

DEDICATION

State of Arizona
County of Gila

KNOW ALL MEN BY THESE PRESENTS, That John M. Adams and Celia Adams, his wife, have submitted under the name of Ponderosa Springs, Gila County, Arizona, a certain parcel of land situated in the Gila County, Arizona, to be known as Ponderosa Springs, Gila County, Arizona, and that the same shall be dedicated to the public for use as a park, and that each lot and each street shall be known by the number or name appearing thereon to each respectively on said plat and that the Adams and Celia Adams hereby dedicate above the parcel, premises, street, lots of Adams and Celia Adams, the wife, as owners have heretofore set their land this 18th day of OCTOBER, 1962.

John M. Adams
Celia Adams

John M. Adams
Celia Adams

ACKNOWLEDGEMENT

State of Arizona
County of Gila

I, the undersigned, Notary Public in and for the County of Gila, State of Arizona, do hereby certify that the foregoing instrument was duly executed by the parties whose names are subscribed to the foregoing instrument and acknowledged that they executed it for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL
this 18th day of OCTOBER, 1962.

Notary Public

APPROVAL

This map of Ponderosa Springs that was approved for recording on this day of _____, 1962.

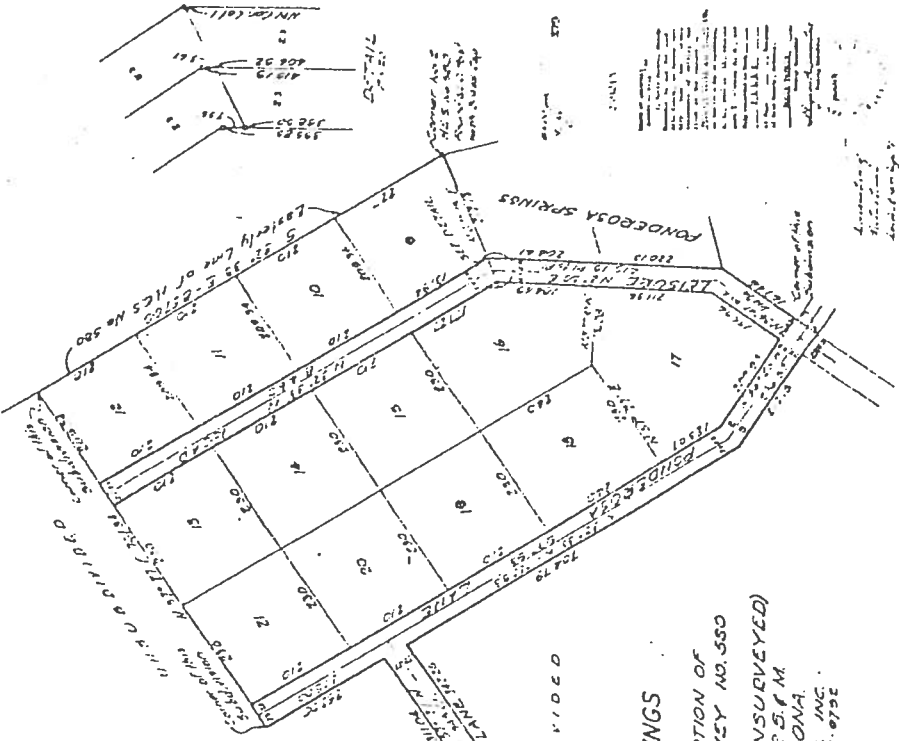
BOARD OF SUPERVISORS
GILA COUNTY, ARIZONA.

Approved: _____
Notary Public

CERTIFICATE

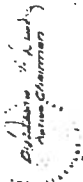
This is to certify that the survey and subdivision of premises described and public locations was made under my direction during the month of _____, 1962.

Notary Public



PONDROSA SPRINGS
UNIT TWO
A SUBDIVISION OF A PORTION OF
HOMESTEAD ENTRY SURVEY NO. 550
SITUATED IN
SECTIONS 16, 17, 18 & 19 (UNSURVEYED)
T104N, R14E - G.P.S.E.P.M.
GILA COUNTY, ARIZONA.
POLARQUIST ENGINEERS, INC.
SAN NO. 11,962
Scale: 1/4" = 60' Horiz.

UNSUBDIVIDED



DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESETTS

That JOHN W. MORRIS and CLARA MORRIS, his wife, being the owners of premises in Gila County, Arizona, described as follows:

All of PONDEROSA SPRINGS, UNIT 2, a subdivision of part of a portion of Homestead Entry Survey No. 580, situated in Tonto National Forest in Sections 26, 27, 34, and 35, unsurveyed, T. 10 1/2 N., R. 14 E., of the Gila and Salt River Base and Meridian, Gila County, Arizona; according to the Official Plat on file in the Office of the County Recorder of Gila County, Arizona, in Map File No. 279.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following covenants, conditions, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be considered as restrictive covenants running to the Title of said premises and of each and every part and parcel thereof, to wit:

All of said lots and parcels in said subdivision shall be used for residential purposes only. One single family residence, guest house, garage and other customary outbuildings maybe placed, erected or maintained on any lot or parcel in said subdivision: PROVIDED, however, that in no event shall any residence of any type be placed, erected or maintained upon any lot or parcel in said subdivision which contains less than 43,560 square feet area (one acre).

