

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That Arizona Title Guarantee & Trust Company, a corporation, Trustee, being the owner of all of the following described premises, situate within the County of Maricopa, State of Arizona, to-wit:

All the lots in OAKSHIRE, according to the map or plat thereof of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps, at page 2 thereof;

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

1. All the lots in OAKSHIRE shall be known and described as residential building lots.
2. No buildings shall be erected or maintained on any lot in OAKSHIRE other than one single-family or multiple family residence and the outbuildings necessary thereto. All buildings shall be predominantly of masonry construction.
3. No single or multiple dwelling shall be permitted on any residential lot unless the ground floor area of the main structure, exclusive of open porches and pergolas or attached garage, shall be at least eight-hundred (800) square feet. No garage or outbuilding shall be more than one story in height.
4. The front line of any single or multiple family dwelling erected in said tract shall be set back a minimum of twenty (20) feet from the front property line, and the side walls of such building shall not be closer than seven (7) feet to the side property line; PROVIDED, HOWEVER, that this restriction shall not apply to breezeways or carports which may be placed not closer than three (3) feet to the side property line. For the purposes of these restrictions, two or more lots or portions of lots used as one building site shall be considered as one lot.
5. No trailer, basement, tent, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
6. No hospital, sanitarium, or other place for the care or treatment of the sick or disabled, physically or mentally, nor any theater, bar or other place of entertainment shall ever be erected or permitted upon said tract, or any part thereof, and no business of any kind or character whatsoever shall be conducted in or from any residence in said tract.
7. No hogs, goats, cows, horses, sheep, poultry or rabbits shall be kept on any of said lots in OAKSHIRE.
8. Deeds of conveyance of said property or any part thereof, may contain the above restrictive covenants by reference to this document, but whether or not such reference is made in such deeds, or any part thereof, each and all of such restrictive covenants shall be valid and binding upon the respective grantees. Violation of any one or more of such covenants may be restrained by any court of competent jurisdiction and damages awarded against such violator; and each and every grantee expressly consents to the entry of a mandate requiring the removal of any structure commenced, erected or maintained in violation of any one or more of such restrictive covenants and expressly consents to the award of reasonable attorney's fees against him in any action brought to enforce any one or more of such restrictive covenants; PROVIDED, HOWEVER, that a violation of these restrictive covenants, or any one or more of them, shall not affect the lien of any mortgage now of record, or which hereafter may be placed of record, upon said tract, or any part thereof.
9. Should any of the restrictions herein contained be held to be invalid or void, such invalidity or voidance of any such restrictions shall in no way affect the validity of the rest of the restrictions.

It is expressly understood and agreed that the said DAKSHIRE has been platted and laid out as a choice and attractive residence district and that these covenants and restrictions are made for the benefit of the lots herein described and are to run with the land and shall inure to the benefit of and be binding on all parties or persons claiming under them until January 1st, 1978, at which time such covenants shall be automatically extended for successive periods of five years, unless by a majority of the then individual property owners it is agreed to change the said covenants in whole or in part.

IN WITNESS WHEREOF, the Arizona Title Guarantee & Trust Company has hereunto caused its corporate name to be signed, its corporate seal affixed, and the same to be attested by the signature of its duly authorized officer, this 17 day of ~~January~~ **FEBRUARY** 1954.

ARIZONA TITLE GUARANTEE & TRUST COMPANY,
as Trustee

By: [Signature]
Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

FEBRUARY

On this the 17 day of ~~January~~ **FEBRUARY**, 1954, before me, the undersigned Notary Public, personally appeared F. E. PETTYCROW, who acknowledged himself to be the Vice President of Arizona Title Guarantee & Trust Company, a corporation, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, as Trustee, by himself as such officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Unofficial Document

[Signature]
Notary Public

My commission expires May 23rd, 1954.

14461

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within
Instrument was filed and recorded
at request of

Arizona Title Guarantee & Trust Co.
FEB 18 1954 9:01 A.M.

In Docket 1200
on page 185-186

Witness my hand and official seal
the day and year aforesaid.

ROGER G. LAVEN

County Recorder
[Signature]
Deputy Recorder

275

Oakshire

A Subdivision of Lots 3, 4, 6 & 8 of Citrus Acres, Book 17, Page 29, M.C.R. Except the South 220 ft. of Lots 3 & 4, Located in the Southeast 1/4 of Section 25, Twp. 2 North, Range 3 East, G & S. R. B & M.

DEDICATION

State of Arizona
County of Maricopa

KNOW ALL MEN BY THESE PRESENTS: That the ARIZONA TITLE GUARANTEE AND TRUST COMPANY, an Arizona corporation, Trustee, has subdivided under the name of OAKSHIRE Lots 3, 4, 6 and 8 of Citrus Acres, a subdivision recorded in Book 17 of Maps at page 29 thereof, Maricopa County Records, and hereby publishes this plat as and for the plat of said OAKSHIRE and hereby declares that said plat sets forth the location, and gives the dimensions of the Lots, Streets and Alleys constituting same, and that each Lot and Street shall be known by the number or name given to each respectively on said plat, and The ARIZONA TITLE GUARANTEE AND TRUST COMPANY, Trustee, hereby dedicates to the public for use as such, the streets and alleys shown on said plat and included in the above described premises.

