


WHEN RECORDED, RETURN TO:

The Ranch at Prescott
P.O. Box 471
Prescott, Az 86302

	INSTRUMENT # 9664300
	OFFICIAL RECORDS OF YAVAPAI COUNTY MARGO W. CARSON REQUEST OF: YAVAPAI-COCONINO TITLE AGENCY
	DATE: 11/08/96 TIME: 14:00
	FEE: 5.00 SC: 4.00 PT: 1.00
	BOOK 3309 PAGE 605 PAGES: 003

EX	FEE
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**AMENDMENT TO AMENDED UNIT DECLARATION
FOR
THE RANCH AT PRESCOTT UNIT VII**

This Amendment to Amended Unit Declaration for The Ranch at Prescott Unit VII (this "Amendment") is made as of this 8th day of November, 1996, by Bullwhacker Associates, an Arizona limited partnership (the "Declarant").

RECITALS

- A. A Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranch at Prescott (the "Declaration") was recorded in Book 2950, commencing at Page 430, records of Yavapai County, Arizona, to establish a general plan for the development, sale, lease and use of the master planned community known as The Ranch at Prescott.
- B. Terms used in this Amendment without definition shall have the meanings given to such terms in the Declaration.
- C. Section 2.2 of the Declaration grants the Declarant the right to annex and subject to the Declaration all or any portion of the Additional Property. Pursuant to the authority granted to the Declarant by Section 2.2 of the Declaration, an Amended Unit Declaration for The Ranch at Prescott Unit VII was recorded by the Declarant in Book 2989, commencing at Page 558, and a Corrective Amended Unit Declaration for The Ranch At Prescott Unit VII recorded in Book 3307, Page 817, records of Yavapai County, Arizona (the "Unit VII Declaration").
- D. The Declarant is the Owner of all the Lots annexed to the Declaration by the Unit VII Declaration, and the Declarant desires to amend the Unit VII Declaration to add certain restrictions with respect to the design and construction of Residential Units and other Improvements to be constructed on the Lots annexed to the Declaration by the Unit VII Declaration.

AMENDMENT

NOW, THEREFORE, the Declarant amends the Unit VII Declarations as follows:

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1. The following Paragraph 3 is added to the Unit VII Declaration:

3. Roofs of Residential Units must be concrete tile unless a different roofing material is approved in writing by the Architectural Committee. Flat roofs are permitted only with the prior written approval of the Architectural Committee. Exterior surfaces of Residential Units must be predominantly stucco, and the exterior walls of the Residential Units must be predominantly masonry construction. The Residential Units constructed on Lots 731, 835 and 838 through 855 must be a minimum of 3,000 livable square feet. No oversized garages for the parking of recreational vehicles or other large motor vehicles shall be constructed on any Lot.

2. Except as expressly amended by this Amendment, the Unit VII Declaration shall remain in full force and effect.

BULLWHACKER ASSOCIATES, an Arizona limited partnership

By: Lee, Ltd., an Arizona corporation, general partner

By: [Signature]

Its: PRESIDENT

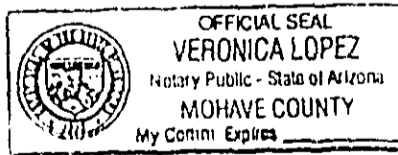
State of Arizona)
) ss.
County of Yavapai)

The foregoing instrument was acknowledged before me this 8th day of November, 1996, by John Lee, the President of Lee, Ltd., an Arizona corporation, general partner of Bullwhacker Associates, an Arizona limited partnership, on behalf of the partnership.

Veronica Lopez
Notary Public

My Commission Expires:

7-31-99



Unit Dec. AM
10/29/96