No business or occupation for gain shall be maintained upon any lot or parcel of said subdivision.

No lot or parcel shall be resubdivided into any lot or parcels that contains less than 21,780 square feet area and shall be conveyed by recorded document subject to the approval or disapproval of any local, county or State Planning or Zoning Committee and/or any Local, County, or State Health Department and/or the "Agent" or committee having jurisdiction of said, subdivision, EXCEPT for public utilities, in which event the remaining portion of said lot or parcel shall, for the purposes of this provision, be treated as a whole lot.

or parcel; PROVIDED, that this restriction shall not prevent the conveyance of a part of a lot or parcel to an adjacent owner of a whole lot or parcel, after which time said whole lot or parcel and the adjacent part of a lot, on parcel in such common ownership shall, for the purposes of these restrictions, be considered as one residential lot or parcel.

All structures or buildings to be erected or proposed to be moved or placed upon any lot or parcel shall be subject to the approval or disapproval of the "Agent" or committee having jurisdiction of said subdivision.

Trailers may be placed on any lot or parcel and maybe used for dwellings subject to the approval or disapproval by the "Agent" or committee having jurisdiction of said subdivision.

Lot owners may use their lots or parcels for camping, PROVIDED, that they maintain the premises in such a manner so as not to render the same unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof.

Toilets or sanitary facilities shall be erected or provided on each lot or parcel prior to any residential structure, building, trailer or camping facilities being placed or erected upon any lot or parcel and after placement upon premises shall be maintained in such manner so as not to be unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof; placement of sanitary facilities and the maintenance thereof shall be subject to the approval or disapproval of any Local, County or State Health Department and/or the "Agent" or Committee having jurisdiction of said subdivision.

No part of said subdivision shall be used for any obnoxious or offensive purposes, nor for a hotel, boarding house, sanitarium, hospital, nor for the care, lodging or entertainment of a business enterprise for and of persons suffering from disease, or for any purpose which would depreciate the value of the property or adjacent property, or which might constitute a nuisance or hinderance to the use of any part of said subdivision for residential purposes.

No livestock or poultry, with the exception of horses, cows and chickens, shall be kept or maintained on any of the above described lots or parcels. Livestock shall be limited to 2 (two) animals per acre and poultry to a reasonable number to be used for domestic purposes only. Livestock shall be kept in corrals and poultry shall be kept in poultry houses with runs, and either or both shall be situated, placed or erected and maintained in such a manner so as not to be unsanitary, unsightly, offensive or detrimental to any adjacent property or occupants thereof.

The development, pumping and use of water produced upon any lot, parcel or portion thereof shall be restricted to the private and domestic use of the owner or occupant of said lot, parcel or portion thereof; PROVIDED, however that John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns shall have the right to transport water to any portion of H.E.S. No. 580 for domestic use thereon.

There is reserved unto John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns, whenever practical or practicable, the right to install and maintain poles and lines for telephone and electric power service and easements for the installation and maintenance of pipe lines for carrying domestic water over and across such part of any lot or parcel in said subdivision as said John W. Morris and Clara Morris, his wife, and their heirs, executors, administrators and assigns, shall deem proper; with the understanding that the placement of such poles, lines and easements shall, wherever practical and practicable, be so placed as to be of the least possible hinderance to the use of said lots or parcels in said subdivision by occupants thereof.

The "Agent" hereinabove referred to shall be John W. Morris or such person as he may appoint, by instrument in writing and recorded in the office of the County Recorder of Gila County, Arizona; PROVIDED, however, that the powers of said "Agent" shall vest in any Committee duly selected by a majority of individual lot or parcel owners after the number of lot or

parcel owners in said sub-division exceeds one-half of the lots of parcels in said subdivision.

Deeds of conveyance for said property or any portion thereof may contain the above covenants, conditions, stipulations and restrictions by referring to this document, but whether or not such reference is made in such Deeds, each and all of these covenants, conditions, stipulations and restrictions shall be binding on the respective grantees.

It is the responsibility of the sub-division to maintain the roads and drainage ditches. To protect sub-division roads from erosion, it is the responsibility of the property owner to, at his own expense, bridge drainage ditches when installing driveways and to keep open the culverts under said driveways. It is the further responsibility of the property owner to prevent driveway drainage from eroding the sub-division road. If said erosion occurs, the sub-division reserves the right to extend the road drainage ditch across the apron of the property owner's driveway. This declaration will become effective on July 1, 2002.

The foregoing covenants, conditions, stipulations and restrictions run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1992, at which time said covenants, conditions, stipulations and restrictions shall be automatically extended for successive periods of Ten (10) years each. UNLESS by vote of a majority of the then owners of lots or parcels in said sub-division it is agreed to change the same covenants, conditions, stipulations and restrictions in whole or part.

If there shall be a violation or threatened or attempted violation of any said covenants, conditions, stipulations and restrictions, it shall be lawful for any person or persons owning any real property situated in said sub-division to proceedings at law or inequity against all persons violating or threatening or attempting to violate any such covenants, conditions, stipulations and restrictions and either to prevent him or them from so doing or recover damages or other dues from such violation.

Invalidation of any one of the covenants, conditions, stipulations and restrictions shall in no way effect any of the other provisions, which shall remain in full force and effect.

HOA President
Steve Sundra
928-478-4605