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STATE OF ARIZONA, County of Gila, ss:

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

Bernard W. Peterson

Date Jan. 16, 1970 Time 9:25 A. M., Docket 278 Official Records Page 140,

Records of Gila County, Arizona.

WITNES\$ my hand and official seal the day and year first above written.

Bernard W. Peterson
5433 E. Dopson Rd.
Phoenix, Arizona 85018

INDEXED

DOXIS PARKIN, County Recorder

PAGED

By *Doris Parkin*, Recorder.

DECLARATIONS OF RESTRICTIONS ON LOTS
IN
CHRISTOPHER CREEK HAVEN, PLAT NO. 4

KNOW ALL MEN BY THESE PRESENTS:

That BERNARD W. PETERSON and MARION G. PETERSON, his wife, being the owners of the premises in Gila County, Arizona, described as follows:-

CHRISTOPHER CREEK HAVEN, PLAT NO. 4, a subdivision of Tract "A", a portion of the NE 1/4, SW 1/4 and the NE 1/4, SW 1/4, Section 30, Township 11 North, Range 13 East, G.&S.R.B.&M. Also a portion of land which borders Tract "A" to the south, more particularly described as follows: Beginning at the SW corner of Christopher Creek Haven, Plat One, being Map No. 129 in the office of the County Recorder of Gila County, Arizona, also being the SW corner of Tract "A" of said Plat One; thence N71°51'12" E a distance of 393.20 feet to the SE corner of Tract "A"; thence S31°02'42" E a distance of 20.0 feet; thence S71°51'12" W a distance of 426.10 feet; thence North a distance of 61.77 feet to the point of beginning.

200,000 or less, more or less, and furthermore a portion of land originally conveyed to John Bowman by U. S. Patent Serial No. 05104 Gila County, Arizona.

I hereby declare the following restrictions shall apply to all lots in said CHRISTOPHER CREEK HAVEN, PLAT NO. 4:

1. That all lots in said subdivision shall be used for residential purposes only.

containing 1.56 acres, more or less, and furthermore a portion of land originally conveyed to John Bowman by U. S. Patent Serial No. 05104 Gila County, Arizona.

hereby declare the following restrictions shall apply to all lots in said CHRISTOPHER BYE HAVEN, PLAT NO. 4:

1. That all lots in said subdivision shall be used for residential purposes only.
2. No business or occupation for gain shall be permitted upon any part of said premises.
3. That no part of said subdivision shall be used for any obnoxious or offensive purpose nor for hotel, boarding houses, 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 could depreciate the value of the property or adjacent property or which might constitute a nuisance or hindrance to the use of any part of said subdivision for residential purposes.
4. That no outside toilets or open plumbing shall be permitted on said subdivision. In buildings where there is plumbing, it shall be connected to septic tanks and leaching beds in accordance with Arizona State Dept. of Health Engineering Bulletin No. 12, until such time as permanent sewers become available. No cesspools are permitted.
5. That no livestock or poultry, with the exception of chickens, (specifically defined as cows, sheep, goats, horses, mules, pigs, pigeons, roosters, turkeys, etc.) shall be kept or maintained on any of the above described lots. Dogs and other pets are not included in these restrictions.
6. There is reserved unto Bernard W. Peterson and Marion A. Peterson, his wife, and their heirs, executors, administrators and assigns, 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 the lots in said subdivision.

7. All dwellings to be new construction. No old cabins are to be moved onto the property. They shall be rustic and in keeping with a mountain resort community.
8. No buildings to be built closer than seven (7) feet from any property line. For lot numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, the minimum setback from the center line of the road (Dandall Heads Lane) shall be fifty feet (50'). Lots 5, 6, 7, 12, shall be excluded from any minimum setback. Lot number 11 shall have its building site directly in line with the adjacent existing building located east on lot 27 of Christopher Creek Haven Plat 2. The purpose of this is to provide the maximum view and to maintain the esthetic nature of the subdivision.
9. Trailers are specifically prohibited except for small travel trailers which may be placed on the lot during the construction period, but in no case longer than 12 months.
10. No incinerators are permitted. All refuse must be carried to the dump. Outside woodburning fireplaces are allowed, however.
11. Shooting of all firearms prohibited in this subdivision.
12. No fence shall be higher than six feet.
13. That these restrictions and covenants run with the land and shall be binding upon all owners of said premises and all persons claiming any interest in and to said premises.

If there be a violation or threatened or attempted violation of any of these covenants and restrictions, it shall be lawful for any person or persons owning any part of the premises herein described to prosecute any proceedings at law or in equity against the person or persons violating or attempting or threatening to violate any of these covenants and restrictions, and to either restrain or enjoin such violation or to recover damages or other dues for such violations; and

Should any part of the restrictions and covenants herein contained be held invalid or void, such invalidity or voidness shall in no wise affect the validity of the rest of these restrictions and covenants.

If there be a violation or threatened or attempted violation of any of these covenants and restrictions, it shall be lawful for any person or persons owning any part of the premises herein described to prosecute any proceedings at law or in equity against the person or persons violating or attempting or threatening to violate any of these covenants and restrictions, and to either restrain or enjoin such violation or to recover damages or other dues for such violations; and

Should any part of the restrictions and covenants herein contained be held invalid or void, such invalidity or voidness shall in no wise affect the validity of the rest of these restrictions and covenants.

IN WITNESS WHEREOF, we have hereunto set out hands this 14 day of

Bernard W. Peterson
BERNARD W. PETERSON

Marick G. Peterson
MARICK G. PETERSON

STATE OF ARIZONA
COUNTY OF MARICOPA

and the foregoing instrument was acknowledged before me this 14 day of August, A.D., 1970, by BERNARD W. PETERSON and MARICK G. PETERSON.

My Commission expires: August 1, 1971
NOTARY PUBLIC