/17/03 09:42
1 OF 1

5010R

COVENANTS AND RESTRICTIONS REGARDING REAL PROPERTY

Covenants and Restrictions Regarding Real Property made this 11th day of March, 2003, by SunCor Development Company, an Arizona corporation ("SunCor").

RECITALS

WHEREAS, SunCor is the owner of the following real property (collectively the "Lots" and individually a "Lot") located in Goodyear, Arizona:

Lots 1, 6-10, 21, 22, and 35-51, PALM VALLEY PHASE II PARCEL 6, as depicted on the Final Plat thereof, recorded in the official records of Maricopa County, Arizona on September 11, 2001, Book 572 of Maps, Page 29, as instrument number 2001-0833791.

WHEREAS, SunCor as the fee title Owner of the Lots for itself and its successors and assigns, in order to benefit the Lot and to maintain the unique characteristics thereof, wishes to restrict the residential structures which can be built upon the Lots to a single-story dwelling structure and further to prohibit upper-level view, seating, or walk decks from being construction upon the Lot or incorporated into a single-story dwelling structure constructed on the Lots; and

WHEREAS, SunCor fully intends that the restrictions, run with the land and that the same shall be binding upon any grantee of SunCor or its successors, assigns or transferees.

NOW, THEREFORE, in consideration of the foregoing premises, SunCor does hereby covenant and restrict the Lots as follows:

- 1. SunCor is the owner of the following real property (collectively the "Lots" and individually a "Lot") located in Goodyear, Arizona:

Lots 1, 6-10, 21, 22, and 35-51, PALM VALLEY PHASE II PARCEL 6, as depicted on the Final Plat thereof, recorded in the official records of Maricopa County, Arizona on September 11, 2001, Book 572 of Maps, Page 29, as instrument number 2001-0833791.

- 2. SunCor as the fee title Owner of the Lots for itself and its successors and assigns wishes to and hereby does restrict the residential structures which can be built upon the Lots to single-story dwelling structures and further to prohibit upper-level view, seating, or walk decks from being constructed upon any of the Lots on or incorporated into any of the single-story dwelling structures constructed on the Lots.
- 3. SunCor fully intends by granting the foregoing covenants and restrictions, that the same run with the land and that the same shall be binding upon any grantee of SunCor or its successors, assigns, or transferees.

SUNCOR DEVELOPMENT COMPANY,
An Arizona corporation

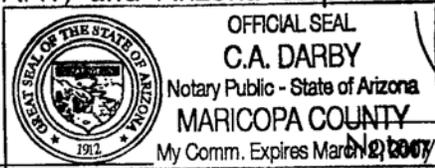
By: JTE
Jay T. Ellingson

Its: Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 13th day of March, 2003, by Jay T. Ellingson, the Vice President of SUNCOR DEVELOPMENT COMPANY, and Arizona corporation, for and on behalf of the corporation.

My commission expires:
3-2-07



C.A. Darby
Notary Public