IN WITNESS WHEREOF THE ARIZONA TITLE GUARANTEE AND TRUST COMPANY, Trustee has caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signatures of F. E. Pettycrew, its Vice-President, and G. R. Sloane, its Secretary-Treasurer, thereunto duly authorized.
Done in Phoenix, Arizona this 14 day of JANUARY 1954

ARIZONA TITLE GUARANTEE AND TRUST COMPANY,
TRUSTEE

Attest: G. R. Sloane
Secretary-Treasurer

By: F. E. Pettycrew
Vice-President

ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

On this, the 14 day of JANUARY 1954, before me, the undersigned officer, personally appeared F. E. Pettycrew who acknowledged himself to be the Vice-President, and G. R. Sloane, who acknowledged himself to be the Secretary-Treasurer of The ARIZONA TITLE GUARANTEE AND TRUST COMPANY, a corporation, and acknowledged that they as such Vice-President and Secretary-Treasurer, respectively, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as Trustee, by themselves as such Vice-President and Secretary-Treasurer respectively.

IN WITNESS WHEREOF I have hereunto set my hand and official seal

Charles DeLo
NOTARY PUBLIC
My Commission Expires 5-23-54

Approved by the Board of Supervisors of Maricopa County, Arizona,
this 14th day of February 1954.

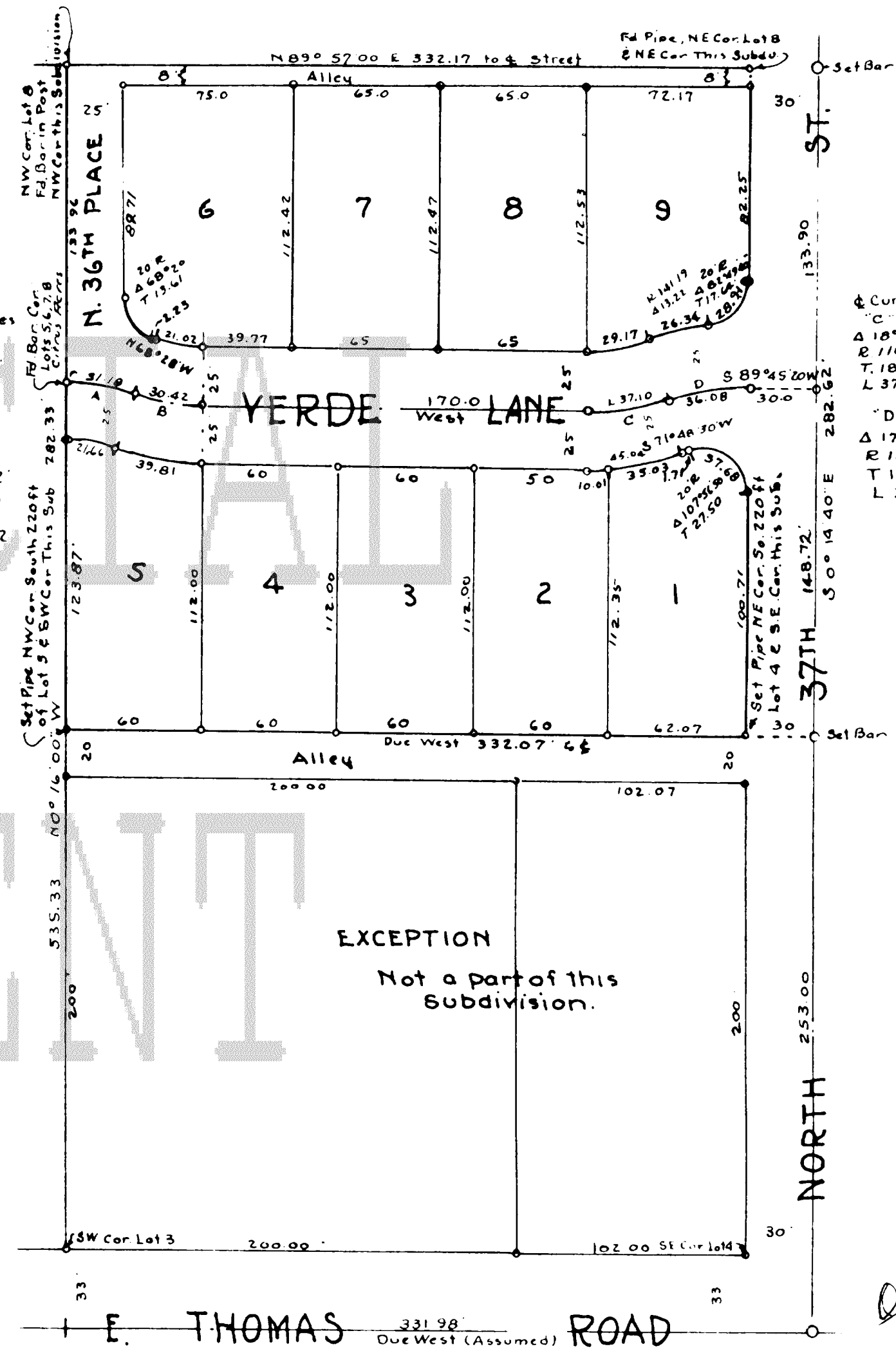
By: James H. Smith
Chairman

Attest: R. H. Guerin
Clerk

CERTIFICATE OF SURVEY

This is to certify that the Subdivision of the premises described and platted hereon was made by me during the month of November 1953.

W. T. Keplinger
Registered Professional Engineer



Curves
"C"
Δ 18° 11' 30"
R 116.86
T 18.71
L 37.10
"D"
Δ 17° 56' 50"
R 115.19
T 18.19
L 36.08

Scale 1" = 50 ft.
5305 24

INDEXED
PAGED
14460
STATE OF ARIZONA
County of Maricopa
I hereby certify that the within instrument was filed and recorded at request of
Arizona Title Guarantee & Trust Co.
FEB 18 1954 9:00 A.M.
In District 58 7111/2
on page 27
Witness my hand and official seal the day and year aforesaid.
ROGER G. LAVERN
County Recorder
Bernice H. Geyler
Deputy Recorder
500

John W. Beatty
DATE 1-14-54 M.H.A.